



2851 NW 9th Street, Ste C, Corvallis, OR 97330

Rent Roll	720 NE Granger Ave, Corvallis, OR 97330		
Number of tenants	12	Current Occ%	76.95%
Total Rentable SF	37,516	Annual Gross Rents	\$ 389,240
Rent Roll as of	6/11/25	Avg Rent/SF	\$ 1.25

Bldg/Unit	Tenant	Apprx Size (SF)	% of RSF	Monthly Rent	Lease Service	NNN Amount	Lease Commence	Lease Expiration	Notes
A, B	CR Oregon	8050	21%	\$ 8,950	Full Ser		Apprx 2016	Jan 31, 2027	8 year tenancy
A, C (se)	Element O2	4000	11%	\$ 4,300	Full Ser		Appr 2016	July 2025	
D (sw)	Longballa	900	2%	\$ 1,125	Full Ser		March 2024	February 2025	
F, G,H,J	Knight Design	6790	18%	\$ 5,700	Full Ser		Appr 2014	Aug 31, 2025	180 day notice from Lessor Req'd
E	CMAC	930	2%	\$ 1,500	Full Ser		Sept 1 2022	Aug 31, 2029	No escalator. Flat fee for term.
A	Natriva	250	1%	\$ 275	Full Ser		Feb 1, 2025	Jan 31, 2026	
C (east)	MyCo Pharm	400	1%	\$ 525	Full Ser		March 2024	February 2025	
K	Justoneus	800	2%	\$ 850	Full Ser		Nov 1, 2023	Oct 31, 2024	
C (sw)	Gibbons	400	1%	\$ 495	Full Ser		Dec 1, 2024	Nov 30, 2025	
MF home	Lindholm	1100	3%	\$ 1,375	Full Ser		April 2021	June 30, 2025	2 adults, 1 child, no pets
J (north)	Vacant	836	2%						
D (nw) and I (house)	Microolith	2900	8%	\$ 3,500			July 1, 2025	June 30, 2026	July 2025 move in
B (west)	T3CH Comp	960	3%	\$ 1,275	Full Ser		April 10, 2025	March 31, 2026	1 yr, T3CH Comp
D (east)	Vacant	1450	4%						12' ceiling, roll up & man door, loft
C (main)	Chester's Clubhs	2500	7%	\$ 2,400			July 1, 2025	June 30, 2026	July 2025 move in.
A,J,I,F,C	Kammerer	5250	14%	\$ 0					Owner occupying this space
EFU Land	Biegel			\$ 167					Farmed for 30 years (\$2k per year)
Totals		37,516		\$ 32,437		\$ 0			
Annual				\$ 389,240		\$ 0			