

# FOR LEASE: Corbett Center

4515 S CORBETT AVENUE, PORTLAND, OR 97239



## PROPERTY DESCRIPTION

This John Storrs designed building was originally built for the Oregon Insurance Center. Its most recent use was as a medical clinic. The building has easy access to I-5, I-405, Hwy 26, and the CBD particularly to Multnomah County Courthouse, Federal Courthouse and OHSU. The building is configured into a mix of private offices and conference rooms. The spaces can be demised into 4 separate suites ranging from 685 RSF.

## PROPERTY HIGHLIGHTS

- Excellent budget alternative
- Easily demisable with private entrances
- On site parking 3:1,000 included
- Numerous nearby services
- Easy access to CBD, OHSU, I-5, I-405
- Local ownership

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$15.75/SF Gross
<b>Available RSF:</b>	685 RSF - 4,565 RSF +/-

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
<b>Total Households:</b>	7,592	34,250	91,456
<b>Total Population:</b>	13,584	67,696	179,104
<b>Average HH Income:</b>	\$134,020	\$122,023	\$119,423

### STEVE HAGAN

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**Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209**

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# Additional Photos

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# Lease Spaces

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## AVAILABLE SPACES

Suite	Size (RSF) +/-	Lease Type	Lease Rate
#1	685 +/-	Gross	\$15.75 RSF
#2	2,270 +/-	Gross	\$15.75 RSF
#3	690 +/-	Gross	\$15.75 RSF
#4	920 +/-	Gross	\$15.75 RSF

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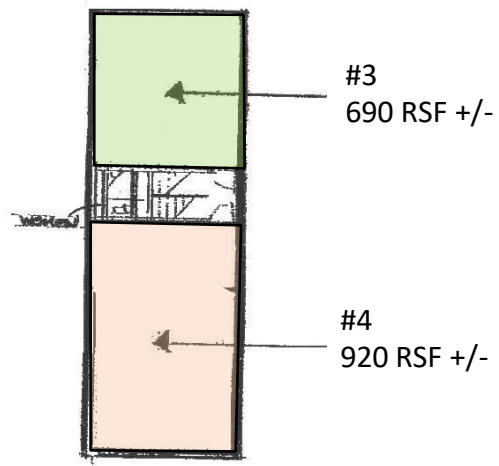
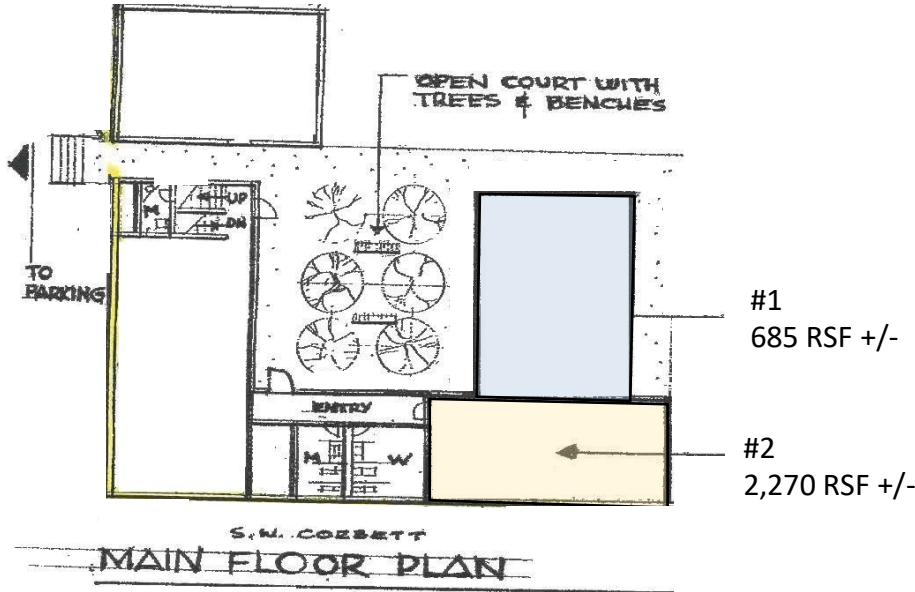
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# Floor Plans:

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FLOOR PLAN IS NOT TO SCALE

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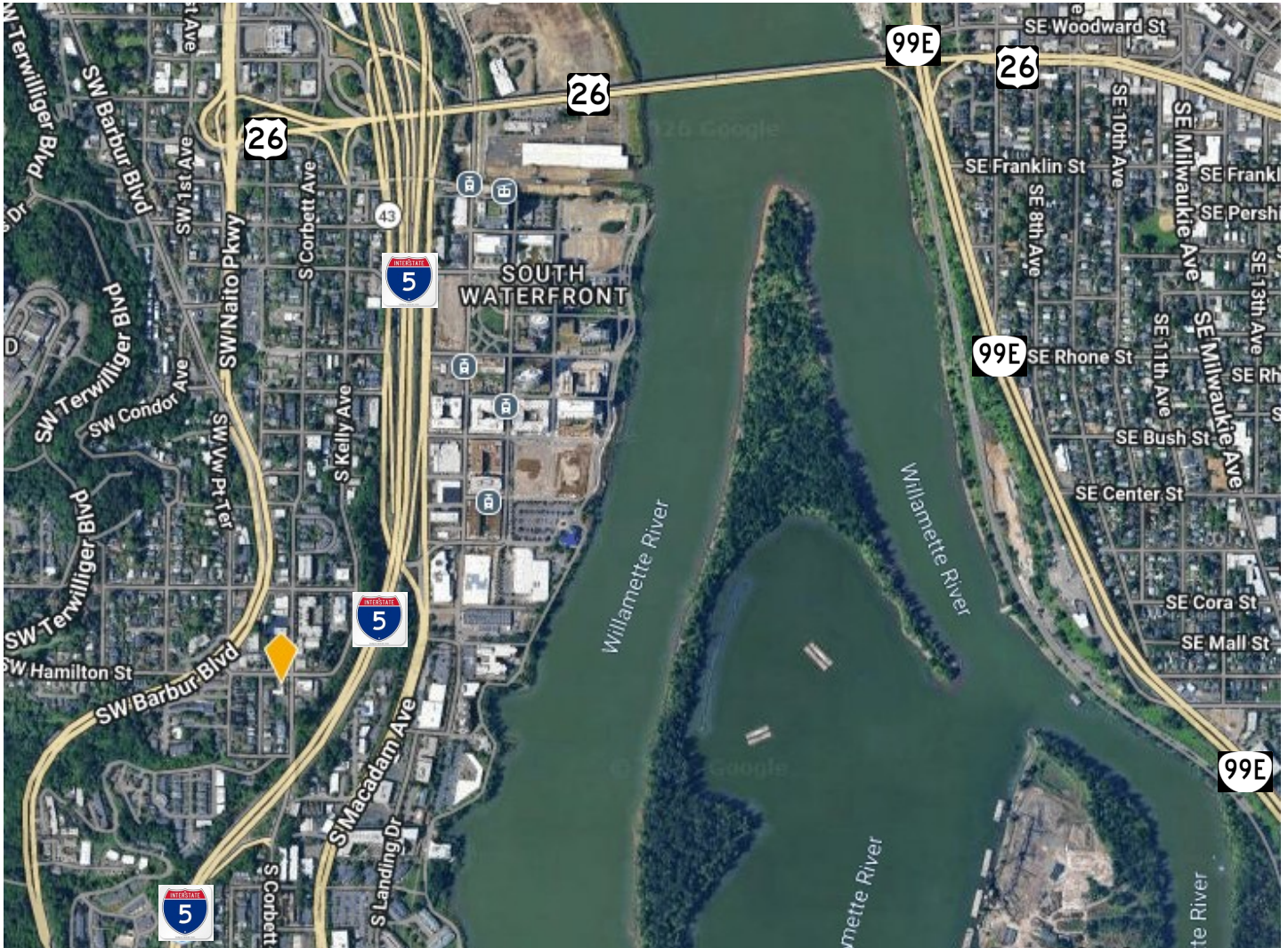
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# Map

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