



Beebe-West

55 SW Yamhill St, Portland, OR 97204



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Beebe-West

\$13.00 - \$15.00 /SF/YR

- Natural light
- Elevator served
- Clean, dry storage
- Across from the waterfront park, enjoy all of the summer festivals from your window
- Showers with lockers
- Bike storage...



Rental Rate:	\$13.00 - \$15.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	20,862 SF
Year Built:	1858
Walk Score ®:	98 (Walker's Paradise)
Transit Score ®:	95 (Rider's Paradise)

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1

1st Floor

Space Available	4,104 SF
Rental Rate	\$15.00 /SF/YR
Contiguous Area	16,416 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2

2nd Floor

Space Available	4,104 SF
Rental Rate	\$13.00 /SF/YR
Contiguous Area	16,416 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

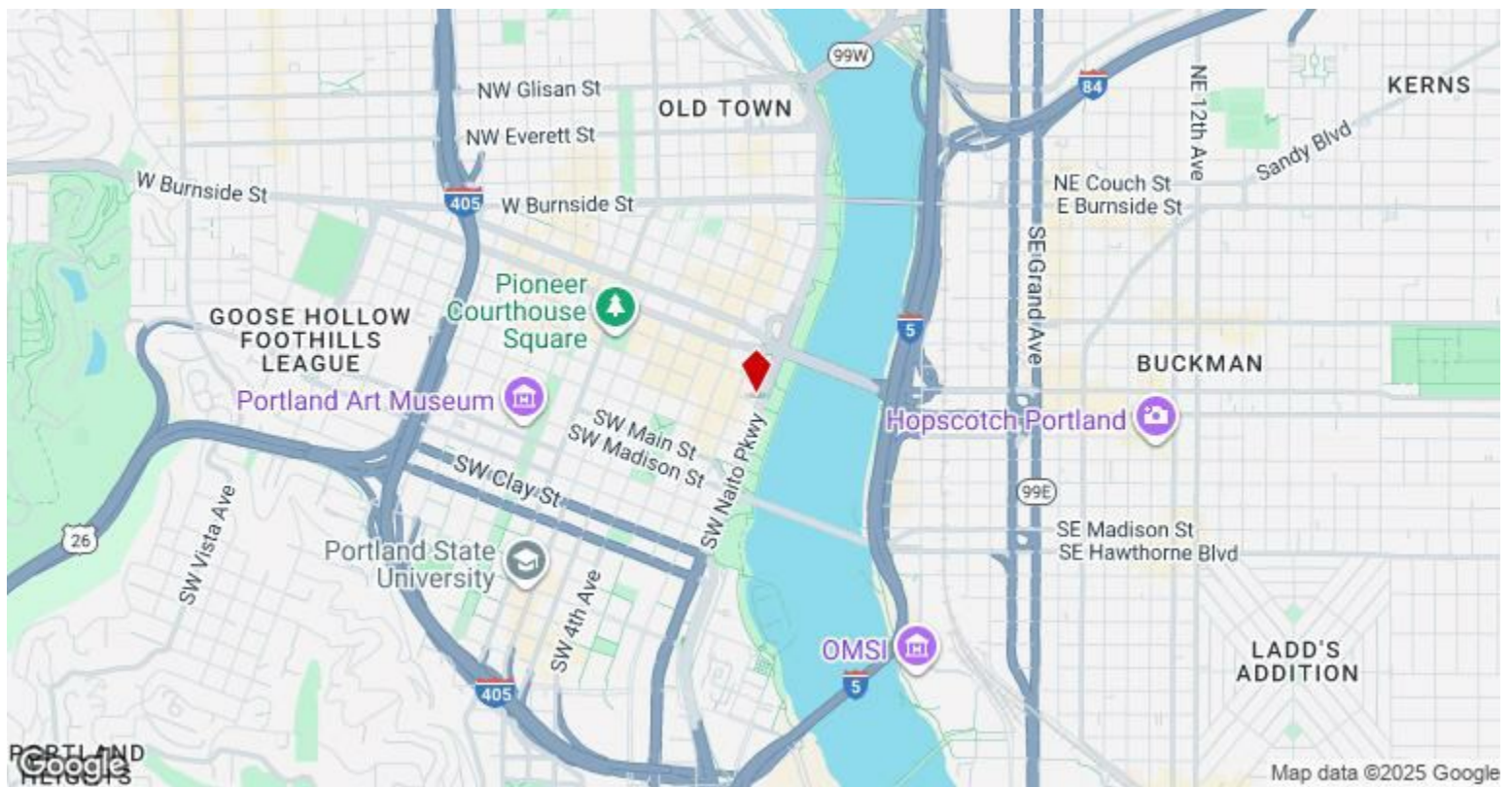
3

3rd Floor

Space Available	4,104 SF
Rental Rate	\$13.00 /SF/YR
Contiguous Area	16,416 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

4th Floor

Space Available	4,104 SF
Rental Rate	\$13.00 /SF/YR
Contiguous Area	16,416 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office
Lease Term	Negotiable



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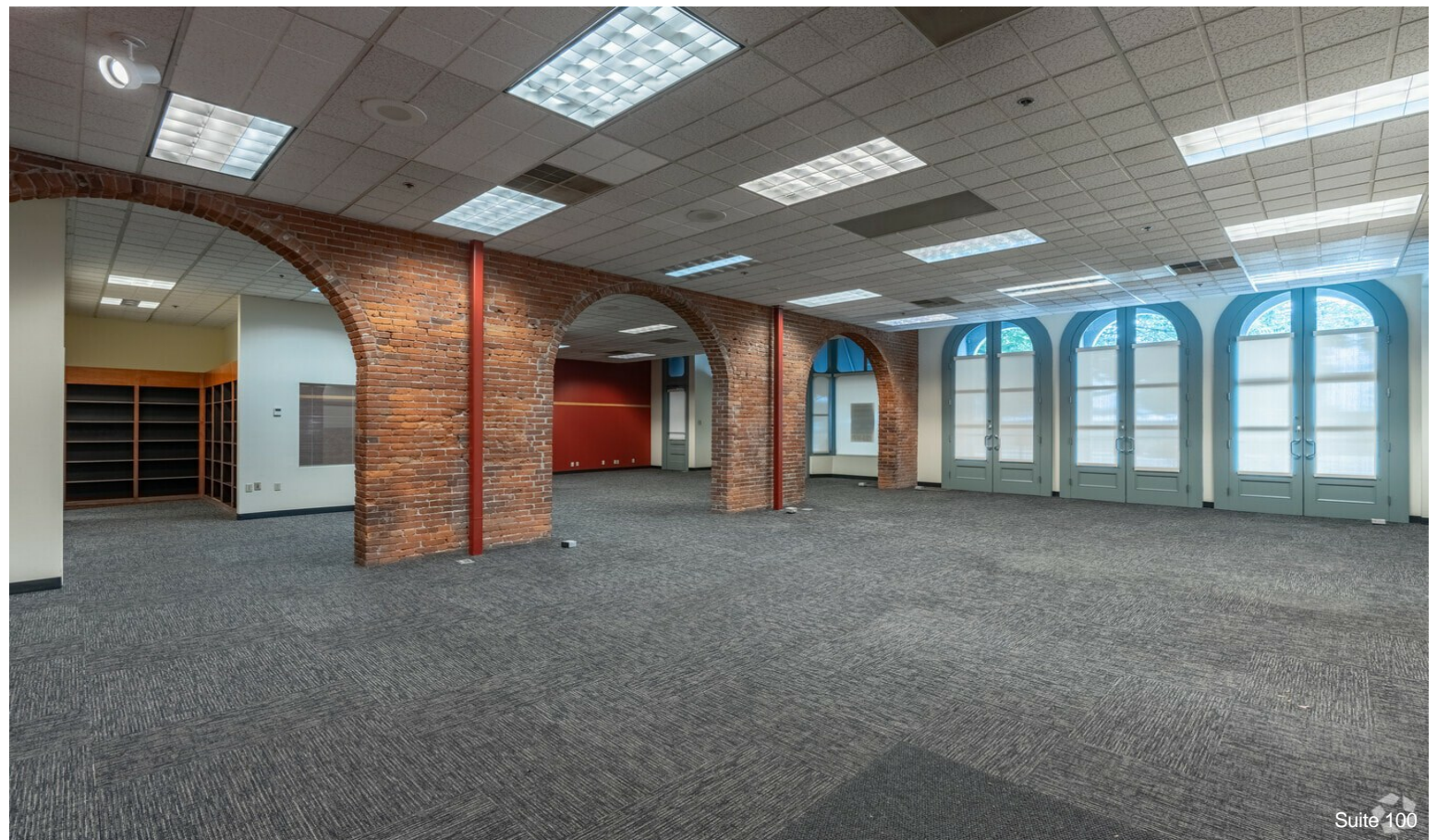
Property Photos



Property Photos



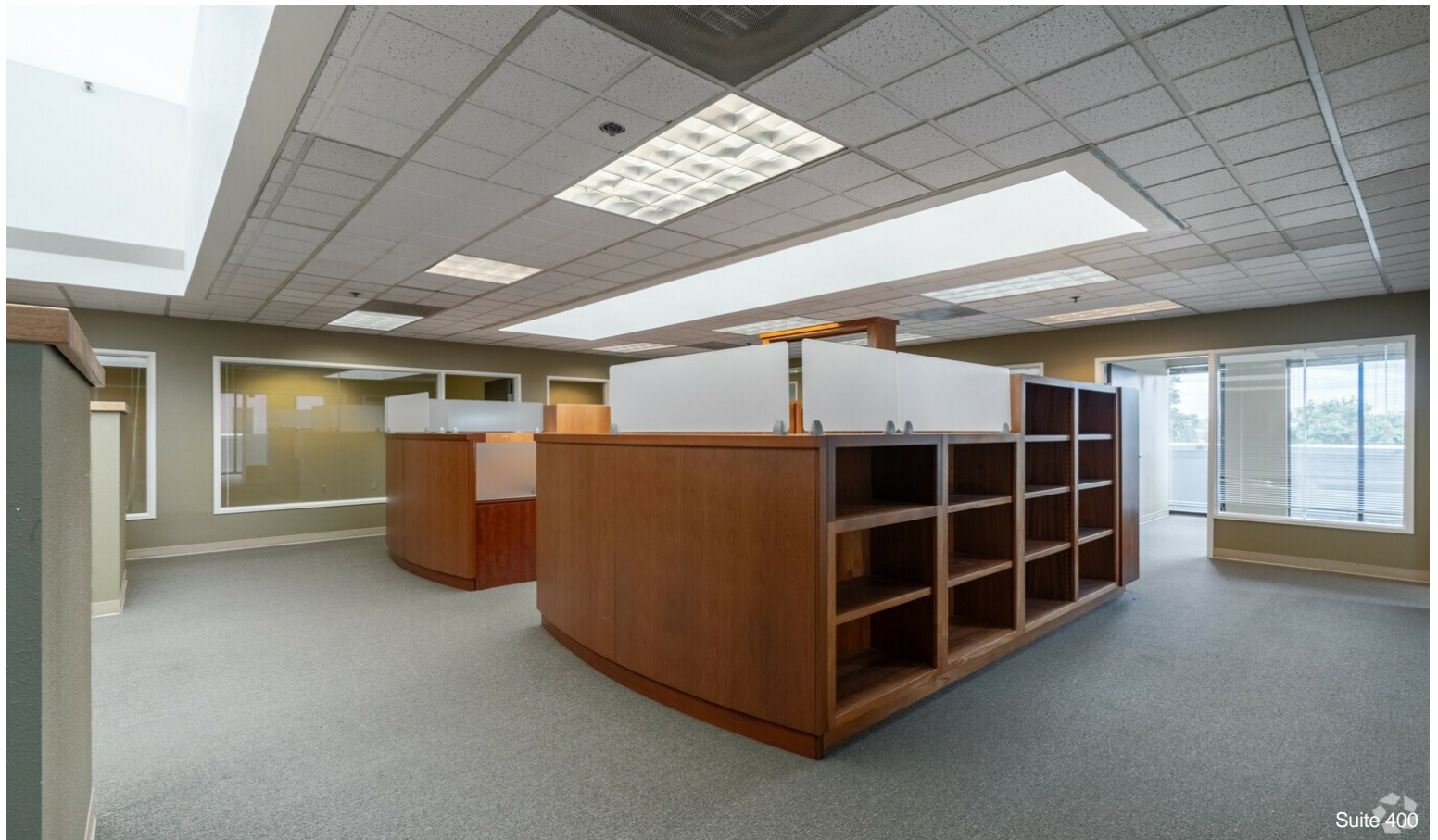
A large, industrial-style interior space, likely a warehouse or a large garage, with a high ceiling and exposed wooden beams. The walls are made of rough, grey concrete. On the left side, there are several black metal racks mounted on the wall, possibly for hanging tools or equipment. In the center of the room, several red bicycles are parked in a row. A white ladder is leaning against a wall in the background. An orange traffic cone is on the floor in the foreground. The floor is made of concrete. The space is well-lit by long fluorescent light fixtures hanging from the ceiling. Various pipes and conduits run across the ceiling and walls. The overall atmosphere is functional and industrial.



Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



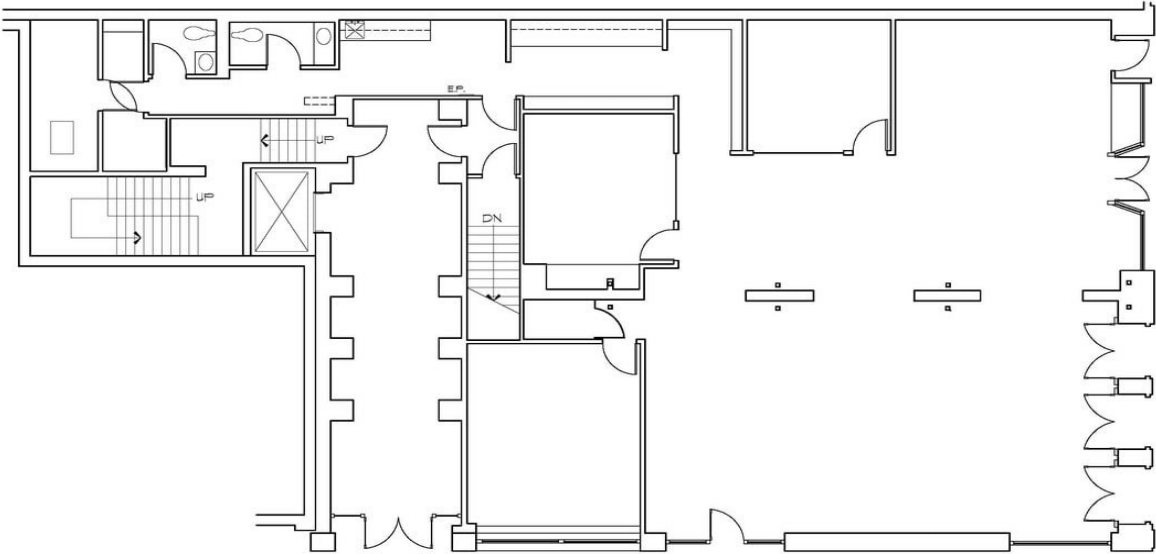
Property Photos



Property Photos



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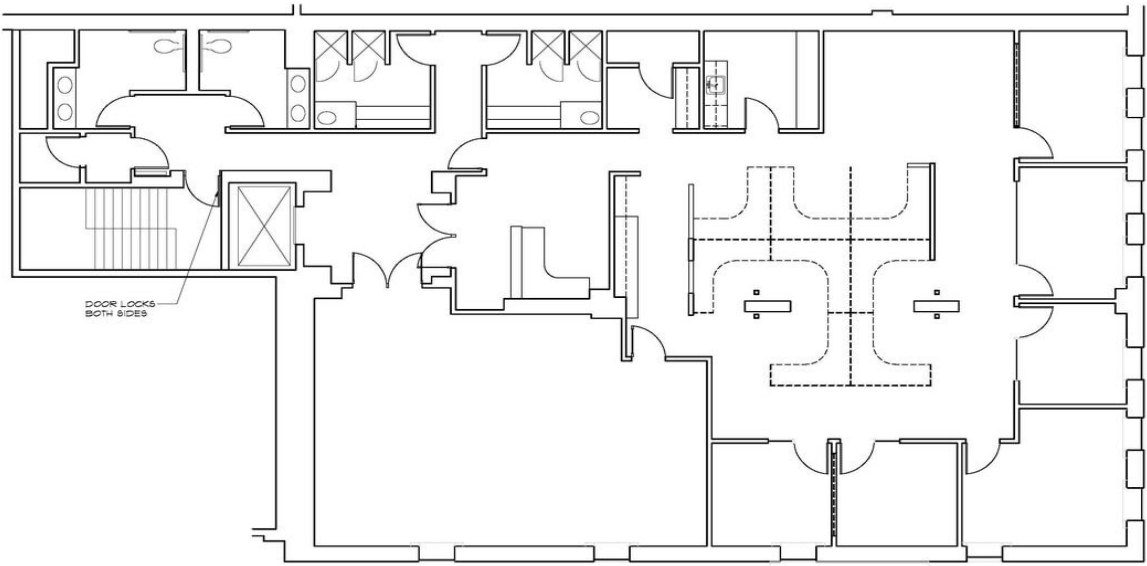


1ST FLOOR PLAN
1/8" = 1'-0"

PLEASE NOTE THESE PLANS HAVE ONLY BEEN PARTIALLY VERIFIED.

Oregon Business Architecture P.C.
P.O. Box 80301 Portland, Oregon 97280
T: 503 / 228-9747 F: 503 / 228-5721

55 SW YAMHILL STREET
PORTLAND, OREGON
OBA#24005 02/25/24



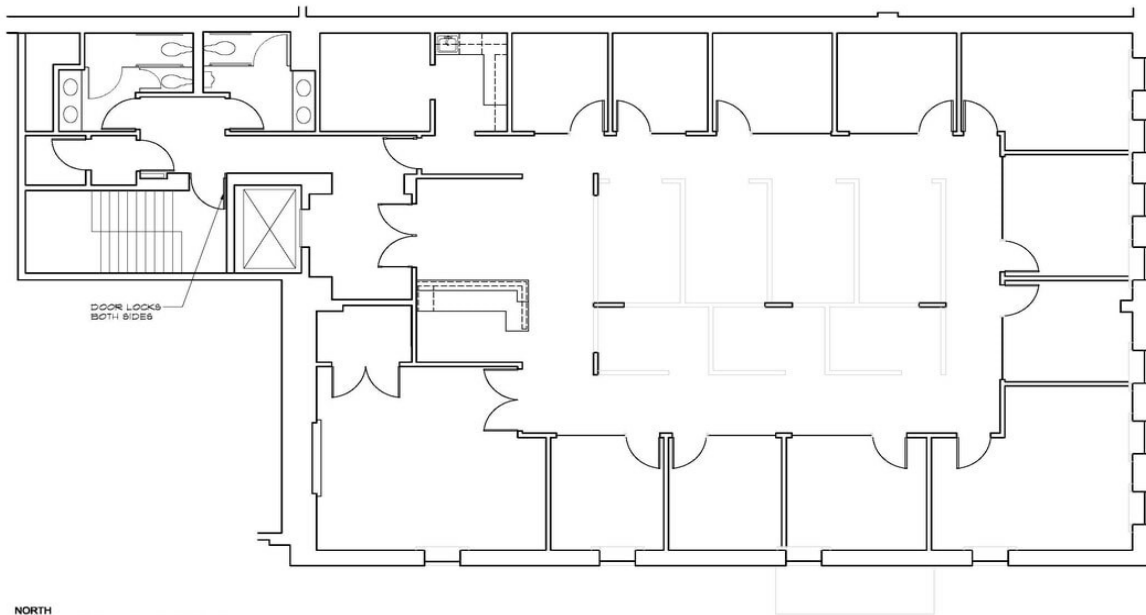
2ND FLOOR PLAN
1/8" = 1'-0"

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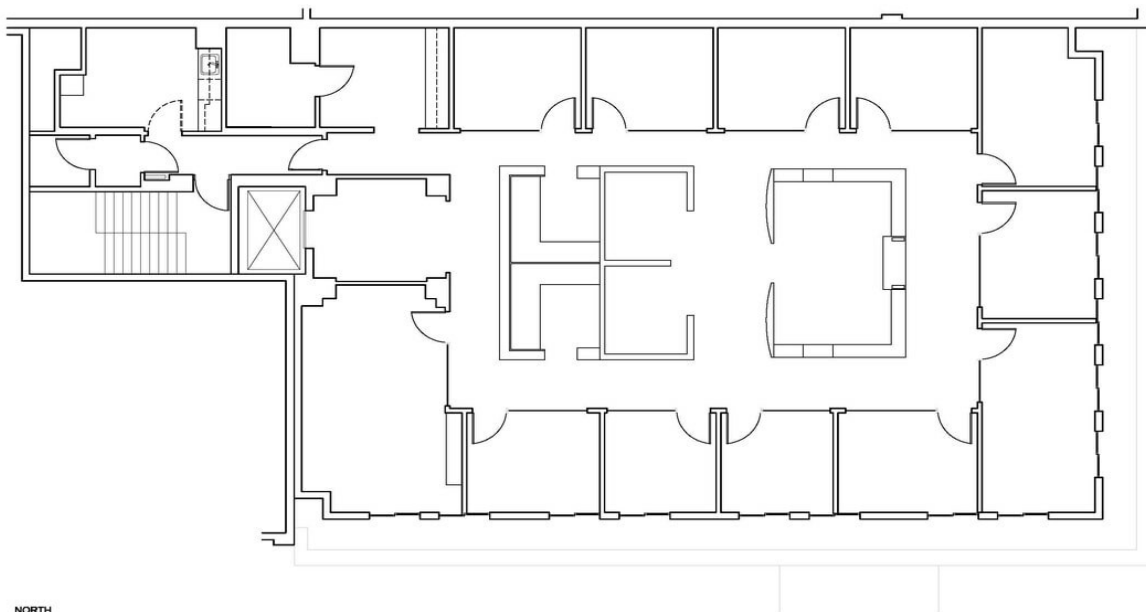


3RD FLOOR PLAN
1/8" = 1'-0"

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4TH FLOOR PLAN
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