

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS



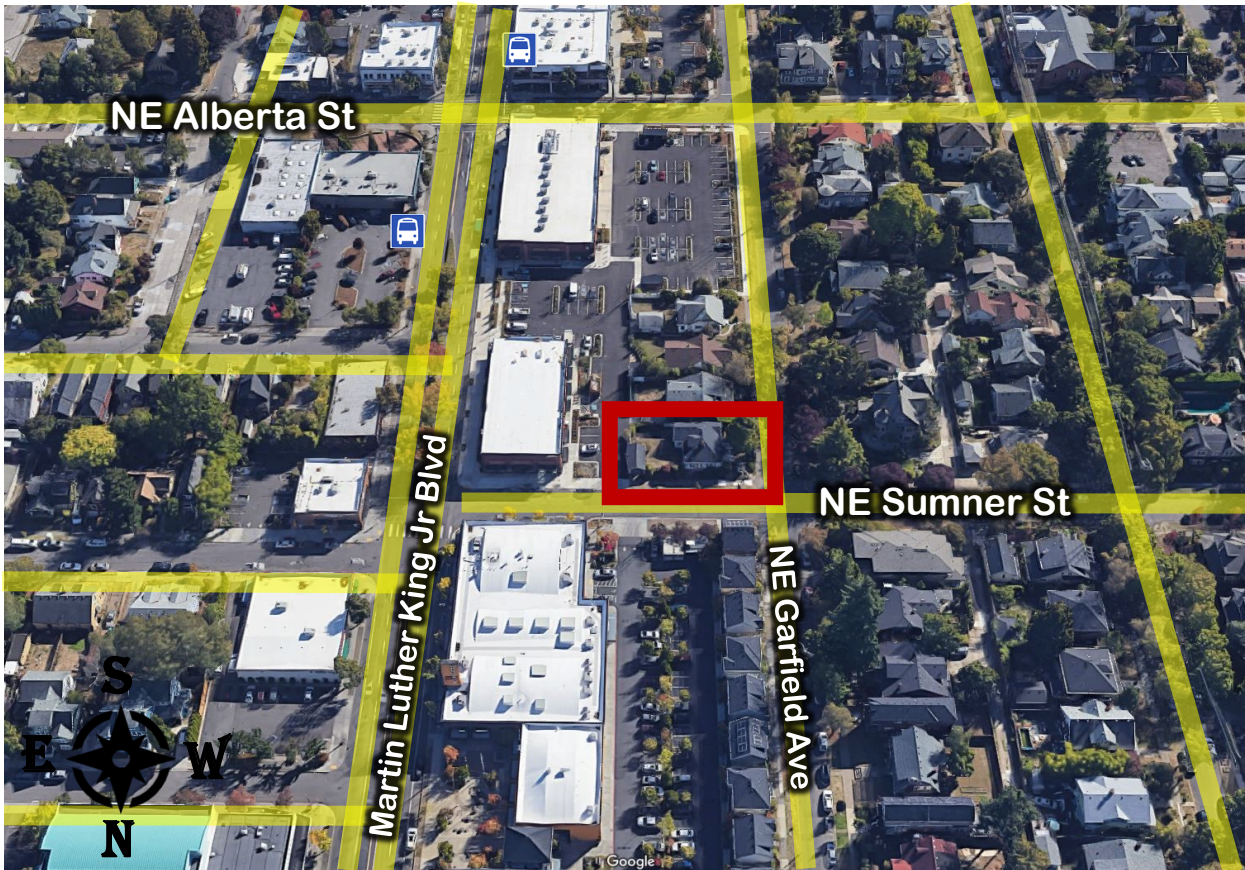
James Gillespie
Oregon Principal Broker
(503) 890-5775
jimgillespie@kw.com

For Lease

5136 NE Garfield Ave
Portland, OR 97211

EXECUTIVE SUMMARY

KW Commercial-Portland Central is pleased to offer the opportunity to lease the former Oregon First Real Estate office. The first floor has a reception area and meeting room. The fully remodeled with all new wood floors throughout. The office building housed 41 agents with multiple private offices, conference room, kitchen and work room on the main floor and 10 work stations on the lower level. This office has a great location near Northeast Alberta Street and Martin Luther King Jr Blvd. Walking distance to bus stops and is in a very bikeable area.



OVERVIEW

Address	5136 NE Garfield
Available Space	2,164 SF
Lease Rate	\$3,500 per month
Lease Type	NNN
Built	1923
Lot Size	5,000 SF
Main Level	1,264 SF
Lower Level	900 SF
Zoning	CM3 - Commercial Mixed Use

GARFIELD OFFICE BUILDING
5136 NE GARFIELD AVE, PORTLAND, OR

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS






FEATURES



**ALBERTA
ARTS DISTRICT**

LOCATION OVERVIEW

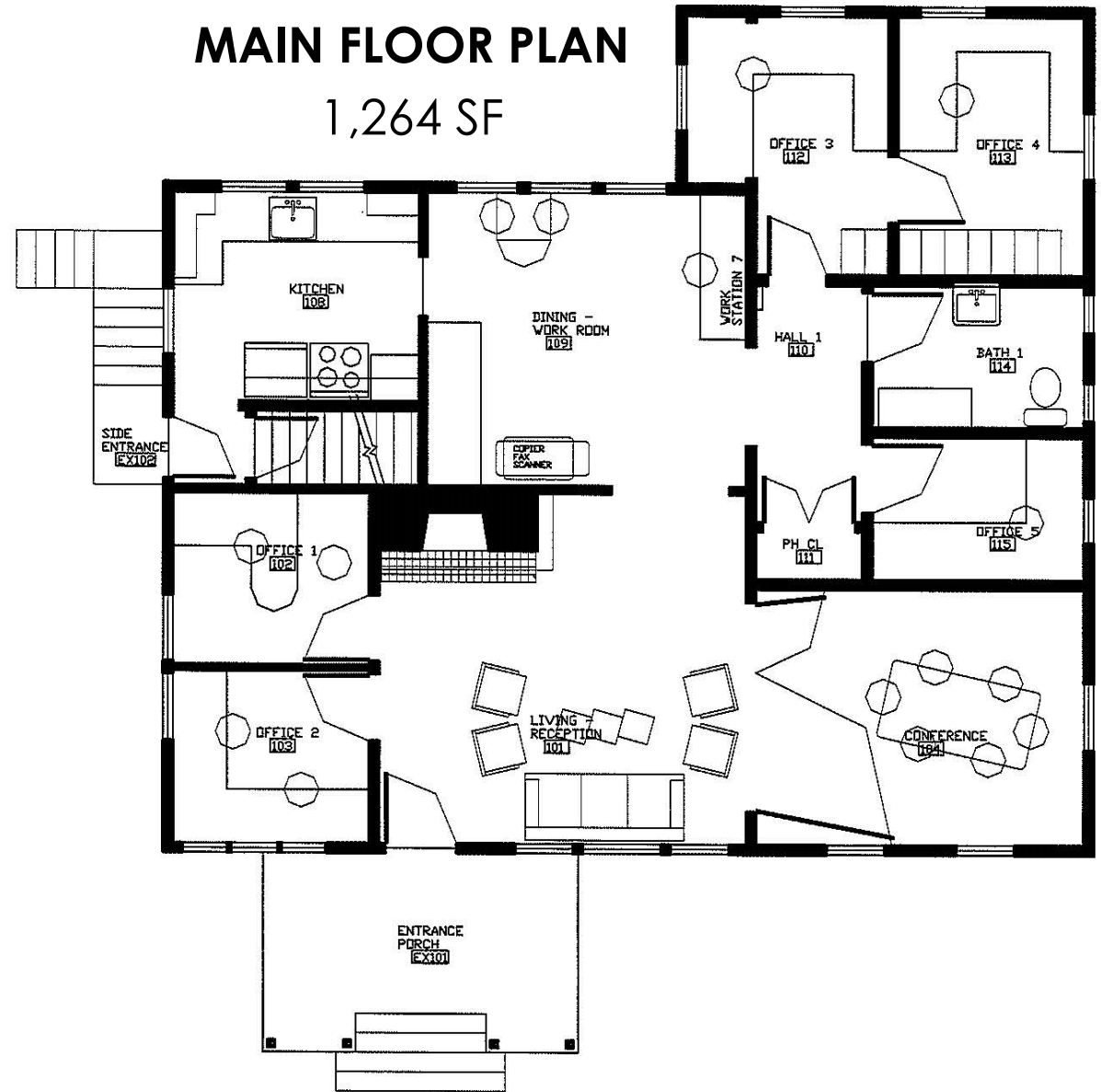
Cool creative office building zoned CM3 for mixed use. It was originally a residential property converted into a quaint office nuzzled into the Northeast Alberta District. The area is very diverse with quiet residential neighborhoods, creative artisans, local business owner's and some bigger commercial businesses. NE Alberta is known as the Art District because it is always supporting local artisans and business owners with street fairs like *Last Thursday* where they shut down the street at the end of every month during summertime and have live music, street performers, great bites to eat and a ton of artwork. The area is a walker's and biker's paradise and is well known for it's local bike shops and bike tours. The MAX and Bus Line also have several options walking distance from the office building providing great options for transportation.

	<p>92 Walk Score</p>	<p>Walker's Paradise Daily Errands do not require a car. Everything you need is walking distance.</p>
	<p>51 Transit Score</p>	<p>Good Transit Many nearby public transportation options. MAX Yellow Line. 3 Nearby Bus Line Options.</p>
	<p>100 Bike Score</p>	<p>Biker's Paradise Nearby bike shops with rentals and tours of the neighborhood.</p>

GARFIELD OFFICE BUILDING
5136 NE GARFIELD AVE, PORTLAND, OR

FLOOR PLAN & FEATURES

- Reception/Waiting Room
- 5 private offices
- A work Room
- 1 extra workspace
- 1 Conference Room
- 1 bathroom
- Patio & Deck
- Hardwood floors throughout
- Coved Ceilings
- Fireplace
- Air Conditioned
- Monument Signage in Front



GARFIELD OFFICE BUILDING
5136 NE GARFIELD AVE, PORTLAND, OR

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS

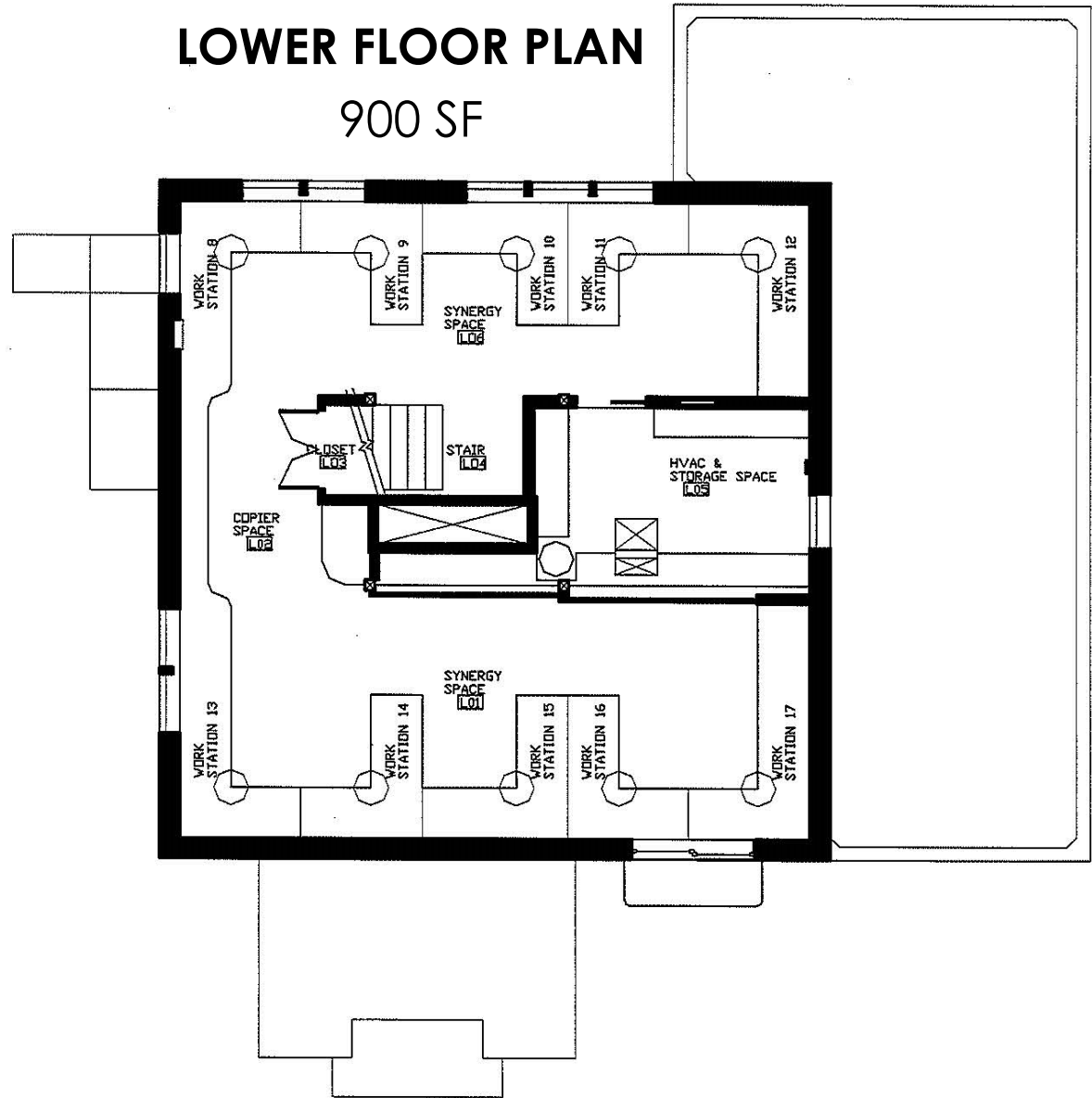
KW COMMERCIAL™

FLOOR PLAN

- 10 Workspaces
- Storage Room
- Ample Natural Light

LOWER FLOOR PLAN

900 SF



GARFIELD OFFICE BUILDING
5136 NE GARFIELD AVE, PORTLAND, OR

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS

KW COMMERCIAL™

PROPERTY PHOTOS

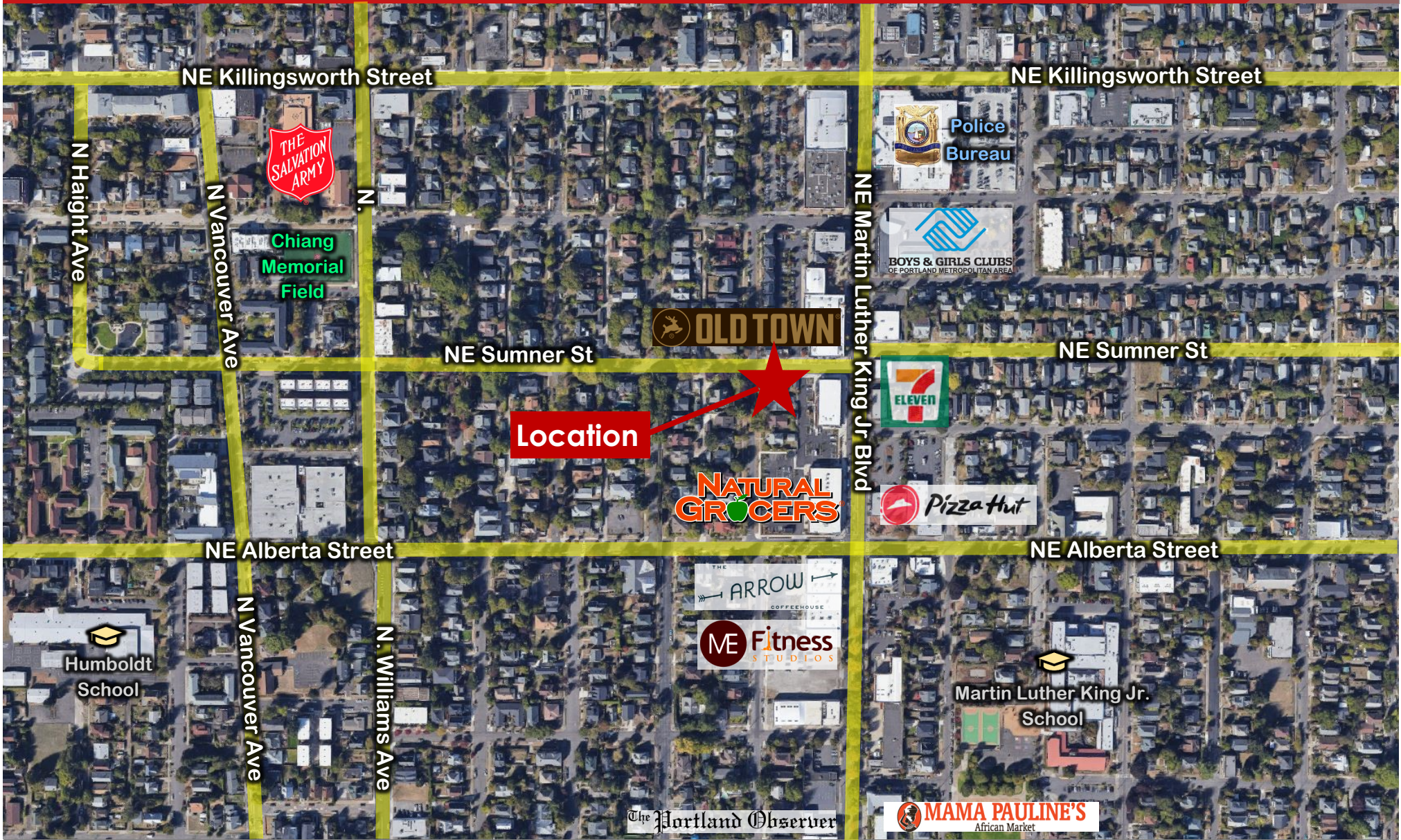


GARFIELD OFFICE BUILDING
5136 NE GARFIELD AVE, PORTLAND, OR

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS

KW COMMERCIAL™

AERIAL OVERVIEW



GARFIELD OFFICE BUILDING
5136 NE GARFIELD AVE, PORTLAND, OR

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS

KW COMMERCIAL™

GARFIELD OFFICE BUILDING

5136 NE GARFIELD AVE

PORTLAND, OR

Exclusively Listed By:

James Gillespie

Foundation Commercial Group

Oregon Principal Broker

503.890.5775

jimgillespie@kw.com

Confidentiality & Disclaimer:

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Chicago-O'Hare in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS - PORTLAND CENTRAL

919 NE 19TH AVE, SUITE 100, PORTLAND, OR 97232

Each Office is independently owned and operated



COMMERCIALSM

