

RARE CLOSE IN FLEX SPACE FOR LEASE

4511 NE MLK Blvd, Portland, OR 97211



OFFERING SUMMARY

AVAILABLE SF:	3,025 SF
LEASE RATE:	\$12.00 SF/yr (NNN)
BUILDING SIZE:	5,865 SF
ZONING:	CM3 - Commercial Mixed Use 3
MARKET:	Portland

PROPERTY OVERVIEW

Located on busy Martin Luther King Blvd and just a few blocks from trendy Alberta St. with its boutique shops, high-end restaurants, food carts, pubs, and bars. The location is also in close proximity to I-5 and just minutes from downtown Portland.

Rare stand alone flex space for lease with direct exposure to Martin Luther King Blvd, where thousands of cars travel daily. This space features 2 brand new 4 ton HVAC units, new insulation on roof, 7 off street parking stalls, 1 grade door, and signage. Tenant pays for electric and gas. Garbage and water is split and separate from NNN. Rate is \$12.00 NNN (\$1.78/SF)

PROPERTY HIGHLIGHTS

- Highly sought out Flex Space (Warehouse), with a Retail Component up front
- Minutes from downtown Portland
- In close Proximity to I-5
- Direct exposure to MLK Blvd where thousands of cars travel daily
- Just blocks away from trendy Alberta

kw PORTLAND
PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

DENISE BROHOSKI
Oregon Licensed Principal Broker,
Owner - Commercial Real Estate NW, Director - KW Commercial Real Estate
O: 503.309.5106
Denise@CommercialRENW.com

MICK GRIEP
Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLEX OR SERVICE RETAIL FOR LEASE

PROPERTY PHOTOS

4511 NE MLK Blvd, Portland, OR 97211



kw PORTLAND
PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

DENISE BROHOSKI
Oregon Licensed Principal Broker,
Owner - Commercial Real Estate NW, Director - KW Commercial Real Estate
O: 503.309.5106
Denise@CommercialRENW.com

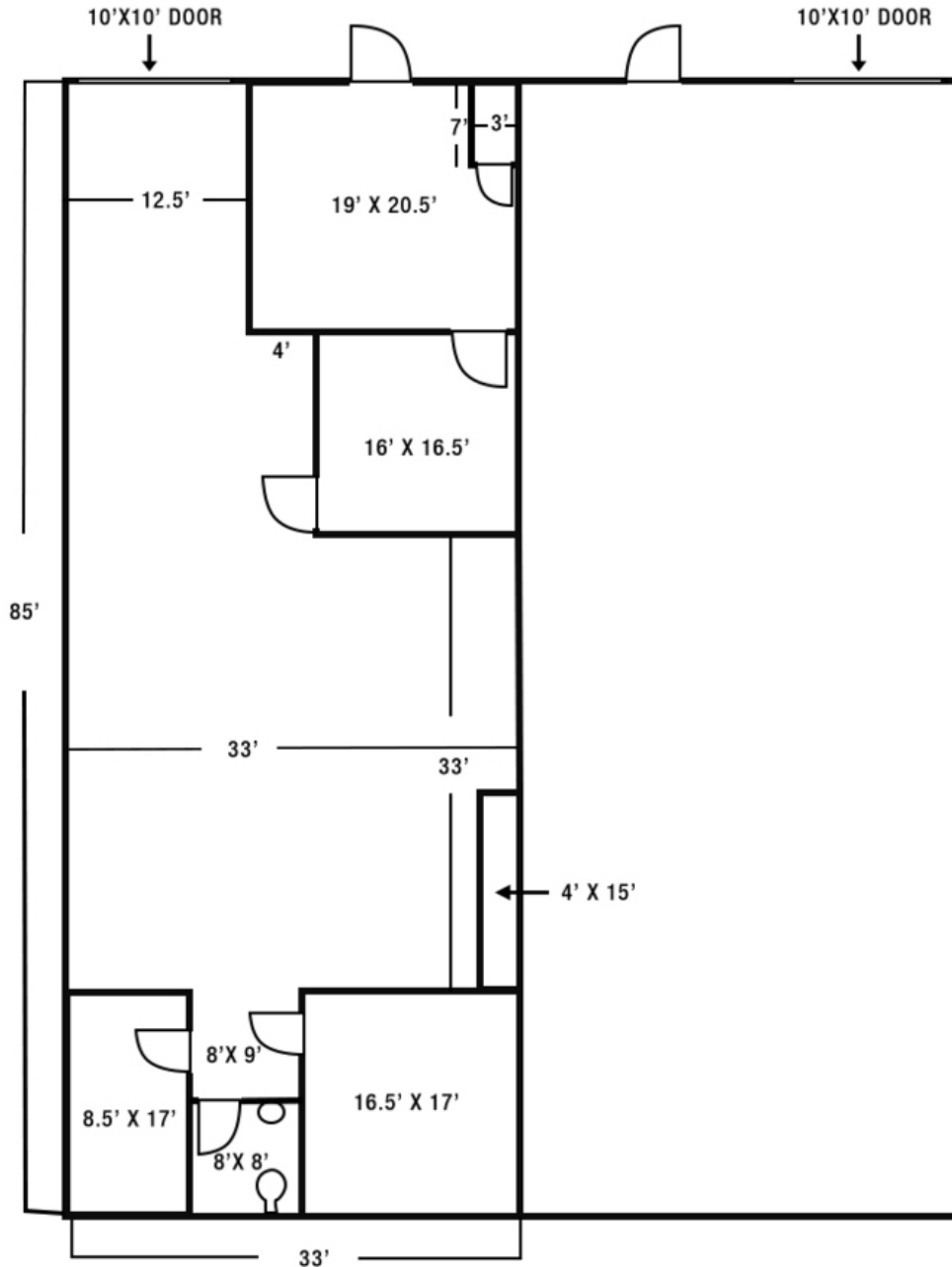
MICK GRIEP
Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

kwcommercial.com

RARE CLOSE IN FLEX SPACE FOR LEASE

4511 NE MLK Blvd, Portland, OR 97211



kw PORTLAND
PREMIERE
KELLERWILLIAMS. REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

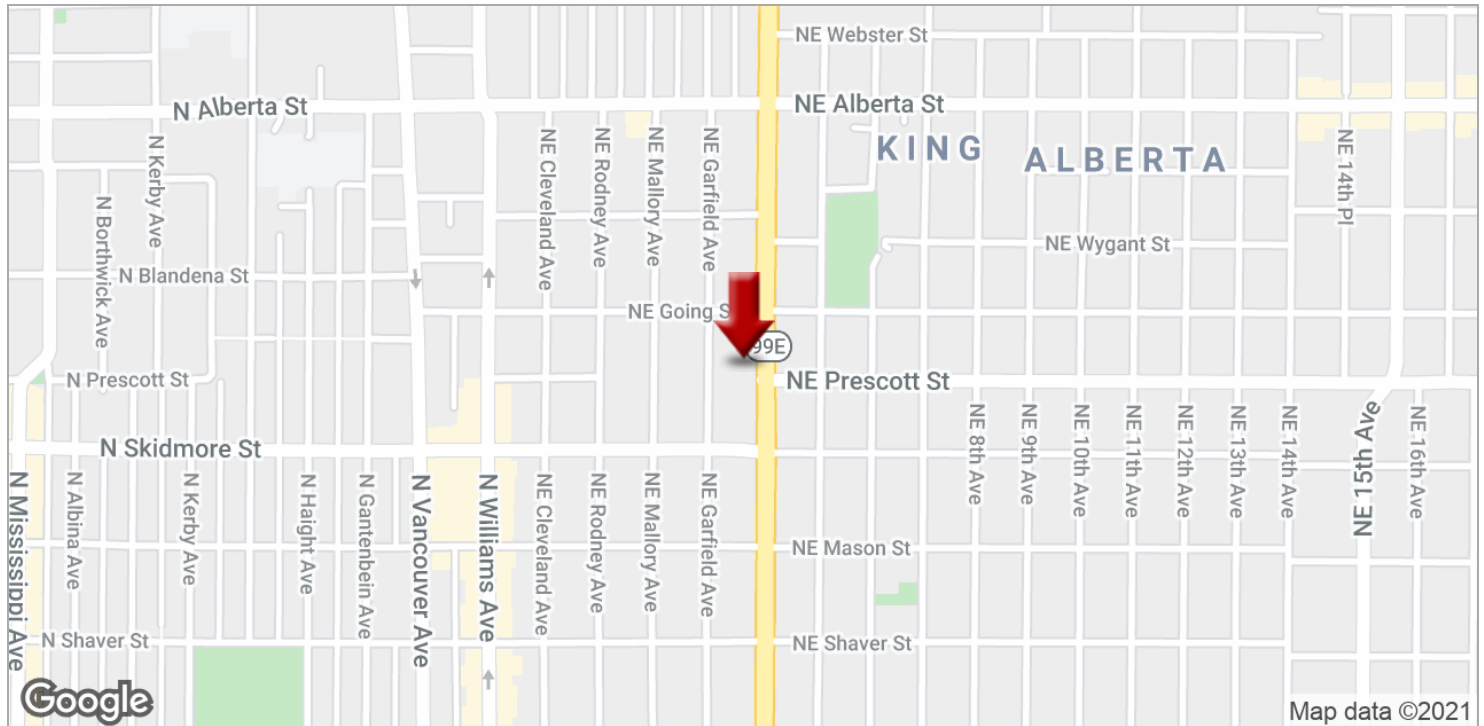
DENISE BROHOSKI
Oregon Licensed Principal Broker,
Owner - Commercial Real Estate NW, Director - KW Commercial Real Estate
O: 503.309.5106
Denise@CommercialRENW.com

MICK GRIEP
Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION MAPS

4511 NE MLK Blvd, Portland, OR 97211



KW PORTLAND
PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

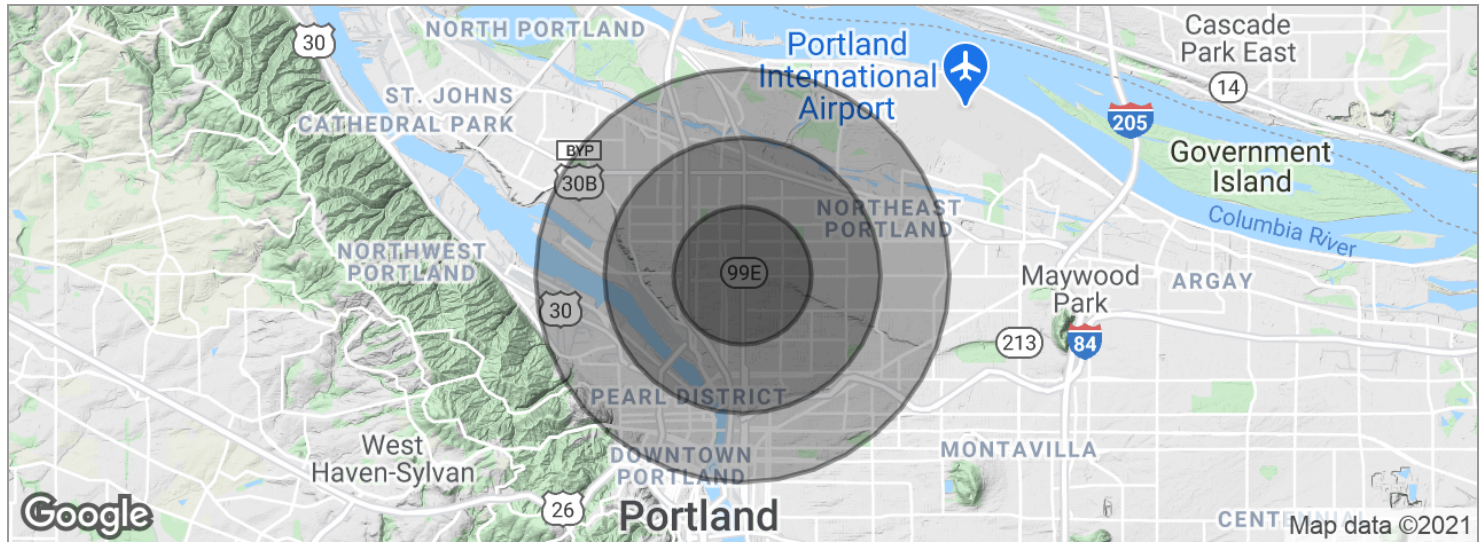
DENISE BROHOSKI
Oregon Licensed Principal Broker,
Owner - Commercial Real Estate NW, Director - KW Commercial Real Estate
O: 503.309.5106
Denise@CommercialRENW.com

MICK GRIEP
Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS

4511 NE MLK Blvd, Portland, OR 97211



POPULATION	1 MILE	2 MILES	3 MILES
Total population	26,022	84,979	157,819
Median age	33.4	35.8	36.7
Median age (male)	32.9	35.1	36.7
Median age (Female)	34.6	36.8	37.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	11,094	37,588	75,949
# of persons per HH	2.3	2.3	2.1
Average HH income	\$56,930	\$67,053	\$66,778
Average house value	\$345,189	\$382,767	\$391,341

** Demographic data derived from 2010 US Census*

kw PORTLAND
PREMIERE
KELLERWILLIAMS REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

DENISE BROHOSKI
Oregon Licensed Principal Broker,
Owner - Commercial Real Estate NW, Director - KW Commercial Real Estate
O: 503.309.5106
Denise@CommercialRENW.com

MICK GRIEP
Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAILER MAP

4511 NE MLK Blvd, Portland, OR 97211



Map data ©2021 Google Imagery ©2021, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency

kw PORTLAND
PREMIERE
KELLERWILLIAMS, REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

DENISE BROHOSKI
Oregon Licensed Principal Broker,
Owner - Commercial Real Estate NW, Director - KW Commercial Real Estate
O: 503.309.5106
Denise@CommercialRENW.com

MICK GRIEP
Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

kwcommercial.com

Confidentiality & Disclaimer

PORTLAND, OR

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lake Oswego in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL

16365 Boones Ferry Rd,
Lake Oswego, OR 97035

DENISE BROHOSKI

Oregon Licensed Principal Broker,
Owner - Commercial Real Estate NW, Director - KW Commercial Real Estate
O: 503.309.5106
Denise@CommercialRENW.com

MICK GRIEP

Associate Broker
O: 503.502.9676
Mick@CommercialRENW.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.