

For Sale or Lease

NW Portland Freestanding Building

2350 NW York Street
Portland, Oregon

Entire building has recently
undergone a complete renovation
including new plumbing, wiring,
electrical system, and lighting

Office space is completely
redesigned to include exposed
wood beam ceilings, full height
glass partition walls, floor to ceiling
window line and several other
creative architectural features

21,000 SF lot; 23,000 SF total
(on two stories)

±4,020 SF office

Dock and grade level loading areas

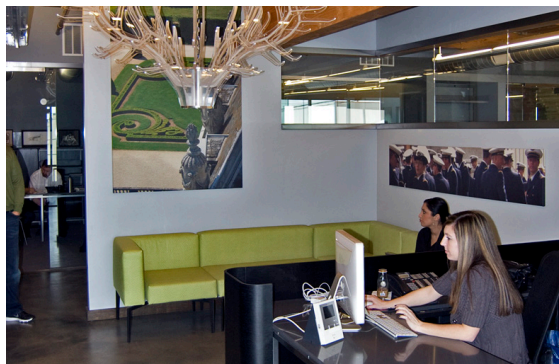
Close proximity to NW 23rd &
the Pearl District & major freeway
interchange at HWY 30 & I-405 in
downtown Portland

Sale Price: \$2,500,000

Lease Rate: \$.40/SF shell NNN;
\$.75/SF office



Interior Photos



Contact

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2350 NW York Street

Office Features:

Fully restored & sandblasted original roof beams & exposed wood plank ceiling

All new facilities, plumbing, electrical & HVAC systems throughout

Floor to ceiling glass line providing natural light for private offices and conference rooms

Floor to ceiling glass line providing natural light to office area

Glass partition walls for private offices and conference room provide open atmosphere

Warehouse Features:

Newly installed, energy efficient T-5HO fluorescent lighting fixtures

New electrical system with over 1,000 AMPS of 480V electrical service fully distributed

Fenced parking/yard area adjacent to building



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