



29FIFTY

2950 NW 29TH AVE
PORTLAND, OR 97210

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Executive Summary



OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Available SF: | 1250 - 16,000 SF |
| Lease Rate: | \$6.00 - 9.00 SF/yr [NNN] |
| Lot Size: | 2.16 Acres |
| Year Built: | 1956 |
| Building Size: | 62,338 |
| Zoning: | IH - Heavy Industrial |
| Power: | 240v, 1000a, 3ph |
| Submarket: | Guilds Lake |

PROPERTY OVERVIEW

Offices with a "Classic Executive Style" Available. Over-sized and bright, this office area is in the heart of Portland's NW Industrial Warehouse district.

Office only, Office with reception, Office with Creative Maker Shop, and Warehouse.

There are several configurations possible to meet your immediate and future needs. Call to discuss how this unique offering can be configured for your needs.

THIS IS A SUB-LEASE - THROUGH 7/31/2021.

Available Spaces

LEASE RATE: \$5.28 - \$6.00

LEASE TYPE: NNN

TOTAL SPACE: 1,250 - 8,000 SF

LEASE TERM: through July 2021

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|-----------------------------|-------------------------------|--------------|------------|------------------|------------|--|
| Offices "A" @ 2950 | Office | \$6.00 SF/yr | NNN | 1,256 SF | 48 months | 4 large private offices / work area |
| Office "D" @ 2950 | Showroom / Office / Warehouse | \$6.00 SF/yr | NNN | 1,925 - 2,225 SF | Negotiable | 2 large private offices with about 1400 SF work / storage area |
| Office / Shop "E" @ 29Fifty | Manufacturing | \$6.00 SF/yr | NNN | 4,200 SF | Negotiable | 10x10 ramp door. |
| Warehouse @ 29Fifty | Warehouse / Distribution | \$5.28 SF/yr | NNN | 16,000 SF | Negotiable | 40' x 200': 8000 sf each Clear Height: 16' 1 Exterior Dock High Doors 1 Drive In Ramp |
| F/G | Office | \$6.00 SF/yr | NNN | 800 - 2,379 SF | Negotiable | 6 Large Private Offices with additional work / collaborative space. |
| C | Warehouse / Distribution | \$6.00 SF/yr | NNN | 2,160 SF | Negotiable | Warehouse / Receiving area with recessed dock (approx 18x20). Adjoins space E. |

