

FOR LEASE

JC PENNEY BUILDING SUITE 101

\$5,346.60
BASE RENT



\$2.10/SF NNN
2,546 RSF

**BUILD-TO-SUIT MULTI
LEVEL OFFICE SPACE**

Delivery Fall 2026

RARE VACANCY IN HIGHLY SAUGHT
AFTER JC PENNEY BUILDING
LOCATED IN DOWNTOWN ALBANY

APPROVED PLANS READY FOR CONSTRUCTION

\$.59/SF NNN EXCLUDES IN-SUITE GAS AND
ELECTRICITY

McKenna Mikesell, Principal Broker

541.979.8005

Licensed in the State of Oregon

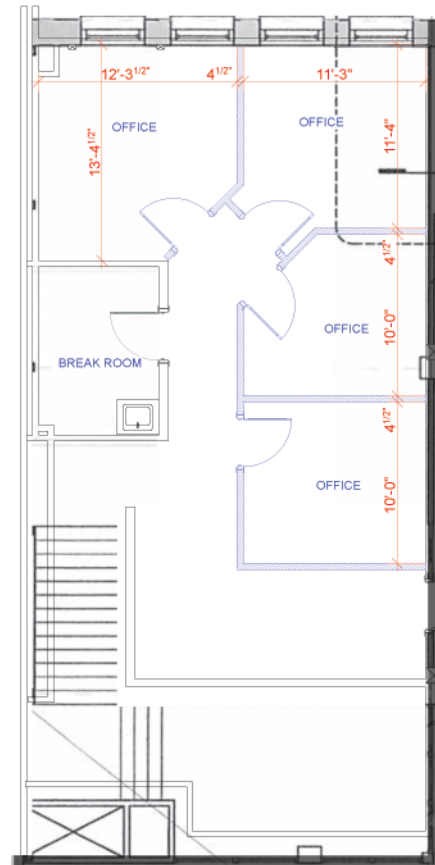
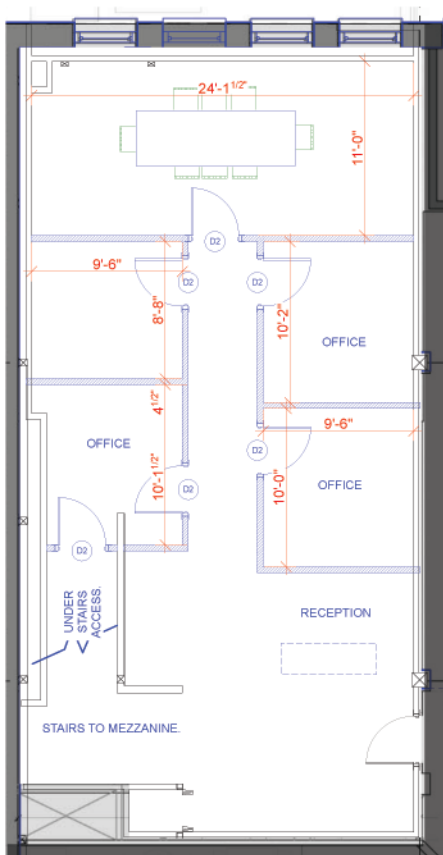
RSM
REAL ESTATE GROUP, LLC

FOR LEASE

1ST FLOOR OFFICE

\$2.10/SF
NNN

FINAL LAYOUT TO BE DETERMINED BY TENANT



HISTORIC JC PENNEY BUILDING

LOCATED IN THE HEART OF DOWNTOWN ALBANY, JUST STEPS FROM THE WILLAMETTE RIVER WATERFRONT, THE HISTORIC JCPENNEY BUILDING OFFERS A PREMIER OFFICE LOCATION SURROUNDED BY ALBANY'S VIBRANT DOWNTOWN AMENITIES. ENJOY WALKABLE ACCESS TO ACCLAIMED RESTAURANTS, COFFEE SHOPS, BOUTIQUES, HOTELS, AND THE RIVERFRONT PARK, ALL WITHIN ONE OF OREGON'S MOST CHARMING HISTORIC DISTRICTS.

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HISTORIC CHARACTER

ORIGINAL HARDWOOD FLOORING
EXPOSED HISTORIC BRICK
LARGE WOOD-ENCASED SECOND-FLOOR
WINDOWS
SOARING RECEPTION CEILINGS

MODERN OFFICE DESIGN

TWO-STORY RECEPTION
OPEN MEZZANINE
EMPLOYEE BREAK ROOM W/ PLUMBING
FLEXIBLE OFFICE CONFIGURATION
NATURAL LIGHT THROUGHOUT

BUILD-TO-SUIT

LANDLORD TO DELIVER OFFICE BUILT TO YOUR
SPECIFICATIONS. APPROVED PLANS ARE READY
FOR CONSTRUCTION AND CAN BE MODIFIED
TO MEET YOUR OPERATIONAL NEEDS.



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