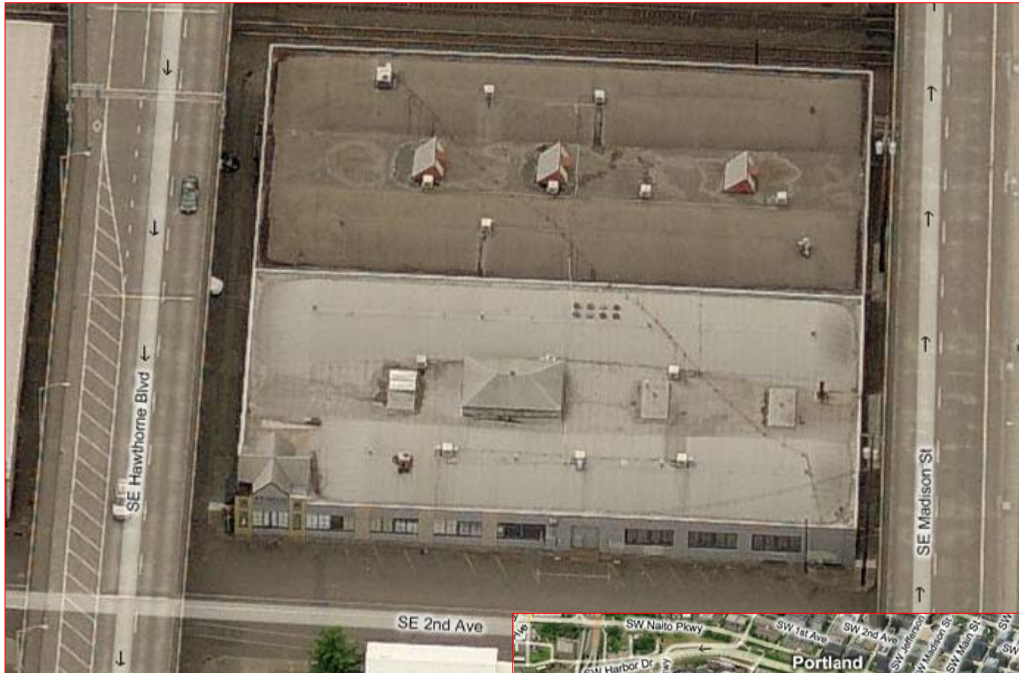


Close-In Warehouse / Headquarters

105-135 SE Hawthorne, Portland, Oregon 97214

For Sale or Lease

Full City Block in the Heart of Central Eastside Business District



78,000± SF | 39,000± SF Each Floor
Building is Divisible to West / East
Quadrants with Offices | Dock / Drive-In Doors

Lease Rate: \$19,500 (\$.243 PSF "As-Is"), NNN
or Divisible to 20,000 SF

Sale Price: \$4,250,000 (\$53.00 PSF)
Contract Sale Possible

**Located in Central Eastside Urban Renewal District*

* 714 NE Hancock – 35,000 SF
also available For Sale or Lease

- EXD Zoned with parking
- 1 block North of Broadway



Brad Carnese

Director

503 279 1750

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2/23/2011

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Close-In Warehouse / Headquarters

105-135 SE Hawthorne, Portland, Oregon 97214

For Sale or Lease

SITE AMENITIES & OPPORTUNITIES

- Zoning allows for Corporate Industrial/Office, Creative Services, Light Assembly/Manufacturing and Wholesale/Retail Uses
- Hardwood floors with old growth timber throughout building
- Built 1947 | Reinforced concrete | I excellent condition
- Natural skylights with four sides of glass
- Parking available in dry basement with good clearance and column spacing
- Heavy 3-phase power, gas and air lines
- Convenient location – blocks to both Light Rail and Street Car (upon completion)
- Owners are flexible on suitable transaction including lease/option, contract sale, build-to-suit or joint venture for corporate redevelopment

- **Lease Rate: \$19,500 (\$243 PSF “As-Is”), NNN**

Owner will divide to 20,000 SF

- **Sale Price: \$4,250,000 (\$53.00 PSF)**

Contract Sale Possible

** 714 NE Hancock – 35,000 SF also available For Sale or Lease*

- *1 block North of Broadway*
- *EXD Zoned with parking*

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**CUSHMAN &
WAKEFIELD®**

Global Real Estate SolutionsSM

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