

BELMONT BUILDING

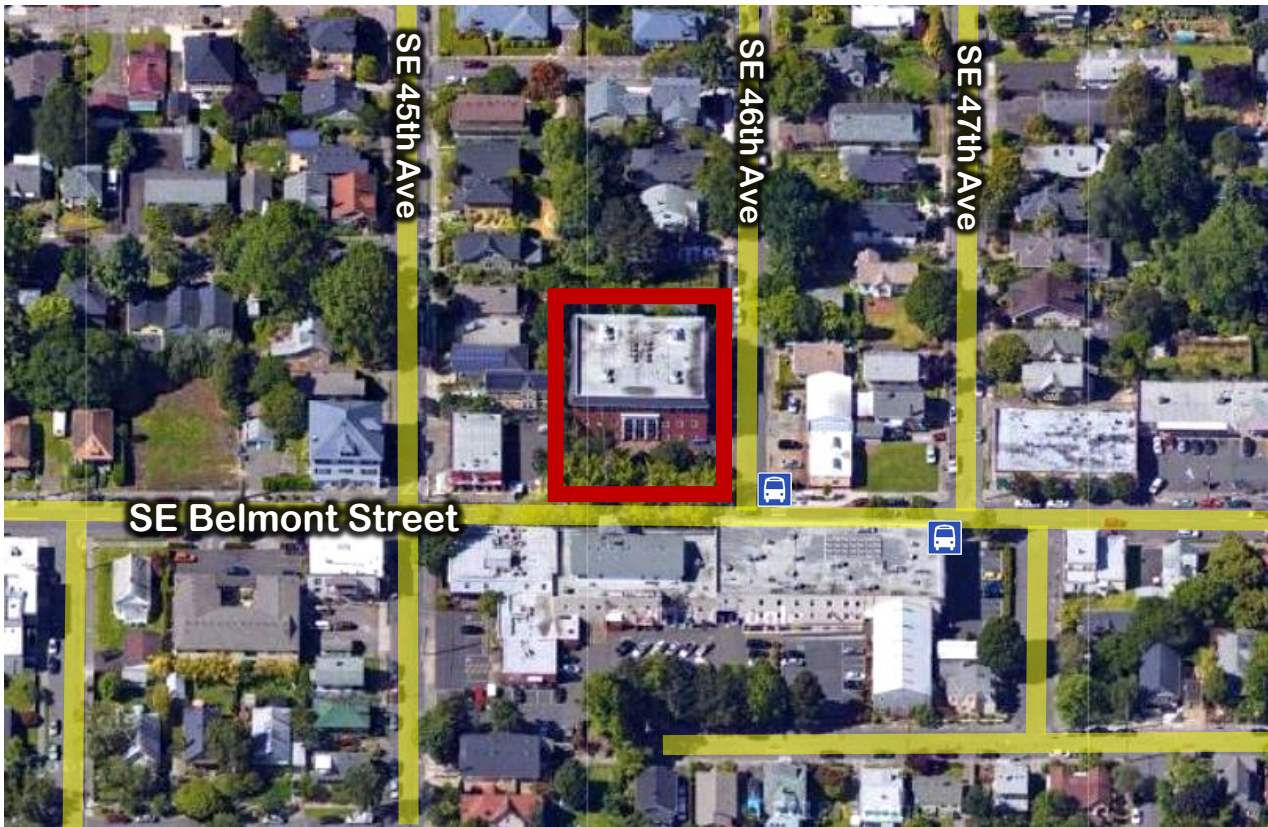
For Lease

4531 SE Belmont Street
Portland, OR 97215

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EXECUTIVE SUMMARY

KW Commercial-Portland Central is pleased to offer the opportunity to lease individual office spaces. The Belmont Building has a great corner location, with walking distance from several Portland Tri-Met bus stops. The Belmont neighborhood has many restaurants and retail shops.



TriMet Bus Stops



Belmont Building Location



Main Roads

LEASE OVERVIEW

Address	4531 SE Belmont St
Suite	Multiple
Lease Rate	\$600 - \$1,250
Lease Type	Full service (subject to HIPPA)
Office Size	Varies per office
Available	Late summer 2020
Market	Close in SE Portland
Term	Minimum 5 year lease terms

BELMONT BUILDING
4531 SE BELMONT STREET, PORTLAND, OR

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FEATURES



*Top: The Historic Belmont Firehouse

*Below: 2015 Belmont Street Fair on SE 35th Ave

- Office space in the Belmont District.
- Exposed brick brings forth character and a warm atmosphere.
- This space has its own kitchen and ADA bathrooms.
- Natural lighting from windows.
- Access to an outdoor courtyard.
- Located on Belmont Street and 45th.
- Neighborhood has a business association.
- Neighborhood encompasses Laurelhurst Park and Mt. Tabor Park.
- This area has a nice mix of urban diversity with a funky feel and Portland's sense of individuality.
- Portland's TriMet bus stops a block away from the location.
- The Belmont Area Business Association is an organization of property and business owners. They work to improve and promote business welfare of the Belmont Area.

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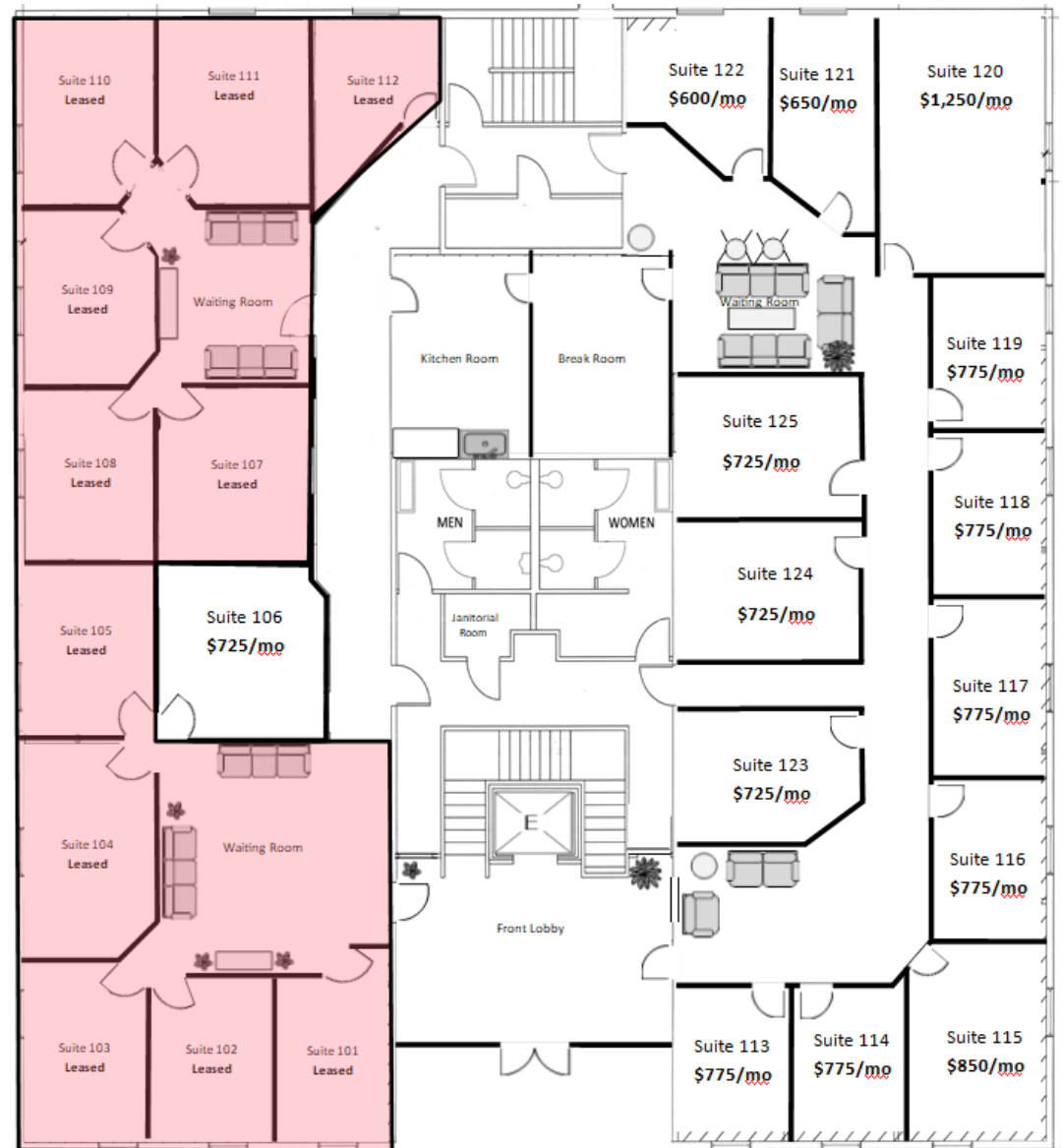
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FLOOR PLAN

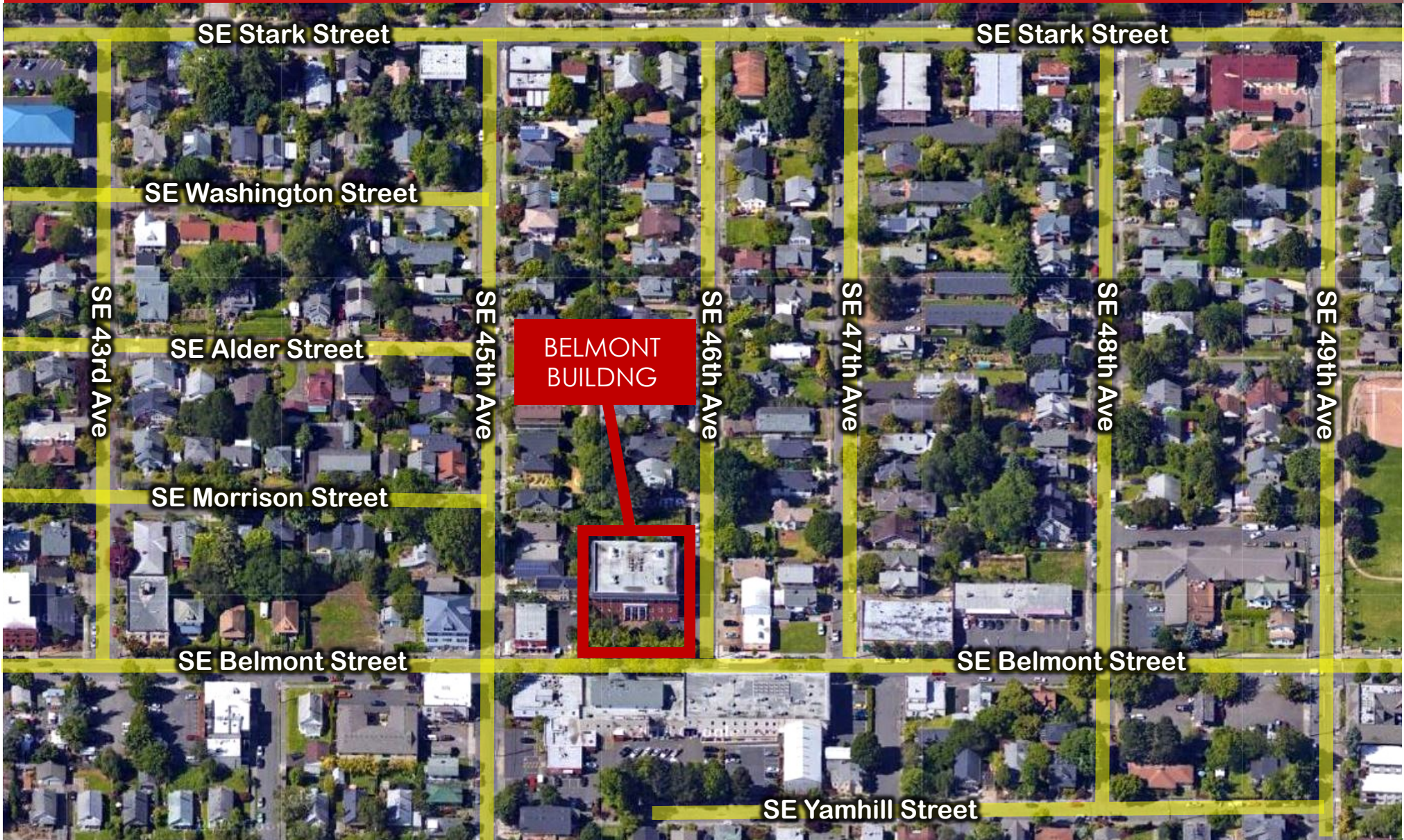
FIRST FLOOR

- Individual offices for counselors only
- All offices have dimmable lights
- Individual thermostats for each office
- ADA Bathrooms and an automatic front ADA door
- \$300,000 of building improvements in the last two years. Including new roof, HVAC system and lighting
- High ceilings
- Common Kitchen/breakroom
- Available Late Summer 2020



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AERIAL OVERVIEW



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PHOTOS



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PORTLAND, OR

Exclusively Listed By:

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KELLER WILLIAMS REALTY PORTLAND CENTRAL
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Each Office is independently owned and operated



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