

FOR LEASE > PORTLAND

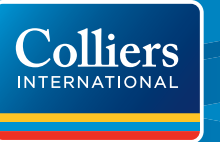
Close-in SE

1805 SE MARTIN LUTHER KING, PORTLAND, OREGON

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1805 SE MARTIN LUTHER KING, PORTLAND, OREGON



LOCATED ON THE PORTLAND STREETCAR ROUTE



Property Highlights

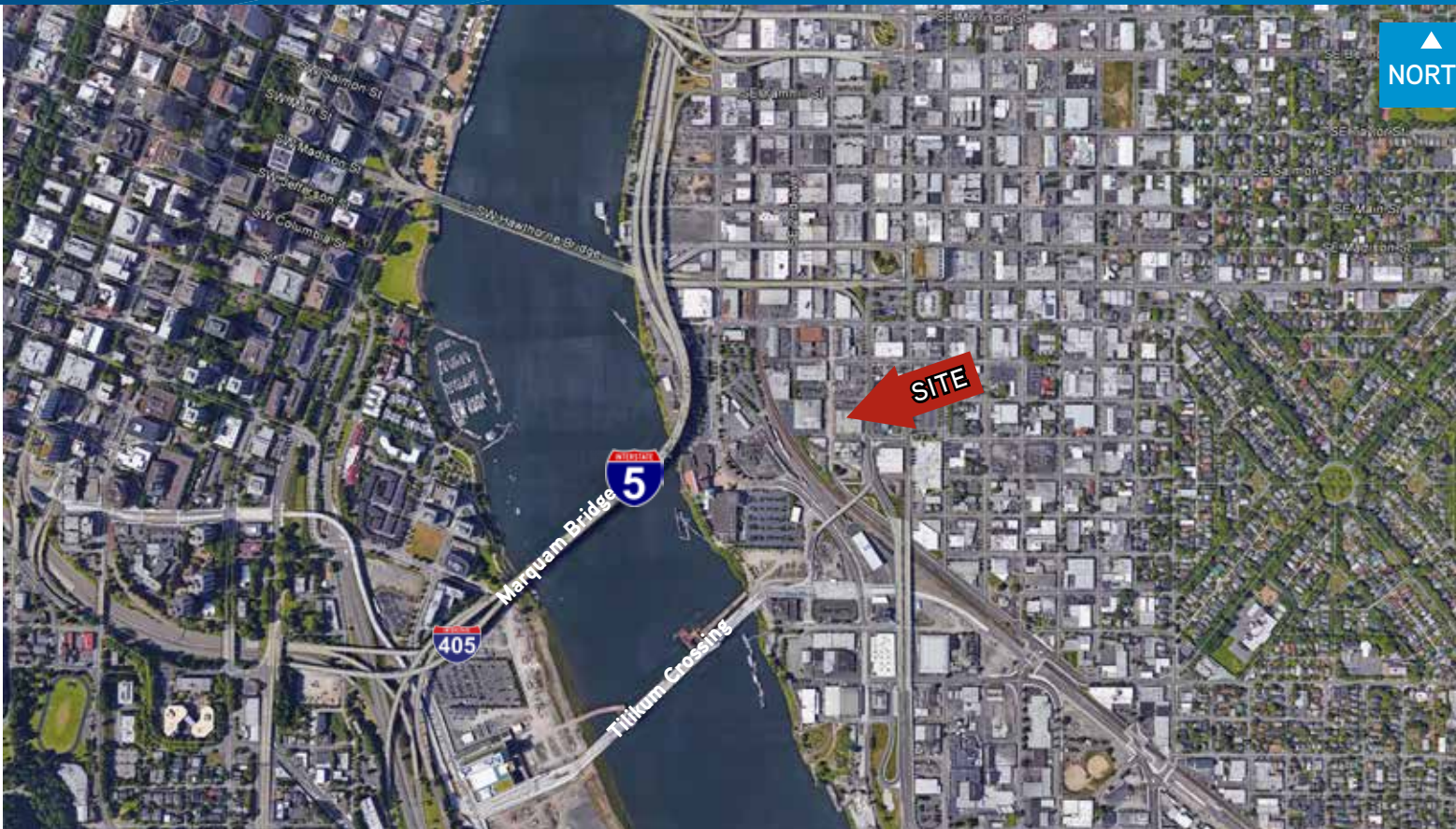
- > 41,171 SF building including 27,958 on the main floor and 13,213 SF mezzanine
- > 36,000 SF lot
- > Excellent visibility
- > Sprinklered
- > Abundant natural light
- > Offstreet parking - 20 spaces
- > Dock and Grade loading
- > Clear height - 20'0"

Lease Rate
\$0.95 NNN - First Floor
\$0.50 NNN - Second Floor



Zoning - IG1 (General Industrial 1)
New Portland Central City Plan projected to go into effect on 1/1/2018 will allow industrial office including software development, architects, engineering, as well as other creative office uses.

The Streetcar connects downtown Portland to the Rose Quarter, Lloyd District, Convention Center, Central Eastside and OMSI. 1805 SE Martin Luther King will have a station right next to the building.



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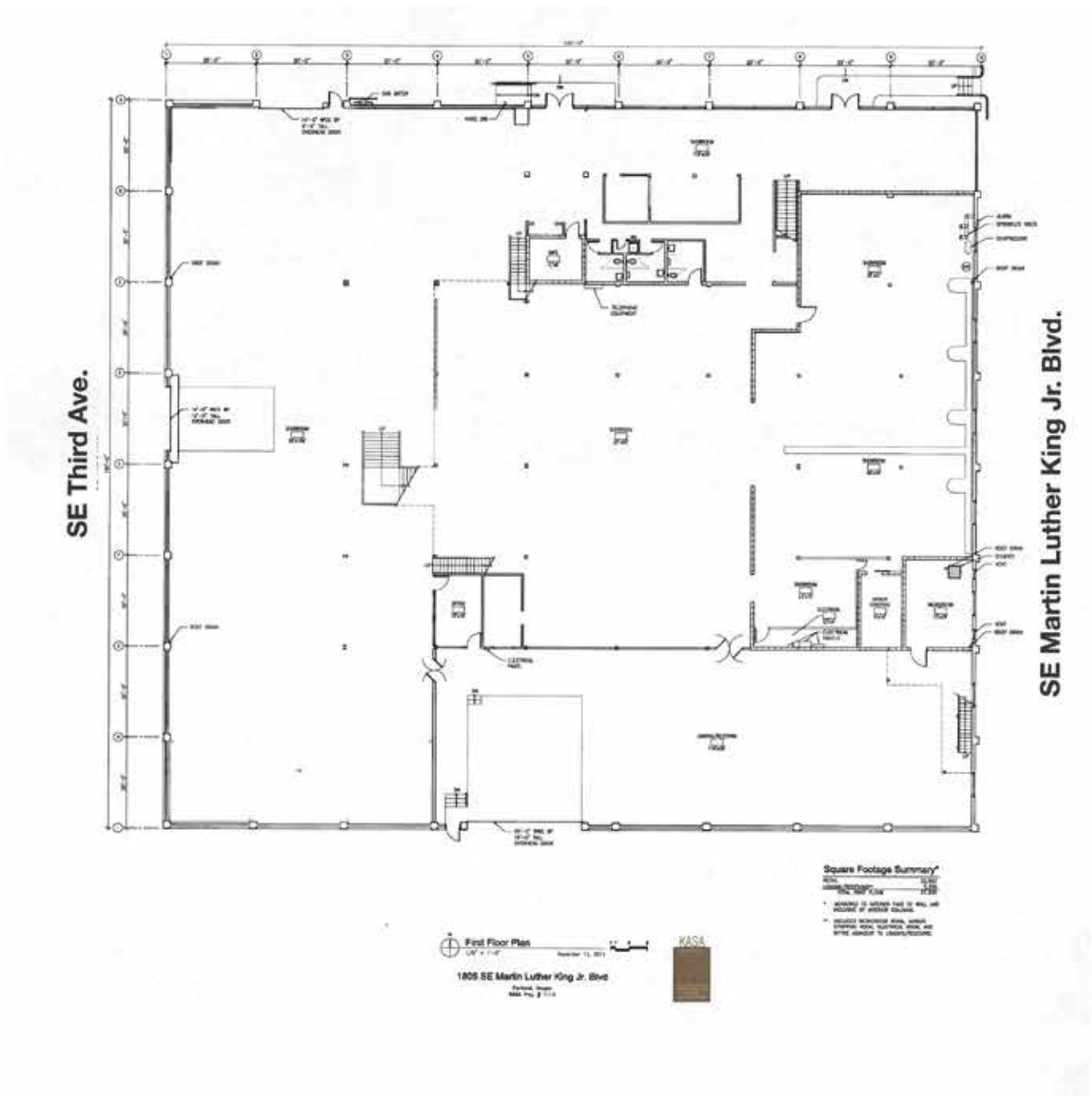
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1805 SE Martin Luther King

41,171 SQUARE FOOT BUILDING

FIRST FLOOR PLAN



SECOND FLOOR PLAN

