

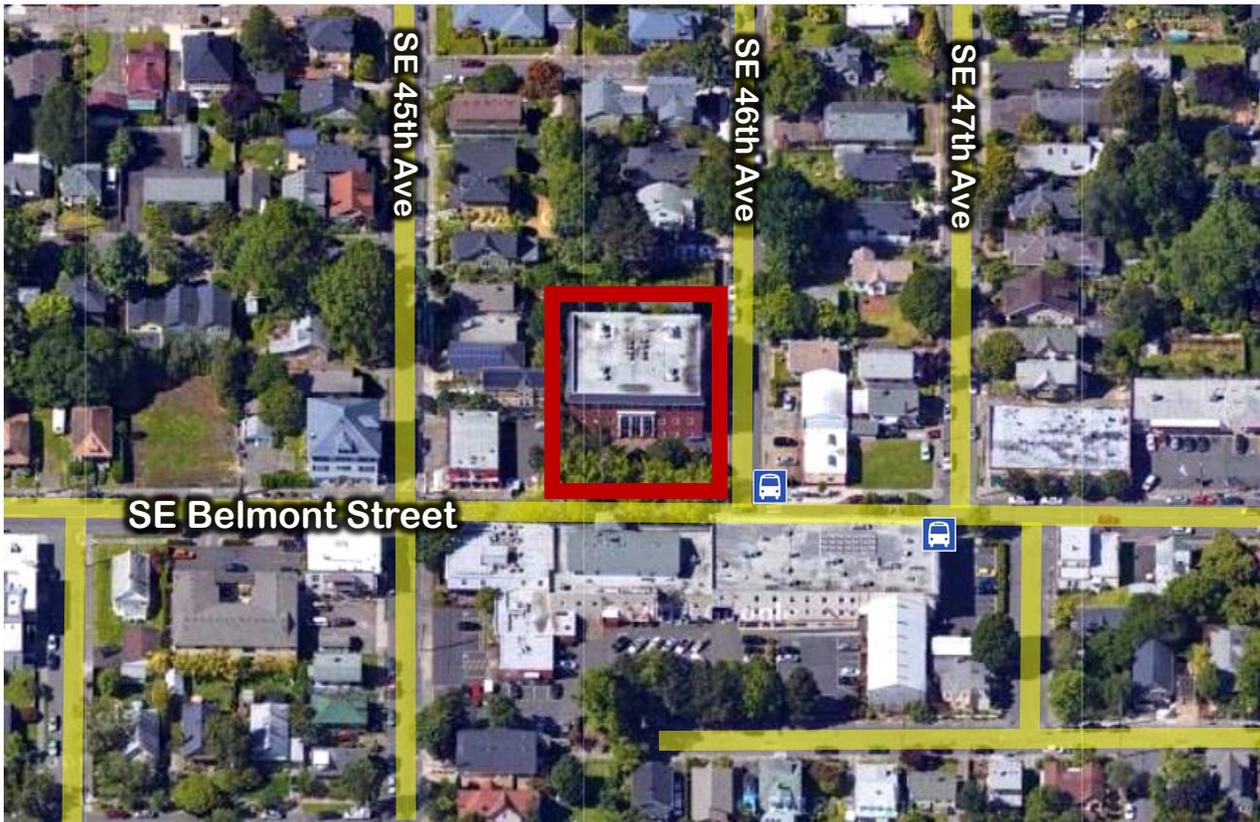
# BELMONT BUILDING

**For Lease** Suite 109  
4531 SE Belmont Street  
Portland, OR 97215

James Gillespie  
Oregon Principal Broker  
(503) 890-5775  
jimgillespie@kw.com

# EXECUTIVE SUMMARY

KW Commercial-Portland Central is pleased to offer the opportunity to lease individual office spaces. The Belmont Building has a great corner location, with walking distance from several Portland Tri-Met bus stops. The Belmont neighborhood has many restaurants and retail shops.



## LEASE OVERVIEW

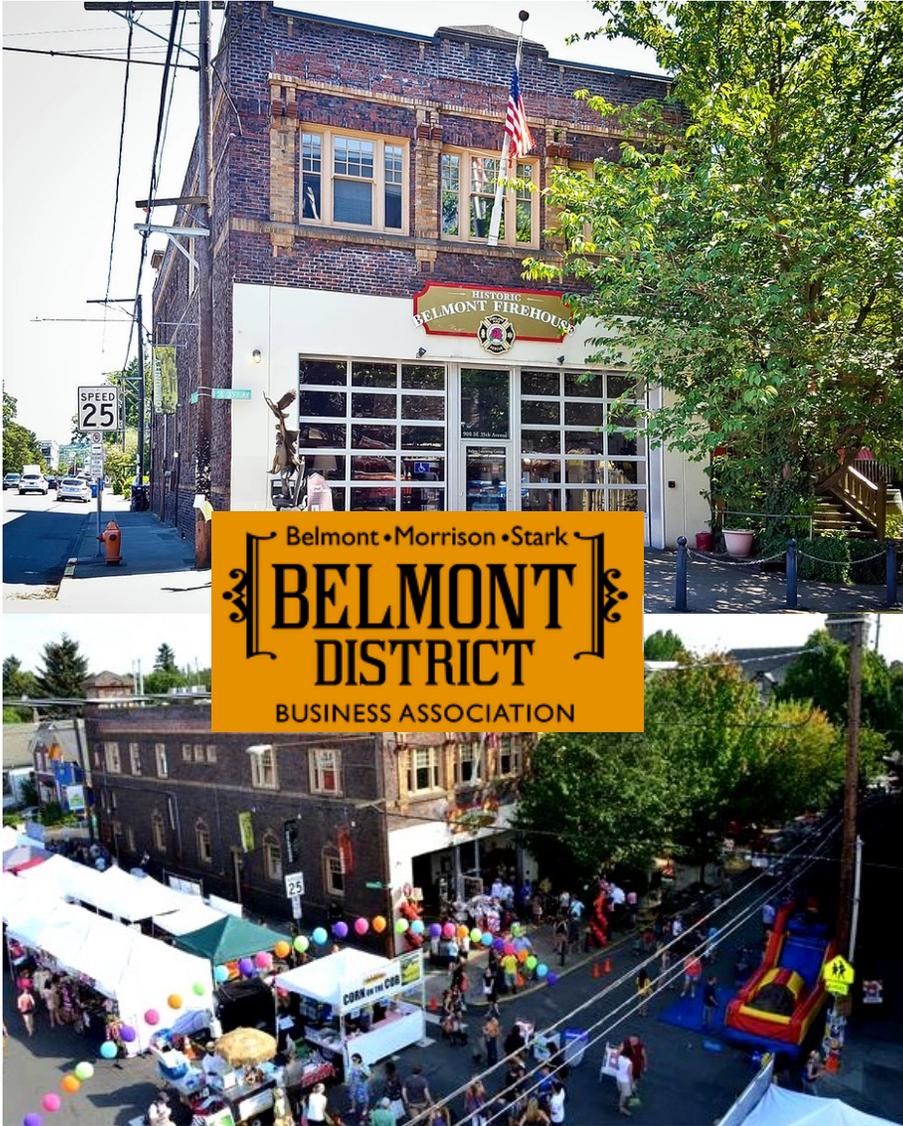
Address	4531 SE Belmont Street
Suite	109
Lease Rate	\$800 per month
Lease Type	Full service
Available	Now
Market	Close in SE Portland
Term	Minimum 5 year lease term

BELMONT BUILDING  
4531 SE BELMONT STREET, PORTLAND, OR

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LEASING, SALES, VALUATIONS

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# FEATURES



\*Top: The Historic Belmont Firehouse

\*Below: 2015 Belmont Street Fair on SE 35th Ave

- Office space in the Belmont District.
- Exposed brick brings forth character and a warm atmosphere.
- This space has its own kitchen and ADA bathrooms.
- Natural lighting from windows.
- Access to an outdoor courtyard.
- Located on Belmont Street and 45th.
- Neighborhood has a business association.
- Neighborhood encompasses Laurelhurst Park and Mt. Tabor Park.
- This area has a nice mix of urban diversity with a funky feel and Portland's sense of individuality.
- Portland's TriMet bus stops a block away from the location.
- The Belmont Area Business Association is an organization of property and business owners. They work to improve and promote business welfare of the Belmont Area.

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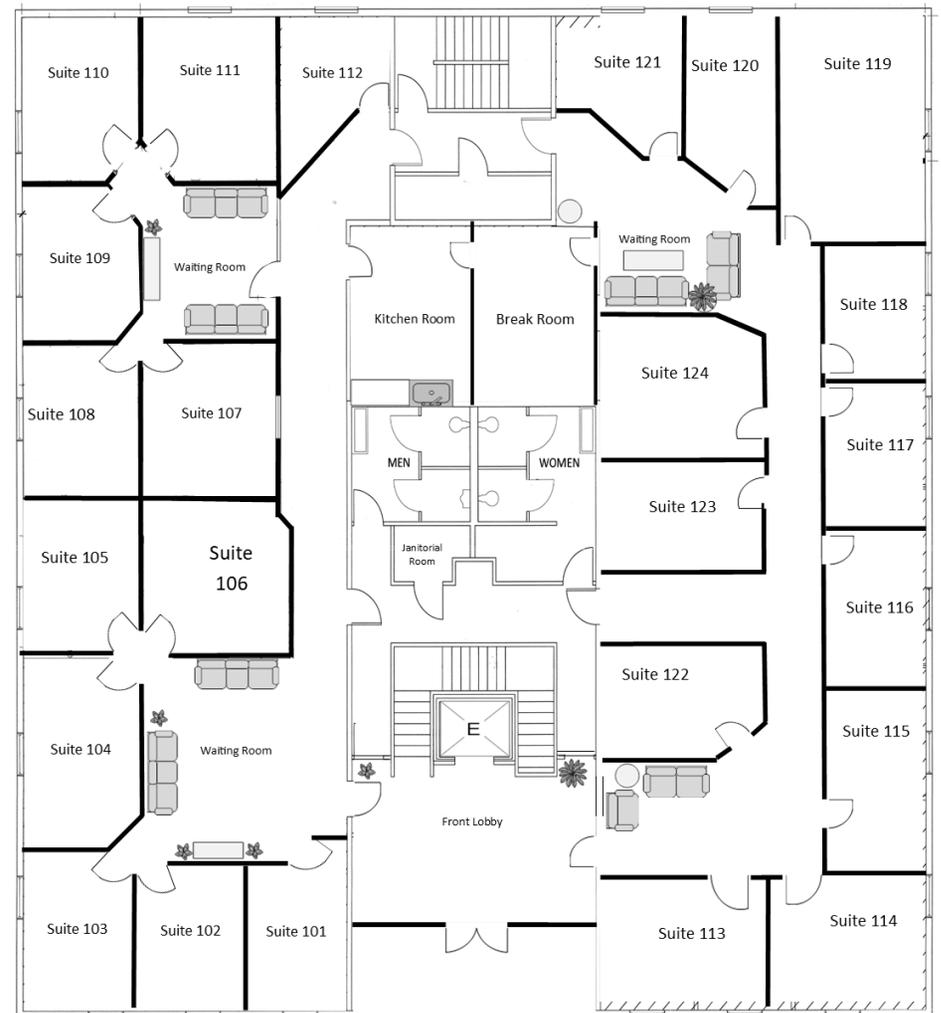
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# FLOOR PLAN

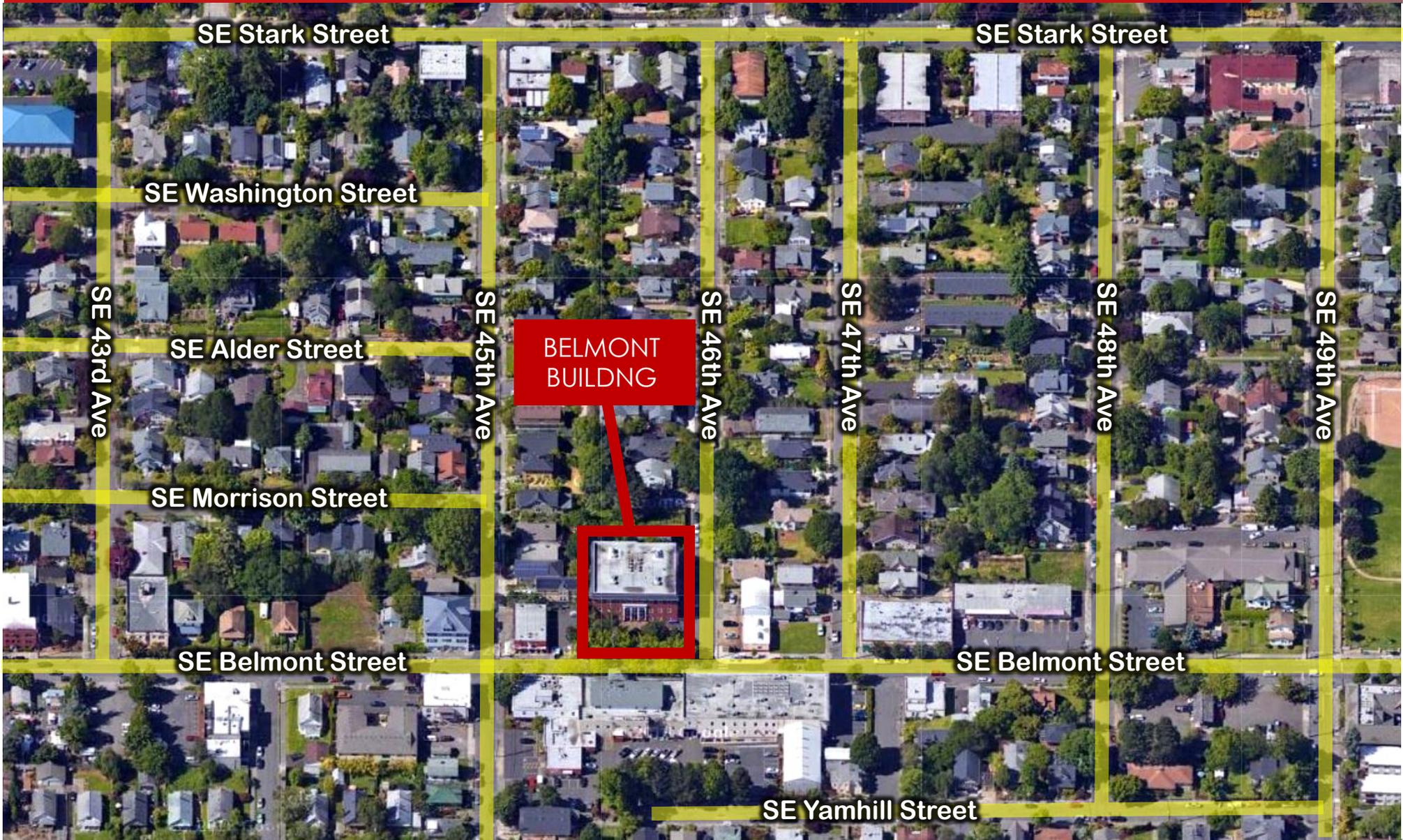
## FIRST FLOOR

- All offices have dimmable lights
- Individual thermostats for each office
- ADA Bathrooms and an automatic front ADA door
- \$300,000 of building improvements in the last two years. Including new roof, HVAC system and lighting
- High ceilings
- Common Kitchen/breakroom
- Available Now



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# AERIAL OVERVIEW



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# BELMONT BUILDING

4531 SE BELMONT STREET

PORTLAND, OR

## Exclusively Listed By:

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