

1305 NW 18th Ave.

FOR LEASE



Ben Herman | (503) 276-7197 | [ben@madfishdigital.com](mailto:ben@madfishdigital.com)



# 1305 NW 18th Ave.

**FOR LEASE**

Modern updates in a prime Slab Town/Alphabet District location. Great mix of open creative for cubes or flexible set-up, enclosed offices, and conference areas. Private Balcony & Atrium provide ample natural light. 1 block from street car line. Close proximity to New Seasons, shops on NW 23rd and 21st. Permitted street parking is available from the city. After hours security patrol. Biker's score = 98; Walker's score = 96



## **PROPERTY INFORMATION**

<b>Base Lease Rate:</b>	<b>\$23/SF</b>
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<b>Building Size:</b>	<b>6045 SF</b>
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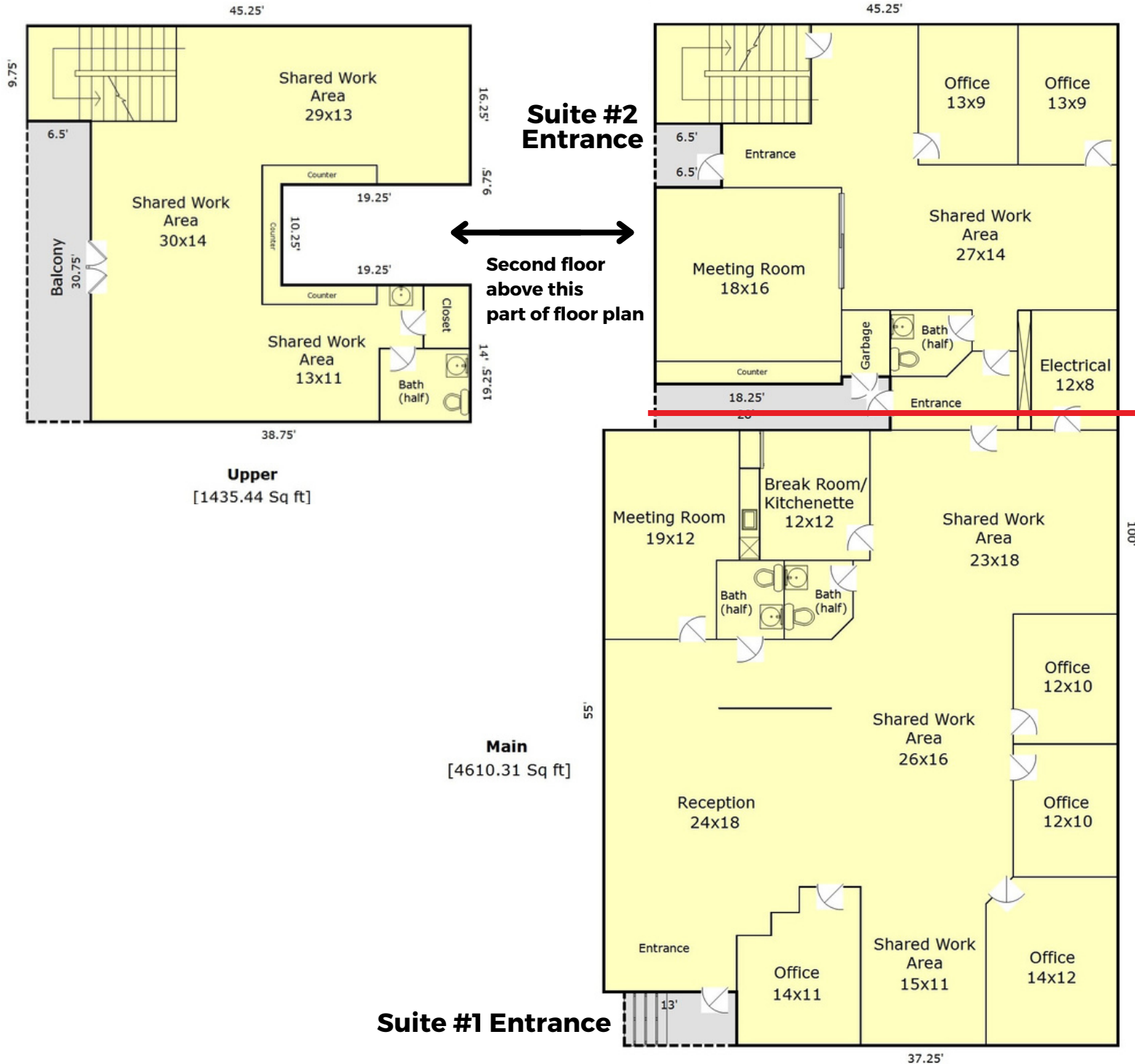
<b>Minimum divisible:</b>	<b>2900 SF</b>
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<b>Maximum contiguous:</b>	<b>6045 SF</b>
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<b>NNN:</b>	<b>\$5/SF</b>
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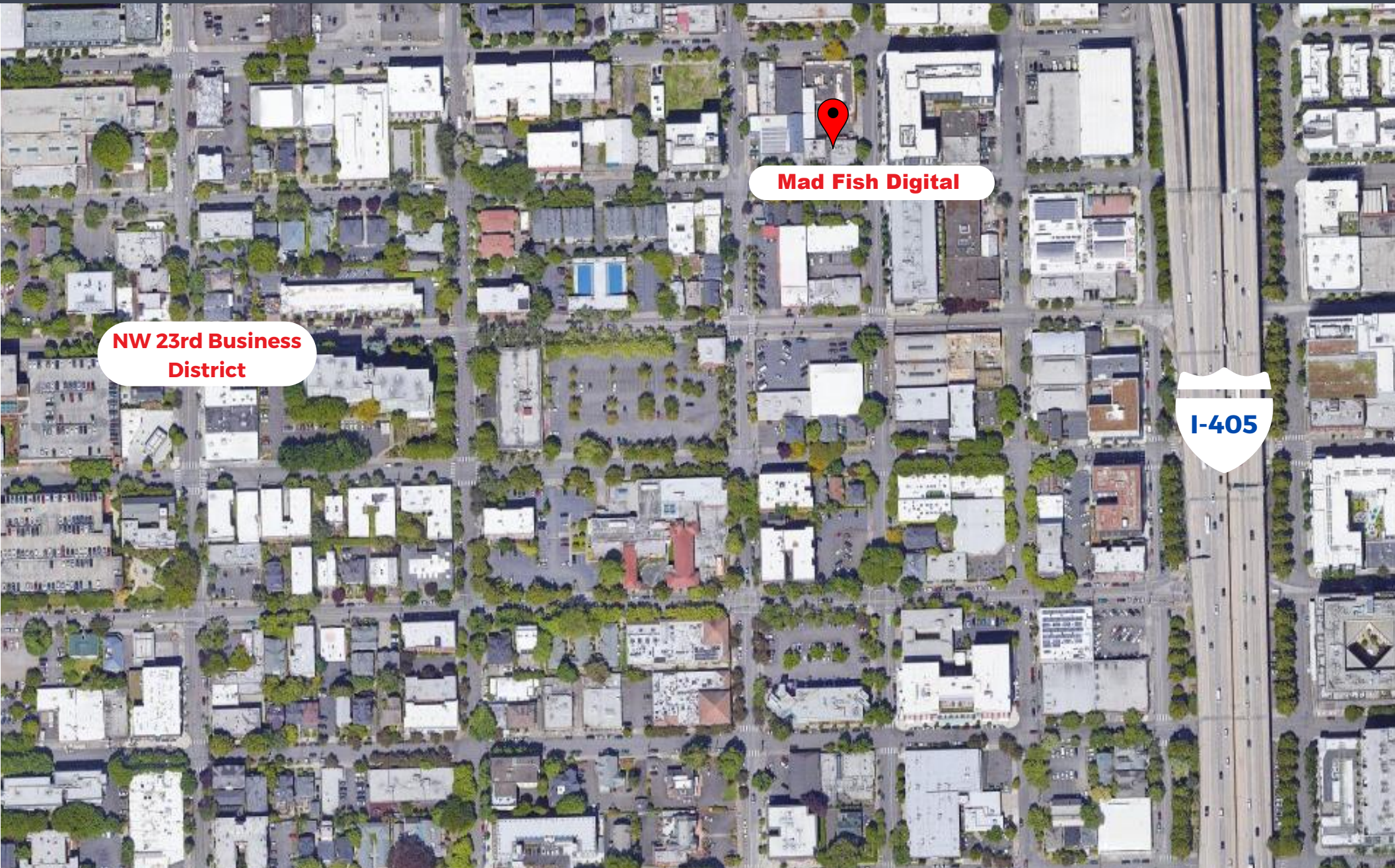






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AREA MAP

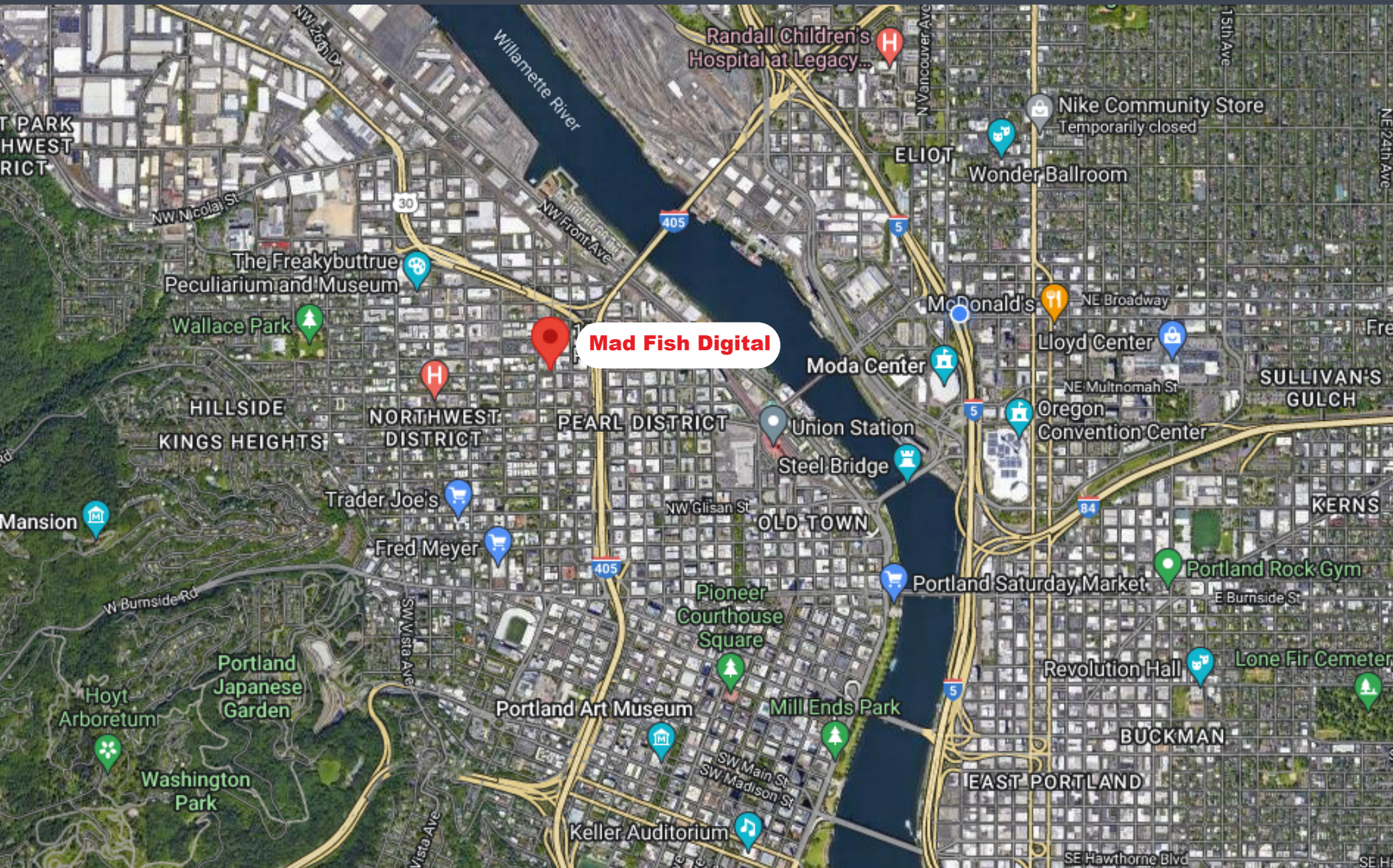


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