



[For Sale] Morgan & Bailey Building

203-207 E Main Street, Hillsboro, OR 97123

Ideal Owner-User Opportunity!

Flexibility to buy and occupy as much space as your business needs (up to approximately 75% of the building).

Features...

- Hillsboro's most iconic 19th century landmark.
- Prime corner location at the heart of downtown Hillsboro.
- Abundant foot traffic.
- Two-story building with 1st floor retail, 2nd floor offices.
- Approximately 8,975 SF building on 4,856 SF (0.11 AC) of land.
- Built around 1890 with charming details.
- Ideal for retail, office, or restaurant users.
- Frontage: 81' on Main Street, 94' on NE 2nd Street.
- Across the street from County Courthouse and the Civic Center.
- Parking: public street stalls.
- Zoning: SCC-DT (Station Community Commercial - Downtown)
- Signage: Exterior building signage options available.
- Storefront Improvement Grant program available via the City of Hillsboro up to \$40k.

Asking Price: \$2,000,000 (\$222/SF)

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[FOR MORE INFORMATION]



REAL ESTATE SERVICES



List of Tenants...

1st Floor Retail

203 E Main Street:	Lucia Isabel Collection (Dress Shop)
207 E Main Street:	Samson Tattoo (previously built out as a restaurant)

2nd Floor Office (205 E Main Street)

Suite 1-2:	Silgent Technologies
Suite 3:	Vacant
Suite 4-5:	Art Studio
Suite 6:	Kathryn Hall Office
Suite 7:	David Carmichael Dental Lab
Suite 8-10:	LMD Drywall & Paint
Suite 11-12:	Vacant
Suite 13:	Vacant
Suite 14:	Common Break Room
Suite 15:	Vacant

In addition to the common break room, the 2nd floor also includes 2 common restrooms and a storage room. All tenants are month-to-month except the dress shop. Contact broker for details.





