

# Office Space & Storage Yard Near Bridgeport Village

17972 SW MCEWAN ROAD PORTLAND, OR 97224

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however, we do not guarantee it.

## FOR LEASE





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17972 SW McEwan Road, Portland, OR 97224



## PROPERTY DESCRIPTION

The property at 17972 SW McEwan Road is a 5,000 square-foot free-standing office building. The current layout is a mix of open office space and private offices. The building benefits from close access to Interstate 5, Interstate 205, and Highway 217. Existing improvements include a clean room and a couple lab rooms. For companies with vehicle or product storage needs, ownership is willing to carve out up to 20,000 SF of yard space for lease.

## PROPERTY HIGHLIGHTS

- Free-standing office building
- New LED lighting throughout the space
- Abundant natural light
- Generous parking ratio
- Existing clean room in place
- Yard storage space up to 20,000 SF

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (MG)
Available SF:	3,000 - 20,000 SF
Building Size:	5,000 SF
Yard Space:	Up to 20,000 SF. Call brokers for rates

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,063	15,568	34,791
Total Population	9,409	38,302	81,896
Average HH Income	\$108,440	\$124,493	\$117,681



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## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,000 - 5,000 SF	Lease Rate:	\$22.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 17972 SW McEwan Road	Available	3,000 - 5,000 SF	Modified Gross	\$22.00 SF/yr
■ Storage Yard	Available	4,000 - 20,000 SF	Modified Gross	Call Broker for Pricing



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Storage Yard lot lines are approximate



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## LOCATION OVERVIEW

Well located free-standing office building with quick access to many nearby restaurants and services.

Map data  
©2024  
Google



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