

FOR SALE OR LEASE

TRIANGLE MILL BUILDING

Close-in multi-tenant investment opportunity offering 56,741 SF available for sale or lease with future development potential.



PRICE REDUCED

~~\$4,000,000~~ \$3,350,000 (\pm \$59/SF)

603-677 N TILLAMOOK ST, PORTLAND, OR 97227

km Kidder
Mathews

CREATIVE FLEX BUILDING IN CLOSE-IN NORTH PORTLAND

Investor or Developer Opportunity

Building comprised of flexible suites, starting at approximately 1,000 SF with the ability to combine units for larger contiguous footprints. Ideally suited for light industrial, maker spaces, creative workshops, and flex-office users

48 surface-asphalt parking spaces along alleyway & on-street

Easy access to Downtown Portland, I-5 & I-84

Future income opportunity from billboard

Dock-high and grade-level loading

14'-20' clear height

Recent building improvements, including new sprinklers

Opportunity for future expansion in tower of approximately 11,763 SF of recaptured leaseable space



GBA	1st floor	±43,478 SF	YEAR BUILT	1924
	2nd floor	±11,176 SF	RENOVATED	2010
	Basement	±8,370 SF	PARKING	48 stalls
	Total	±63,024 SF	LOADING	13 dock-high doors
NRA	56,741 SF		ZONING	General Industrial 1
LOT SIZE	1.61 acres		LEASE RATE	Call for pricing
CONSTRUCTION	Poured in place concrete tower, wood framing with metal exterior			

TRIANGLE MILL BUILDING



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

TRIANGLE MILL BUILDING



GROUND FLOOR SPACE



2ND FLOOR SPACE



2ND FLOOR OFFICE SPACE

TRIANGLE MILL BUILDING



N ALBINA AVE

N BORTHWICK AVE

N PAGE ST

N THOMPSON ST

SUBJECT
PROPERTY

OPPORTUNITY
FOR FUTURE
EXPANSION OF
11,763 SF

N KERBY AVE

N TILLAMOOK ST

N INTERSTATE AVE

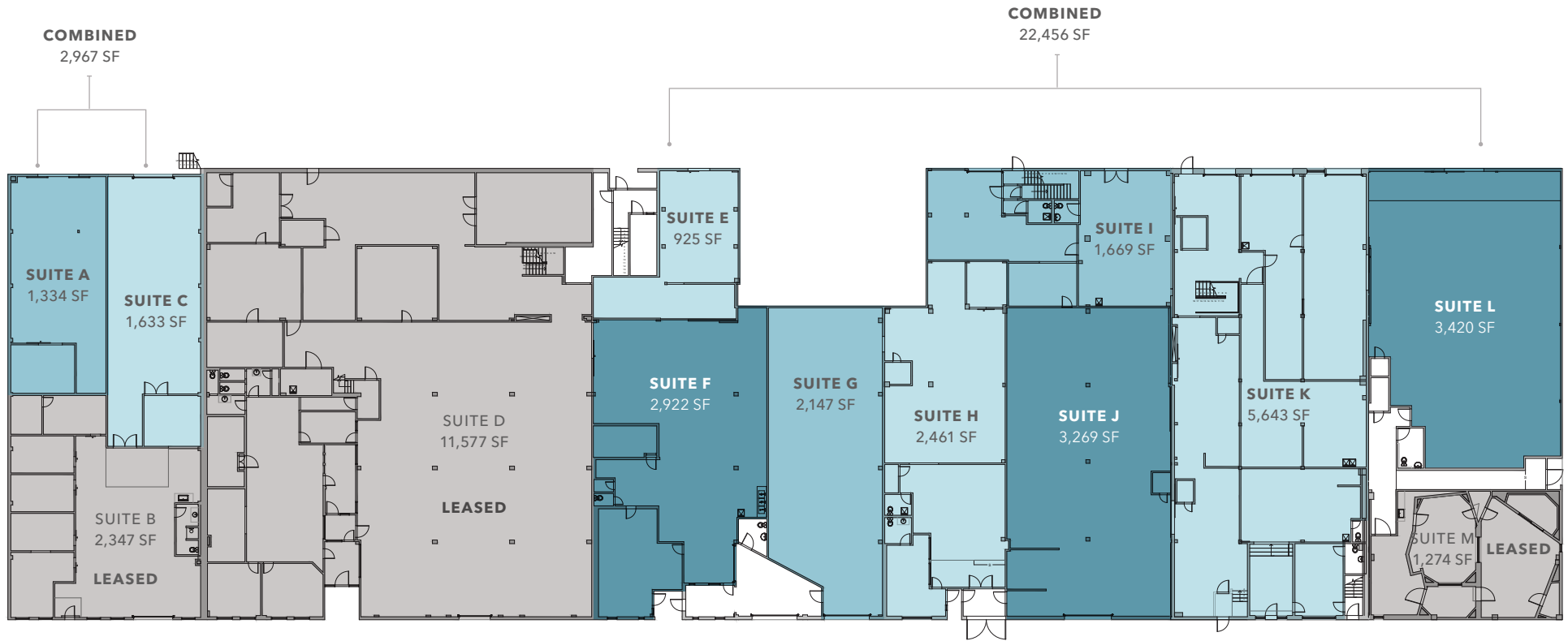
AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

FIRST FLOOR PLAN

40,621 SF

TOTAL SF



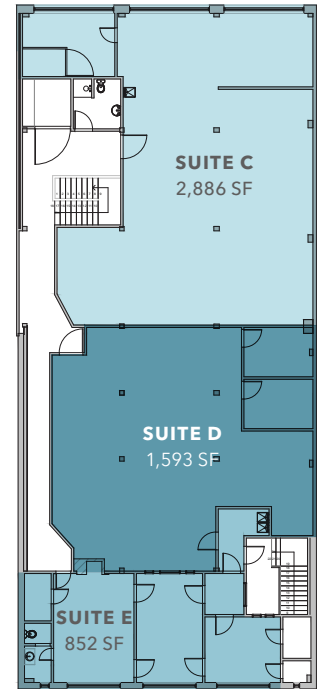
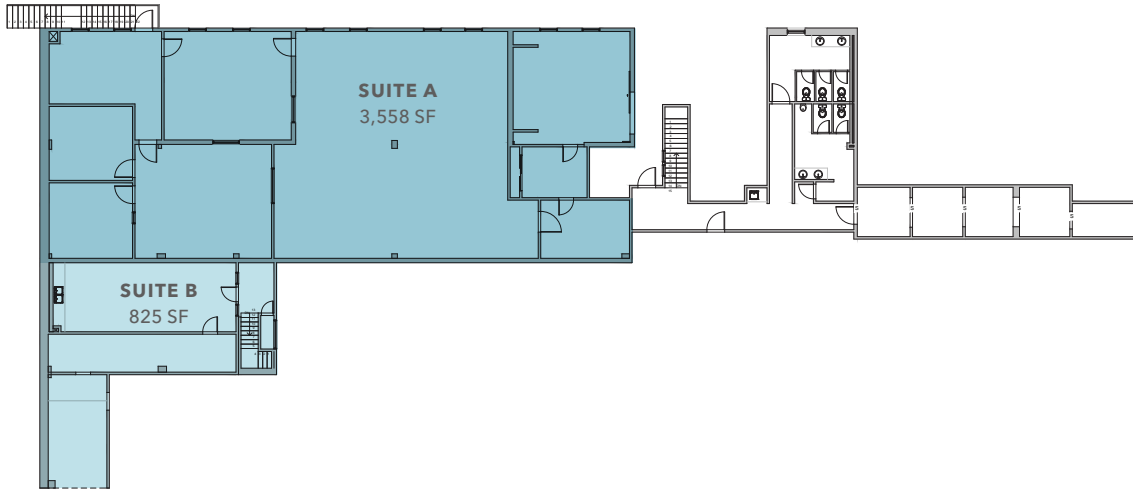
SUITES A-M

AVAILABLE NOW FOR LEASE

25,423 SF

AVAILABLE

SECOND FLOOR PLAN



SUITES A-E

AVAILABLE NOW FOR LEASE

9,714 SF

AVAILABLE

TRIANGLE MILL BUILDING

PORTLAND



DRIVE TIMES

- I-5 Ramp - 5 min
- I-405 Ramp - 5 min
- PDX Airport - 25 min
- Beaverton - 23 min
- Clackamas - 30 min

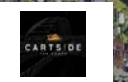
1803 DEVELOPMENT SITE

AVT REDEVELOPMENT DIST.

SUBJECT PROPERTY



HARRIET TUBMAN MIDDLE SCHOOL



LEFTBANK ANNEX
A PORTLAND EVENT SPACE

Willamette River

MODA CENTER



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS



INDUSTRIAL ALLEY

*For more information on
this property, please contact*

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