



FOR LEASE



777 N KILLINGSWORTH CT

Fully Renovated, Move-in Ready Facility

± 9,415 SF (± 1,800 SF Office) | \$1.35 psf/mo (NNN)

777 N Killingsworth Ct, Portland, OR

A rare opportunity to lease a fully renovated, move-in ready facility in the heart of North Portland. This freestanding building offers a flexible open and warehouse or shop space and updated private offices, break room, and restrooms. The site's prominent location, modern building features, and convenient access to major corridors make it perfect for businesses that demand both functionality and presence. Don't miss the chance to plant a flag in one of Portland's most connected neighborhoods.

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	777 N Killingsworth Ct Portland, OR 97217
Available Space	± 9,415 SF (± 1,800 SF Office)
Lease Rate	\$1.35 psf/mo (NNN)
Use Type	Industrial
New Loading Doors	2 grade level doors (11' x 10'9")
Column Spacing	33' x 23'
Clear Height	12'
New Concrete Floor Slab	6" Thick
Power	400amp 208Y/120V
New Fire Suppression System	Fully Sprinkled
Parking	Off street parking, loading access off N Borthwick
Availability	Now

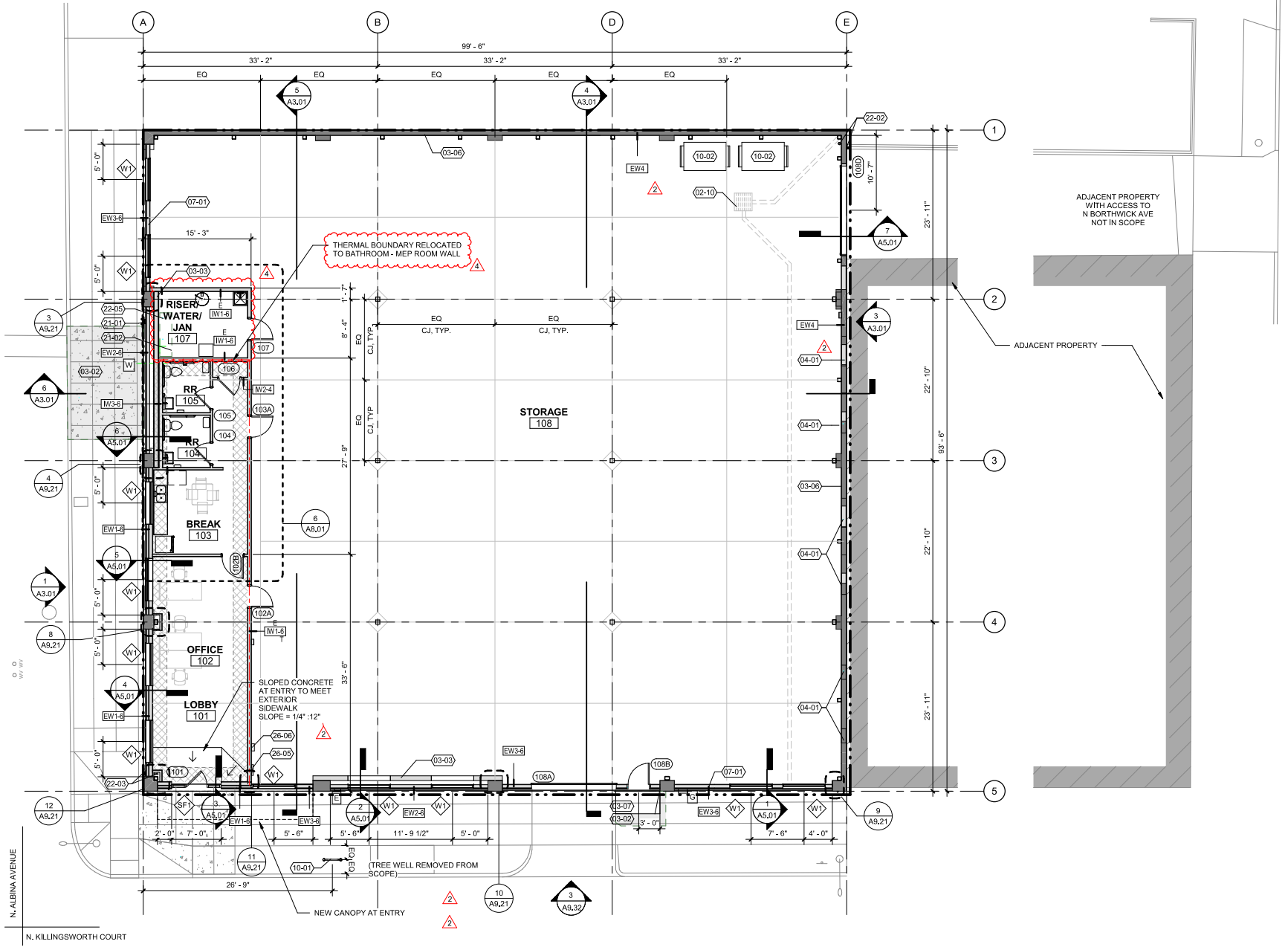
Renovation Details

- New roof structure
- Rebuilt structural framing
- Brought to full seismic compliance as part of the renovation
- Fully temperature controlled office space with new HVAC equipment
- New glazing and store front entrance





FLOOR PLAN



1 FLOOR & SITE PLAN NEW ASSIGNED ADDRESS: 777 N KILLINGSWORTH CT
1/8" = 1'-0"



LOCAL AERIAL MAP



DRIVE TIMES		
Location	Distance from Property	
Vancouver, WA	5.8 miles	≈ 14 min
Portland International Airport	7.6 miles	≈ 19 min
Portland, OR (CBD)	4.7 miles	≈ 16 min

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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