

**FOR SALE  
or LEASE**

**5,800 SF Office with Warehouse**  
5027 NE 42nd Avenue, Portland 97218

**Reduced  
PRICE!**



***“Outstanding” Terms to Qualified Buyer***

OWNER WILL CONSIDER A CONTRACT SALE

**Sale Price: \$825,000**

**Lease Rate: \$12.00 PSF, NNN**

**Total Bldg Size: 5,800 SF (divisible)**

**Office: 4,600 SF | Warehouse/Storage: 1,200 SF**

**Lot Size: 11,000 SF (100' x 110')**

**Parking: Off street**

**Features:**

- ◆ Excellent Owner/User opportunity
- ◆ Great NE Portland neighborhood w/ PDC Grant Programs
- ◆ Very good condition
- ◆ Professional services, medical retail uses

*For more  
information  
and inspection  
please contact:*

**PAUL CARLSON, SIOR**  
503 279 1755  
paul.carlson@cushwake.com

**BRAD CARNESE**  
503 279 1750  
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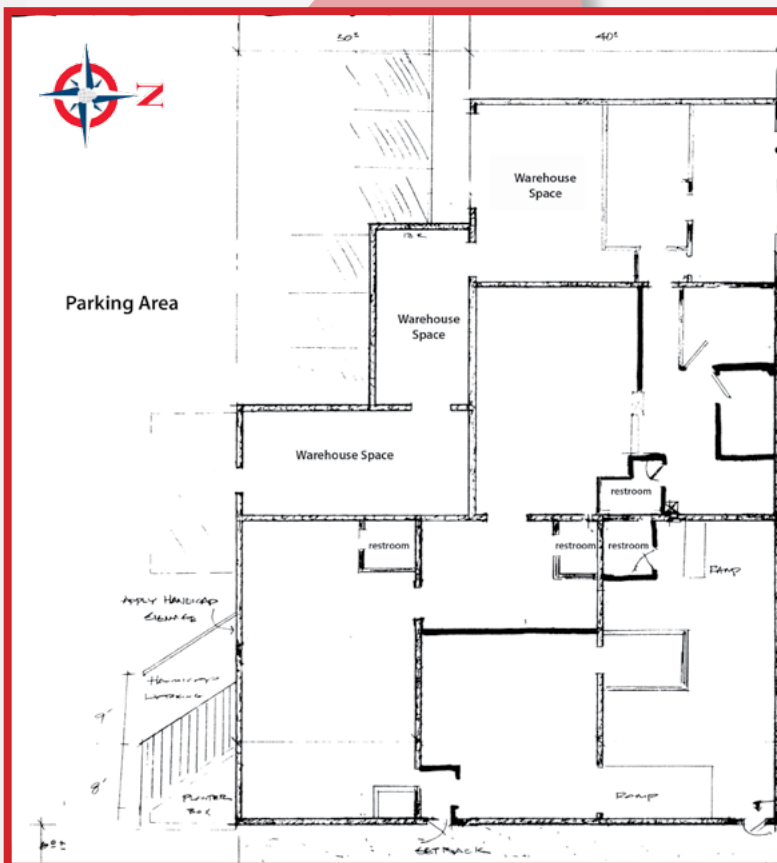


**CUSHMAN &  
WAKEFIELD**  
200 SW Market St, Suite 200  
Portland, Oregon 97204

No warranty or representation, express 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 condition, imposed by our principals.

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