



FOR SALE / LEASE

STAND ALONG OPPORTUNITY

11000 SW BARBUR BOULEVARD, PORTLAND, OR 97219

JOE KAPPLER

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Highly visible two-story office building on SW Barbur Boulevard near the Highway 99 and Interstate 5 interchange. The property has a large monument sign facing SW Barbur Boulevard along with building signage available.

There is one available space for lease. The first-floor office space has eight private offices, a breakroom, and two large open areas for workspace/workstations.

PROPERTY HIGHLIGHTS

- Well-maintained office building
- Move-in ready office space
- Abundant natural light
- Signage available
- Off-street parking
- 3.2/1,000 parking ratio

OFFERING SUMMARY

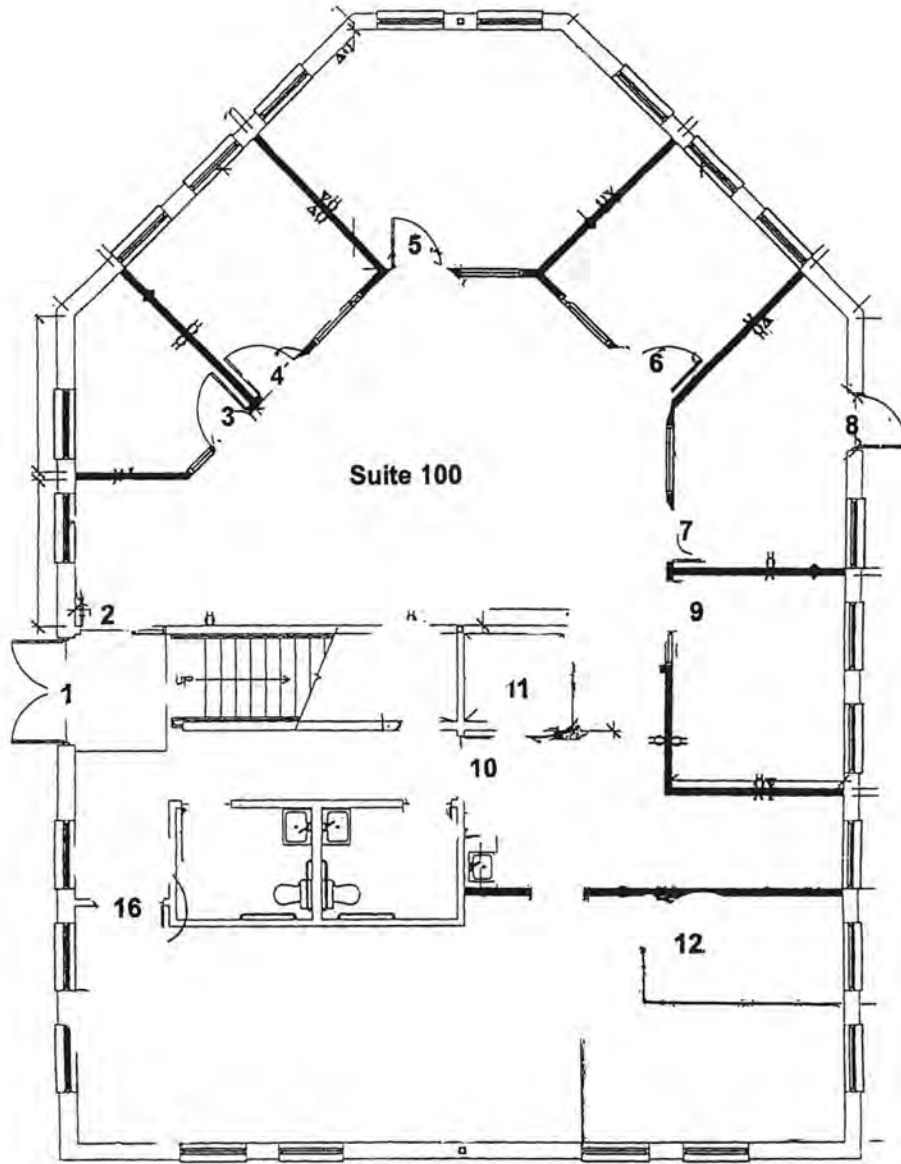
Sale Price:	Call Broker for Details
Lease Rate:	\$23.50 SF/yr (Gross)
Available SF:	1,500 - 3,000 SF
Lot Size:	12,130 SF
Building Size:	6,000 SF

SPACES	LEASE RATE:	SPACE SIZE
Suite 100	\$23.50 SF/yr	3,000 SF
Suite 201	\$21.00 SF/yr	1,500 SF



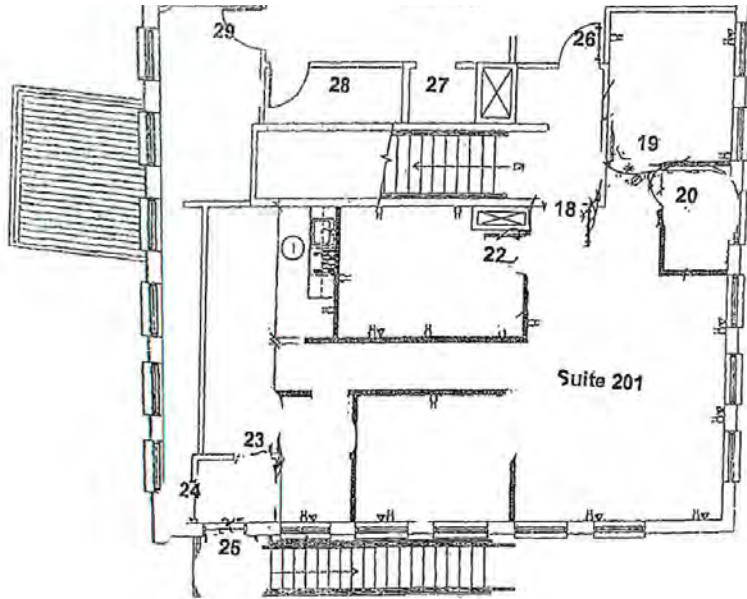
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LOCATION OVERVIEW

This property is located right on Barbur Boulevard, a major corridor for the city of Portland. The location provides quick access to downtown Portland and local freeways including Interstate 5, Highway 99, and Highway 217. Many restaurants and coffee shops are nearby along with the proposed light rail expansion.

POINTS OR INTEREST	DISTANCE	TIME
Interstate 5	1 mi	2 min
Highway 217	2 mi	5 min
Highway 99	1.7 mi	4 min
Portland City Center	7.1 mi	13 min

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