

Close-In HQ Commercial Building

714 NE Hancock Street, Portland, Oregon 97212

For Sale or Lease

PRICE REDUCED



| | |
|----------------------------|--|
| Building: | 35,000 sf Office Showroom Warehouse |
| Lot Size: | 25,000 sf |
| Office Space: | 10,000+ sf |
| Parking: | 5,000 sf parking lot |
| Ceiling Height: | 9' – 16' clearance |
| Loading: | Three (3) drive-in and three (3) interior loading docks |
| Zoning: | EXD, Central Employment District allows a wide range of commercial / industrial uses |
| Reduced Lease Rate: | \$22,750 / mo. \$17,500 / mo. (\$50 PSF), NNN |
| Reduced Sale Price: | \$3,300,000 \$2,990,000 |

DO NOT DISTURB TENANT

Available Third Quarter 2012

Brad Carnese

Director

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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 principal.

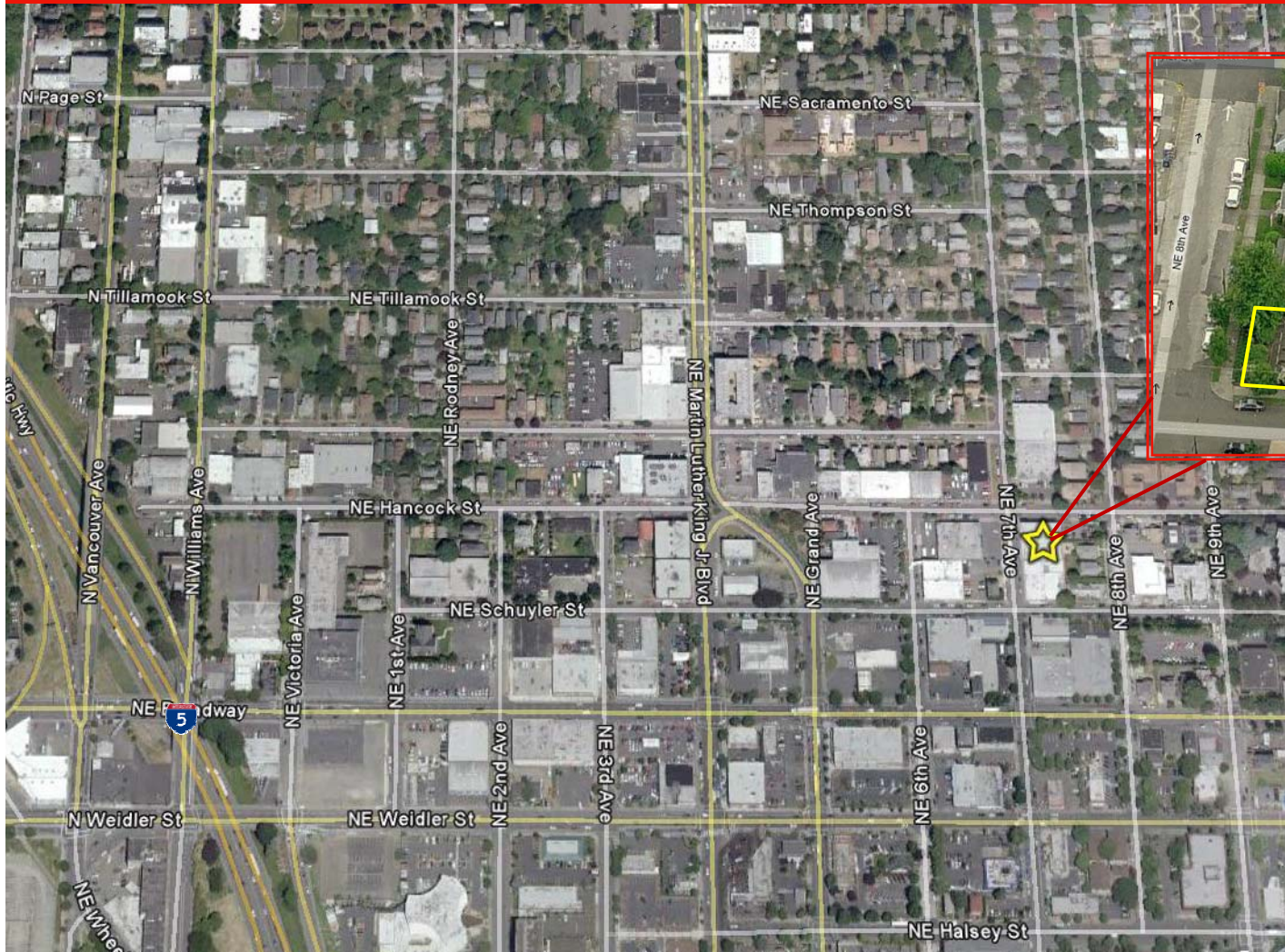
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REDUCED PRICE:

SALE: **\$2,990,000**

LEASE: **\$17,500 / mo.**

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