

OFFICE PROPERTY FOR LEASE

HAYES STREET OFFICE

2855 HAYES STREET, NEWBERG, OR



PACIFIC CREST
REAL ESTATE ADVISORS
PORTLAND • SEATTLE

PHILIP E HIGGINS P.C.

Principal Broker | OR & WA

T 503.793.9039

C 503.793.9039

phiggins@pacificcrestrea.com

OFFICE PROPERTY FOR LEASE

HAYES STREET OFFICE

2855 HAYES STREET, NEWBERG, OR



PROPERTY OVERVIEW

2nd Floor Office space & Flexible Office Suites.

- Suite 207: 140 SQFT \$325.00
- Suite 208: 360 SQFT \$450.00
- Combined: 500 SQFT w/ an open well lit floor plan and one private office w/ access to the suite and hall. \$750.00

LOCATION OVERVIEW

Professional Office space in the heart of Oregon Wine Country. Quiet, treed street parallel to Hwy 99W.

PHILIP E HIGGINS P.C.

Principal Broker | OR & WA

T 503.793.9039

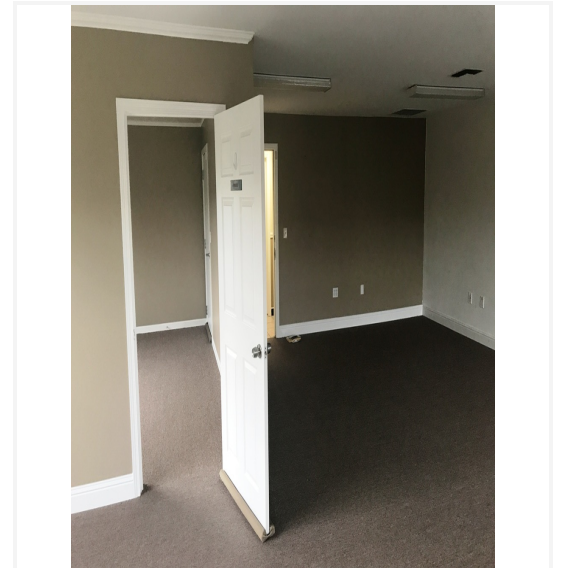
C 503.793.9039

phiggins@pacificcrestrea.com

OFFICE PROPERTY FOR LEASE

HAYES STREET OFFICE

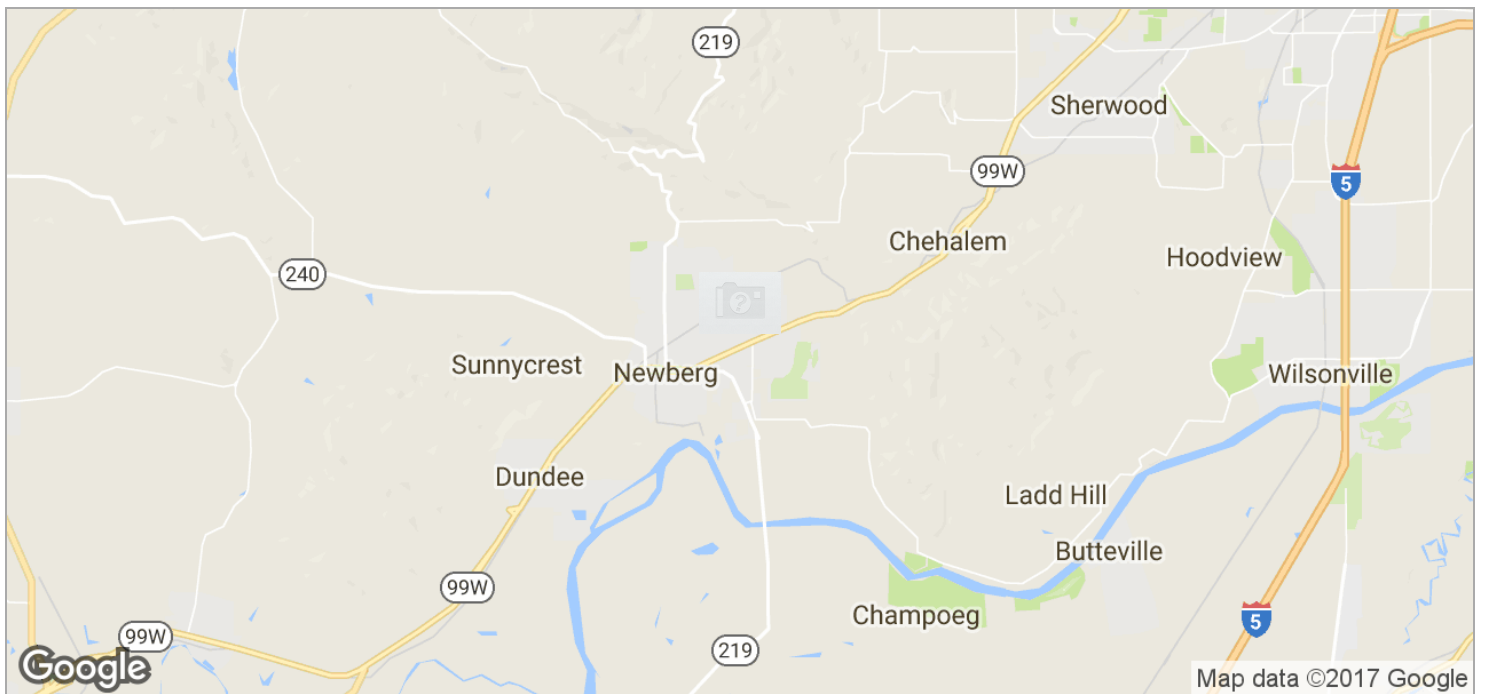
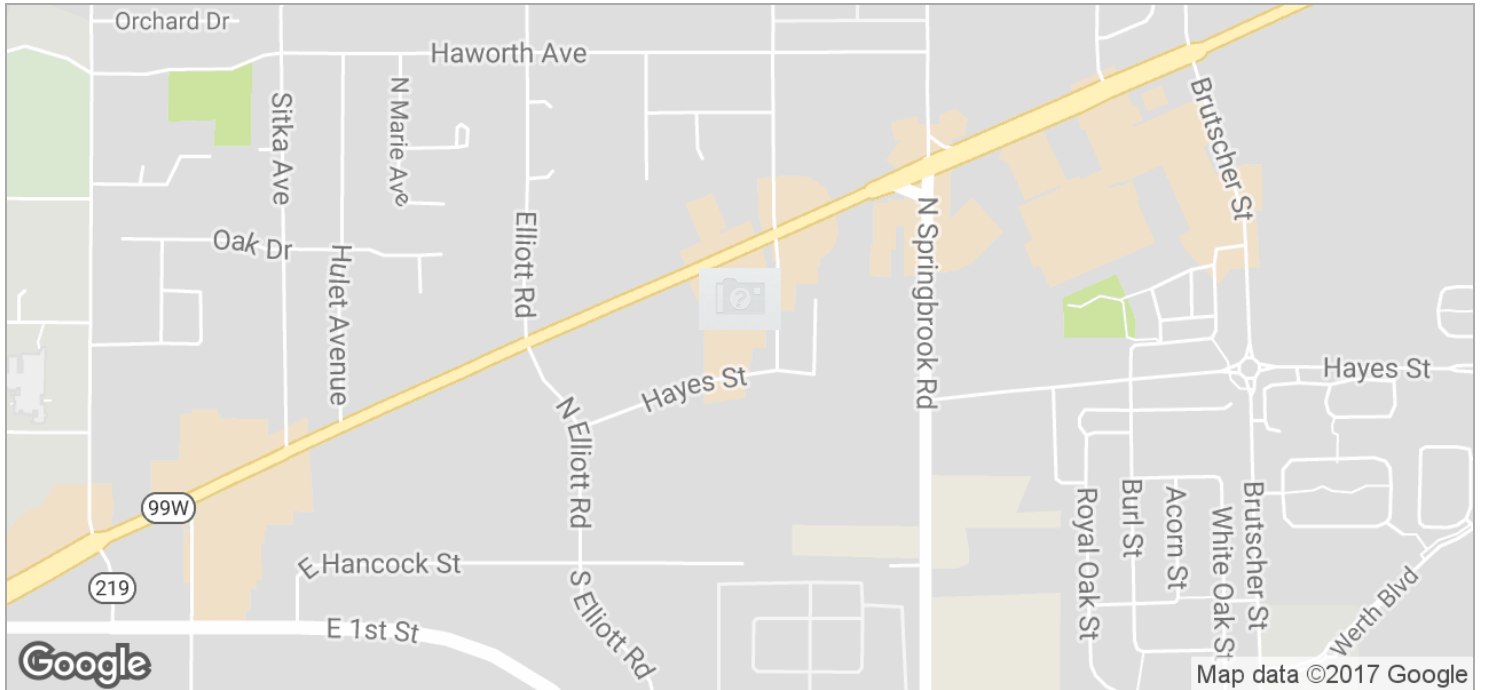
2855 HAYES STREET, NEWBERG, OR



OFFICE PROPERTY FOR LEASE

HAYES STREET OFFICE

2855 HAYES STREET, NEWBERG, OR



PACIFIC CREST
REAL ESTATE ADVISORS
PORTLAND • SEATTLE

PHILIP E HIGGINS P.C.

Principal Broker | OR & WA

T 503.793.9039

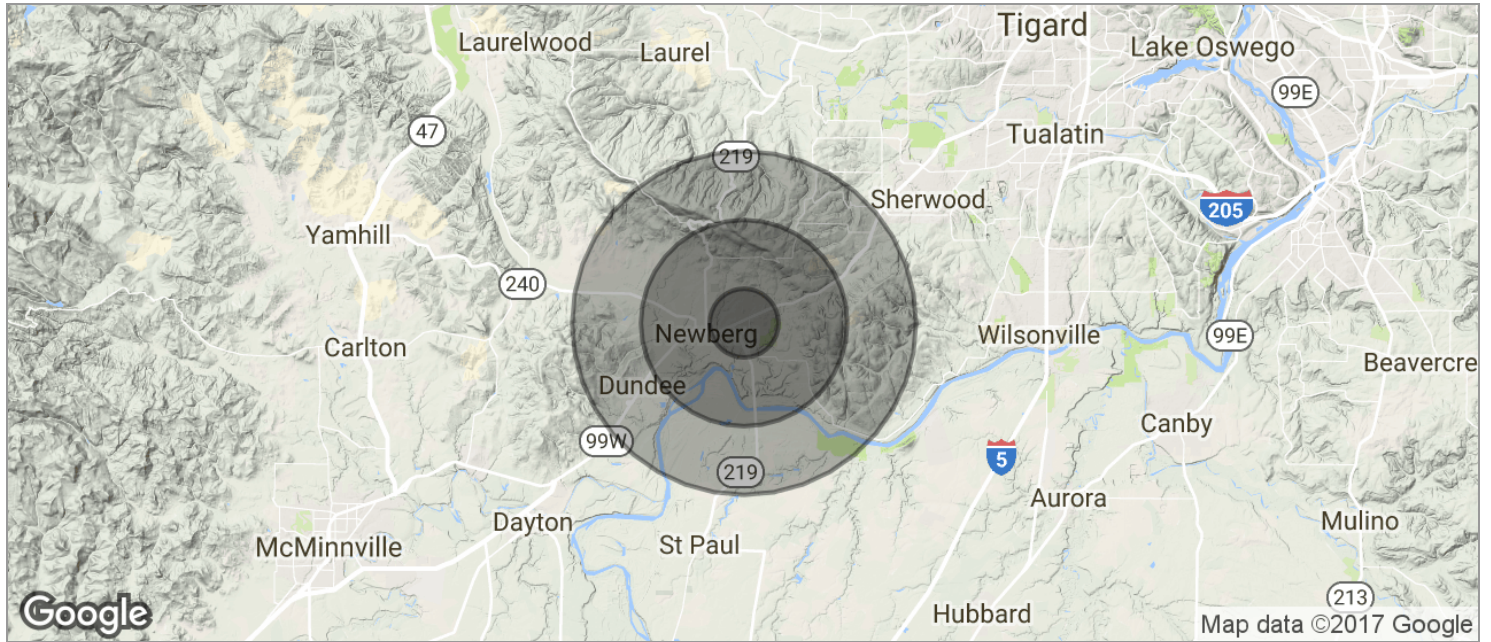
C 503.793.9039

phiggins@pacificcrestrea.com

OFFICE PROPERTY FOR LEASE

HAYES STREET OFFICE

2855 HAYES STREET, NEWBERG, OR



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| TOTAL POPULATION | 7,969 | 30,063 | 42,015 |
| MEDIAN AGE | 29.5 | 32.8 | 34.1 |
| MEDIAN AGE (MALE) | 29.7 | 32.8 | 34.0 |
| MEDIAN AGE (FEMALE) | 29.8 | 33.3 | 34.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| TOTAL HOUSEHOLDS | 2,696 | 10,583 | 14,808 |
| # OF PERSONS PER HH | 3.0 | 2.8 | 2.8 |
| AVERAGE HH INCOME | \$52,766 | \$65,634 | \$72,391 |
| AVERAGE HOUSE VALUE | \$221,840 | \$228,074 | \$264,248 |

* Demographic data derived from 2010 US Census



PHILIP E HIGGINS P.C.

Principal Broker | OR & WA

T 503.793.9039

C 503.793.9039

phiggins@pacificcrestrea.com