



## Property Highlights

- 3,966± SF flexible commercial space across two levels with open-concept layout and private offices/storage rooms
- Currently built-out for creative or light production use with multiple workstations, commercial sinks, and kitchenette. Easily converted to office space
- Located in Portland's emerging East Bayside neighborhood—an established hub for creative and entrepreneurial users
- \$14.00/sf NNN

**Landlord**

McGrupp, LLC

**Building Size**

17,031± SF

**Space Available**

3,966± SF

**Lease Rate**

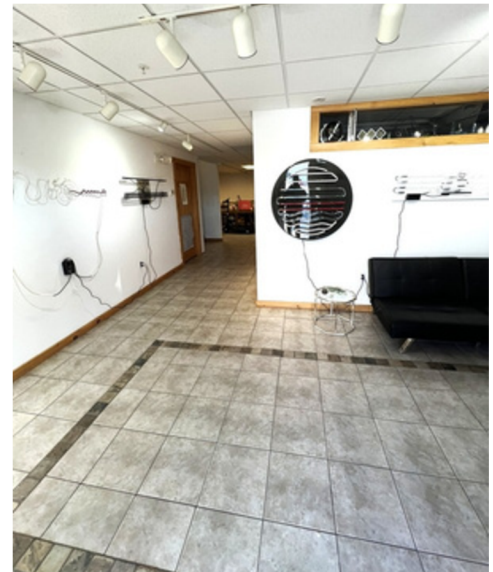
\$14.00/SF NNN Est. NNN's: \$4.75/sf

**Utilities**

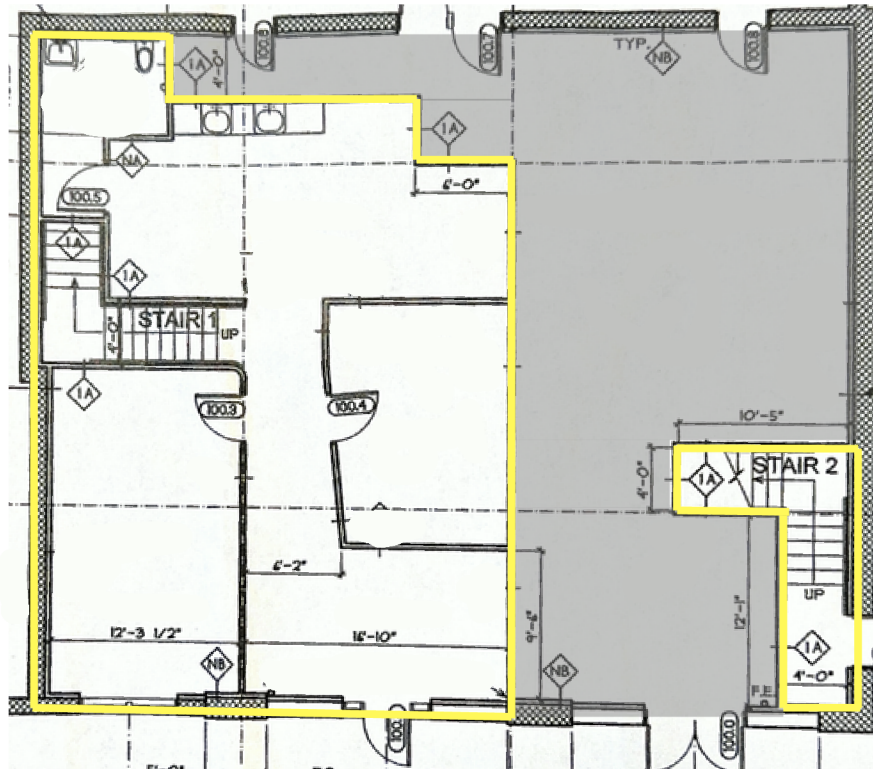
NG forced hot air, electric AC

**Parking**

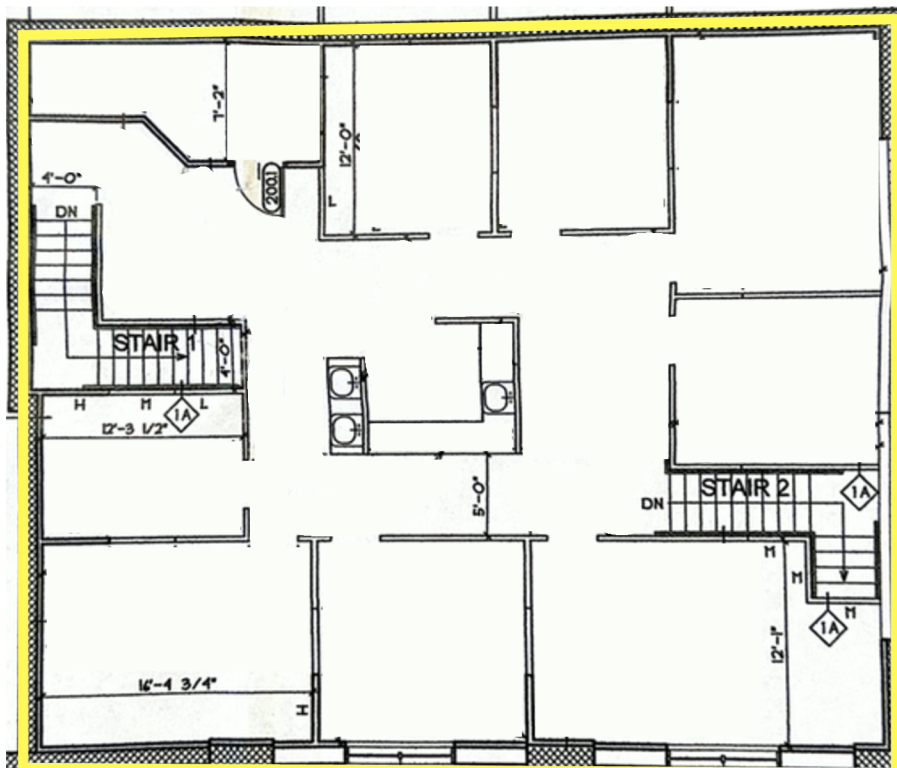
Shared on-site parking



## First Floor



## Second Floor



Second floor workstations and kitchenette separated by half walls



## CONTACT

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**Broker**

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