



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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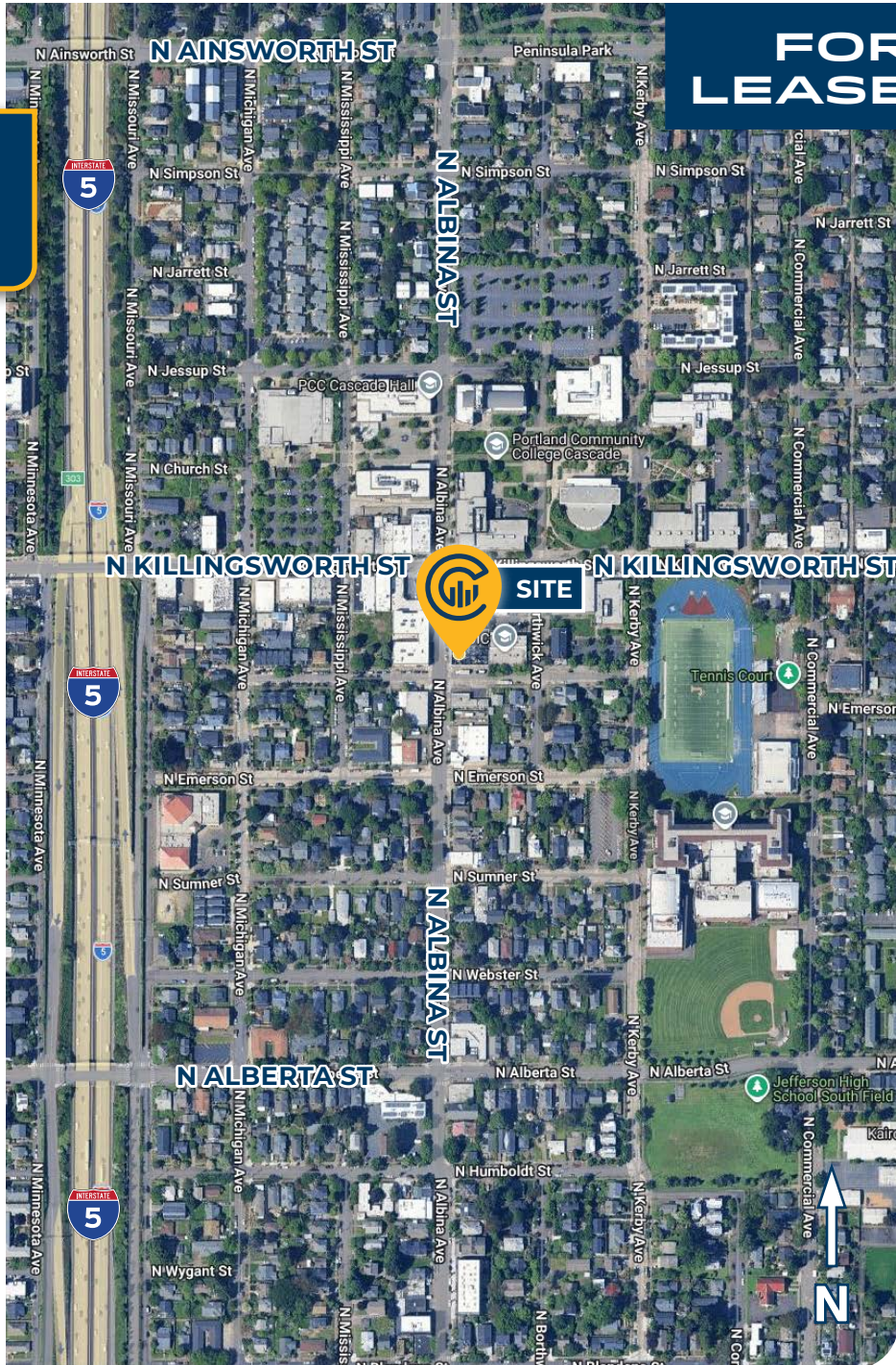
#### DON OSSEY, SIOR

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# PROPERTY SUMMARY



## FOR LEASE

### PROPERTY DETAILS

<b>Address</b>	777 N Killingsworth Ct Portland, OR 97217
<b>Available Space</b>	± 9,415 SF (± 1,800 SF Office)
<b>Lease Rate</b>	\$1.35 psf/mo (NNN)
<b>Use Type</b>	Industrial
<b>Loading</b>	2 grade level doors (11' x 10'9")
<b>Power</b>	400amp 208Y/120V
<b>Parking</b>	Off street parking and loading access off N Borthwick
<b>Availability</b>	May 2026

### Location Features

- New Roof and Ceiling
- Rebuilt structural framing
- New Concrete Slab
- Fully temperature controlled office space with new HVAC equipment
- New Glazing and Store Front Entrance

### Nearby Highlights

- Foundry Cabinet Co.
- PC Tech Northwest, Inc
- Portland Community College Cascade
- Saen Sook Thai Street Food
- Tulip Shop Tavern
- Sad Valley
- Sweeedeedee
- The Stacks Coffeehouse
- La Perlita
- Spitz Mediterranean Street Food
- The Old Gold
- Honey Butter Country Fare
- Northport
- Canary
- Solabee Flowers & Botanicals
- Zero Wave
- The Portland Game Store
- ReClaim It
- milk glass mrkt
- Vieng Lao Oriental Food Center
- Meskel Market
- In N Out Food Market
- K C Market
- I & A Markets
- Plaid Pantry
- The New Amsterdam



# 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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