For Sublease 811 Railroad Avenue Oregon City, OR 97045

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ULTING, LLC



FOR SUBLEASE



Available ± 2,408 RSF



Asking rate \$23.00/RSF, NNN



Headquarters opportunity in downtown Oregon City



Move-in ready build-out with open work area, 2 offices, 1 large conference room, kitchenette and 2 restrooms



Exposed brick and timber, wood fabricated cubicles and steel accents create a modern eclectic aesthetic



Plug & play opportunity



Building signage available providing for excellent identity



Great pedestrian street traffic and access along Oregon City's Main Street



±8 off street parking stalls along with ample street parking



Excellent proximity to TriMet transportation, restaurants, bars, entertainment and shopping



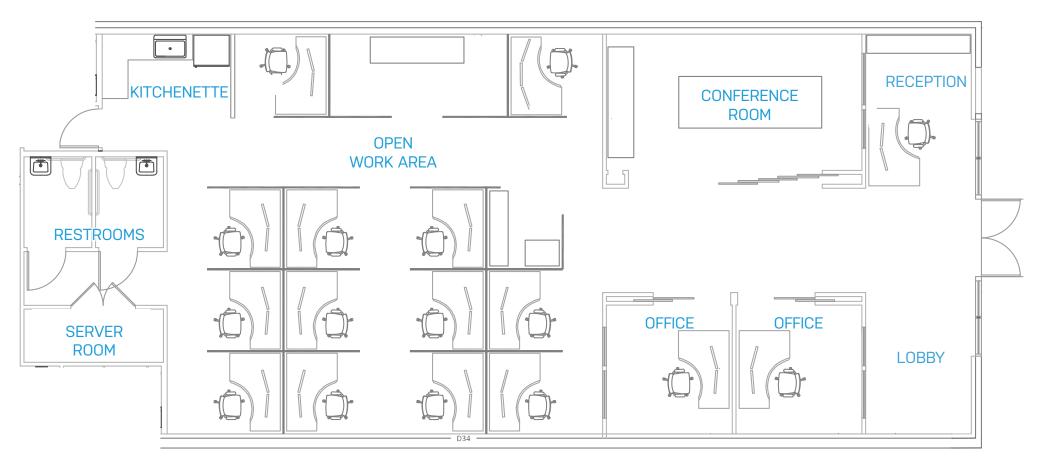






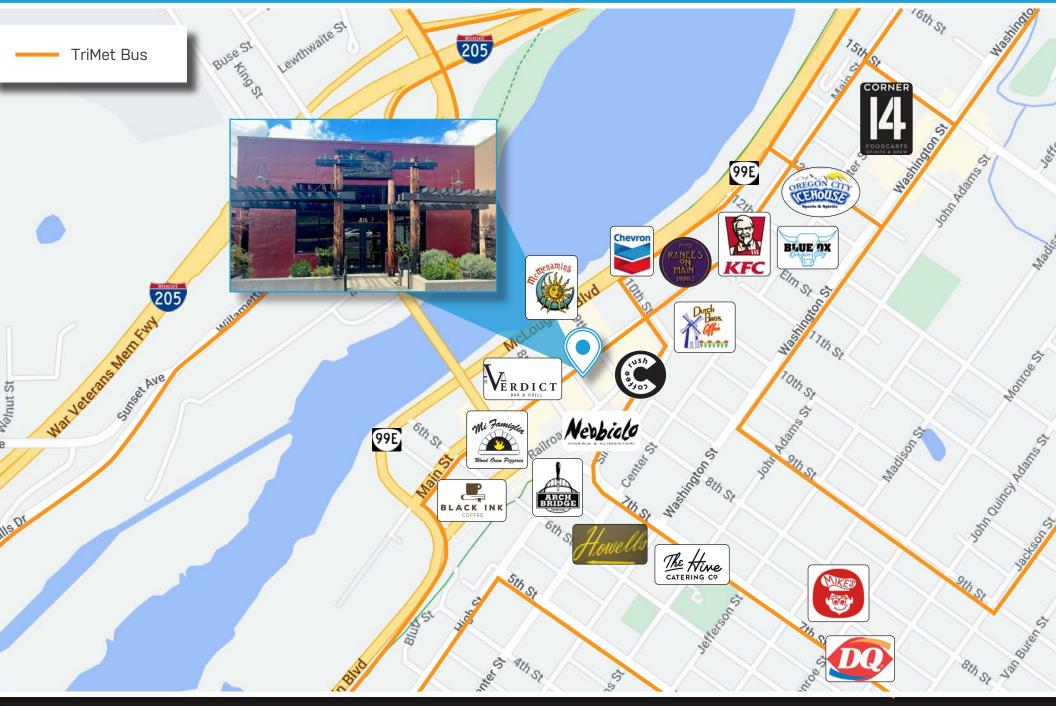


± 2,408 RSF AVAILABLE





EXCELLENT LOCATION



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.