

# FOR LEASE

HERITAGE BUILDING

1579 BURNS ST. WEST LINN, OR 97068

\$3,300  
BASE RENT



\$2.53/SF  
1,307 RSF

STAND ALONE OFFICE  
BUILDING IN WEST LINN

NNN ARE \$.33/SF AND ALL  
UTILITIES ARE SEPERATELY  
METERED.

Available August 2025

BUILDING FEATURES A RECENTLY UPDATED  
EXTERIOR, A PRIVATE PARKING LOT, A BASEMENT,  
AND FIVE DEDICATED OFFICE SPACES.

Gabe Skoro, Broker

971.295.9288

Licensed in the State of Oregon





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## OFFICE & BASEMENT

\$2.53/SF  
NNN



### HERITAGE BUILDING

LOCATED IN THE HEART OF WEST LINN, THIS BUILDING IS IDEAL FOR A VARIETY OF OFFICE OR SERVICE USES, WITH A CHARMING PROFESSIONAL SETTING SURROUNDED BY ESTABLISHED BUSINESSES AND RESIDENTIAL NEIGHBORHOODS.

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