

FOR LEASE

Great Close-In User/ Investment Opportunity

FOR SALE



611 North Tillamook, Portland, Oregon

This is a unique, older, creative services facility near the Rose Quarter. This property consists of several individually linked buildings that provide the opportunity for a firm to occupy a portion of the building while having substantial investment income with expansion potential.

Total Building Size is approximately 52,000 sf with 24,000 sf vacant. There is substantial basement areas and multilevel space not included. Located blocks to Interstate/Light Rail and short distance to Rose Quarter; Pearl District and Freeways. The property is located in the Interstate Urban Renewal Area and is eligible for grants and low interest loans for improvements.

There is current yearly income of approximately \$170,000 from 7 tenants. All leases are gross with owner paying utilities, taxes and insurance. Very rare, 50 parking spaces in the rear of the building; Dock and Grade Loading: Sprinklered. The vacant space has a variety of flexible work/production rooms with upstairs offices.

Sales Price: \$2,250,000

\$10,000 per month gross for vacant 24,000 sf portion of the building.



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LEGACY
EMANUEL

**603-677 N
TILLAMOOK**

FREMONT BRIDGE

MLK BOULEVARD

INTERSTATE AVE (MAX)
BROADWAY BRIDGE

BROADWAY

ROSE
QUARTER

LLOYD
DISTRICT

PEARL
DISTRICT

I-5

I-84

DOWNTOWN
CORE

GRAND AVE

I-5