



2275 NE McDaniel Lane, McMinnville

Lease

*Offered at \$1.18/SF Gross Lease

*Minimum of 3-5 year lease

Upgrades

*2025: plank flooring installed in foyer, bathroom flooring , patch/paint interior

*2019: exterior and interior paint, low pile carpet installed throughout building, , sidewalks pressure washed, keyed water faucets installed on exterior faucets

*2018: 30 year composition roof installed, new heat and ac system installed

Building Features

*Easy access to Highway 99W and amenities

*4150 SF, built in approximately 1990 with slab floors

*Approximately 12+ parking spaces (shared)

*Front & Rear entrances

*Enclosed foyer leads to large vaulted entrance and enclosed reception counter

*Large conference room with vaulted ceilings and large picture windows and wall for presentations

*6 office spaces

*Multiple open flex spaces

*Spacious break room

*Women's and Men's bathrooms

*Electrical room, janitor's closet, furnace room and separate room containing water heater