

FOR LEASE

Suite 208

8401 NE Halsey St
Portland, OR 97220

Brandon King
Oregon/Wash. Broker
(831) 421-2292
Brandonk@kw.com

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

EXECUTIVE SUMMARY

KW Commercial-Portland Central is pleased to offer the opportunity to lease this recently renovated office space. The Halsey Plaza has a great corner location, with walking distance from several Portland Tri-Met bus stops. The Gateway neighborhood has many restaurants and retail shops. The property has its own parking lot. Many recent building upgrades.



LEASE OVERVIEW

| | |
|-------------|-----------------------|
| Address | 8401 NE Halsey Street |
| Suite | 208 |
| Lease Rate | \$18.50 PSF |
| Lease Type | Full service |
| Office Size | 1,550 USF |
| Available | Now |
| Market | Gateway Area |
| Term | Minimum 3 Year Lease |

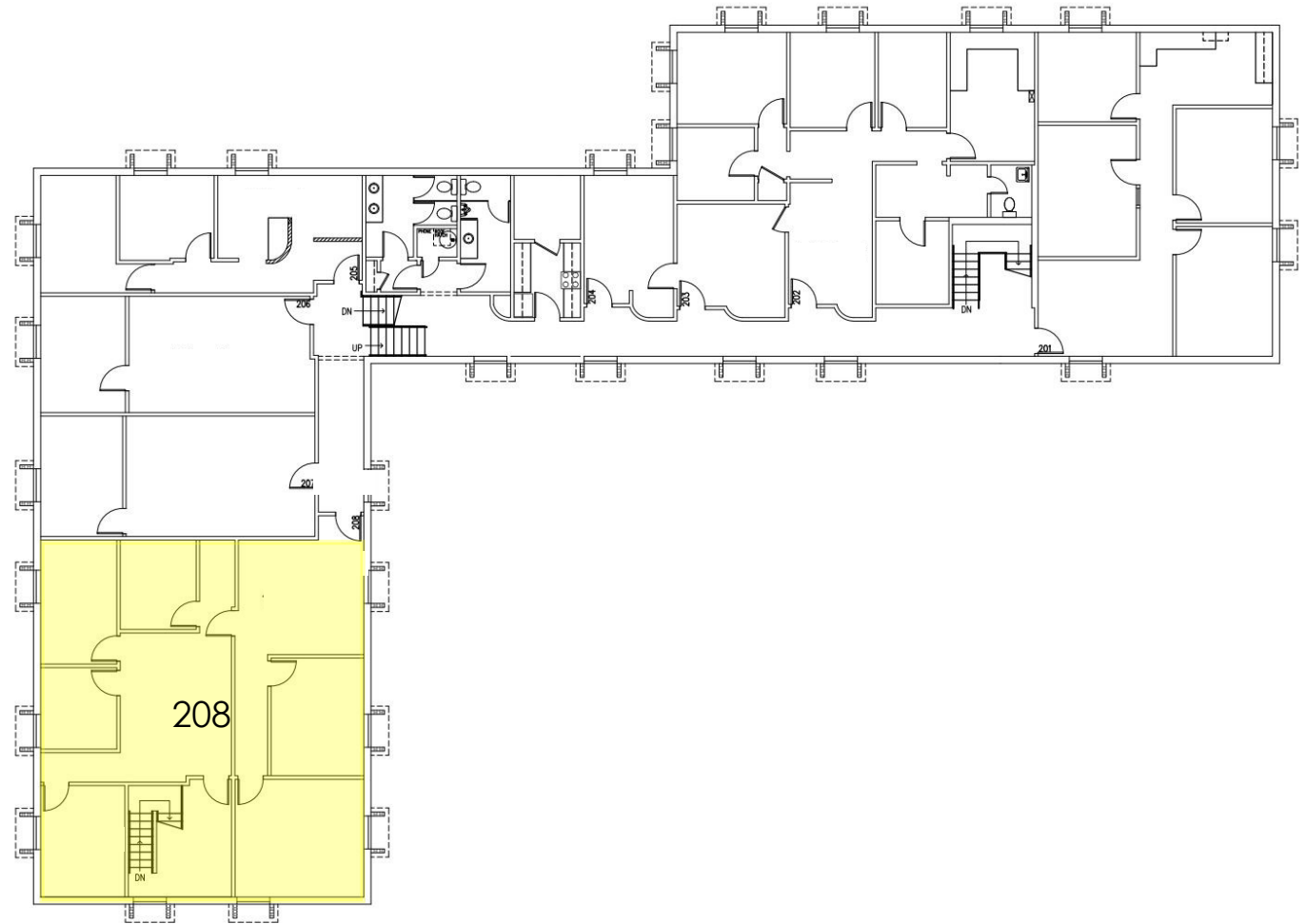
HALSEY PLAZA
8401 NE HALSEY ST, PORTLAND, OR 97220

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS

KW COMMERCIAL™

FLOOR PLAN

- Building Security System
- \$150,000 of building improvements in the last two years. Including new roof, HVAC system and lighting
- Available NOW



HALSEY PLAZA
8401 NE HALSEY ST, PORTLAND, OR 97220

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS

KW COMMERCIALSM

FEATURES



- Office space in the Gateway District.
- Exposed brick brings forth character and a warm atmosphere.
- Natural lighting from many windows
- Access to an outdoor courtyard
- Located on NE 84th Avenue and NE Halsey Street
- Large parking lot front and back
- This area has a nice mix of urban diversity with a funky feel and Portland's sense of individuality
- Portland's TriMet bus stop and MAX light rail service station area block away



HALSEY PLAZA
8401 NE HALSEY ST, PORTLAND, OR 97220

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS

KW COMMERCIAL™

AERIAL OVERVIEW



HALSEY PLAZA
8401 NE HALSEY ST, PORTLAND, OR 97220

FOUNDATION COMMERCIAL GROUP
LEASING, SALES, VALUATIONS

KW COMMERCIAL™

HALSEY PLAZA

8401 NE HALSEY STREET

PORTLAND, OR 97220

Exclusively Listed By:

Brandon King

Foundation Commercial Group
KW Commercial-Portland Central
Oregon, Washington Broker
(831) 421-2292
brandonk@kw.com

James Gillespie

Foundation Commercial Group
KW Commercial-Portland Central
Oregon Principal Broker
(503)890-5775
jimgillespie@kw.com

Confidentiality & Disclaimer:

All materials and information received or derived from KW Commercial-Portland Central 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-Portland Central 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-Portland Central 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-Portland Central makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial-Portland Central 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 Keller Williams Realty-Portland Central in compliance with all applicable fair housing and equal opportunity laws.

KELLER WILLIAMS REALTY PORTLAND CENTRAL

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

Each Office is independently owned and operated



COMMERCIALSM

