

**FOR LEASE**  
**8713-8725 NE**  
**Emerson**

**BROKER INCENTIVE! EARN \$1/SF BONUS FOR  
LEASES SIGNED BETWEEN 3-5 YEARS!**

**FULL BUILDING OPPORTUNITY FOR LEASE**

Portland, OR 97220

**PRESENTED BY:**

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**JIM WIERSON II**

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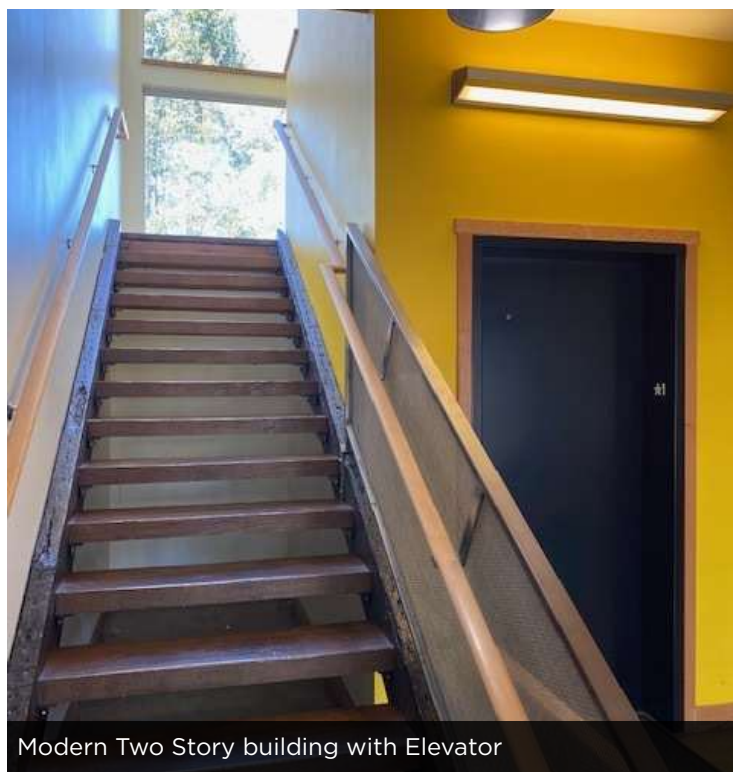
[jim.wierson@svn.com](mailto:jim.wierson@svn.com)

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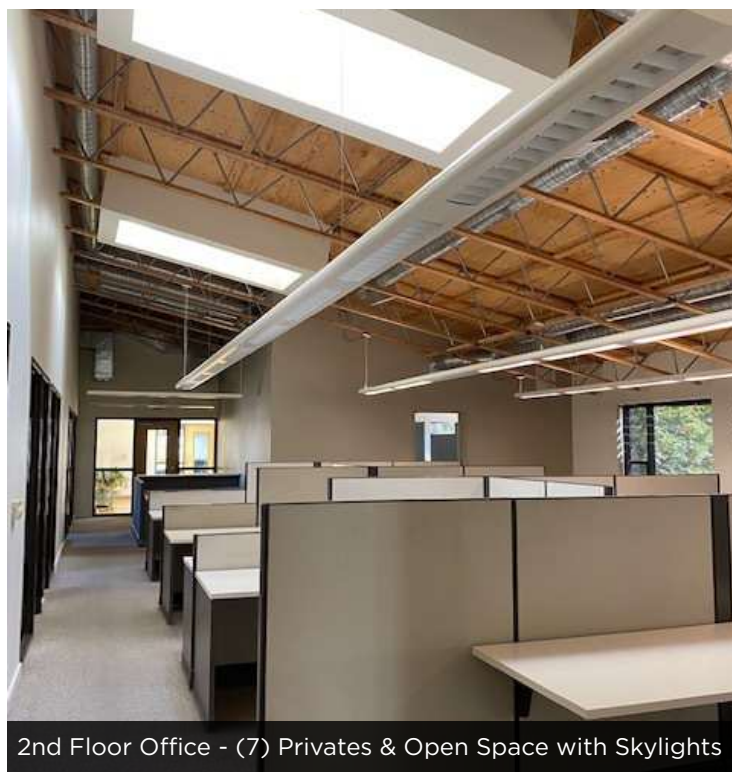




## PROPERTY SUMMARY



Modern Two Story building with Elevator



2nd Floor Office - (7) Privates & Open Space with Skylights

## OFFERING SUMMARY

LEASE RATE:	\$19.00 MG
BUILDING SIZE:	8,876 SF
AVAILABLE SF:	4,438 - 8,876 SF
LOT SIZE:	0.57 Acres
YEAR BUILT:	2009
ZONING:	IG2 with Conforming Office Use
MARKET:	NE Portland

## PROPERTY OVERVIEW

Broker Incentive! Earn a \$1/SF bonus for leases signed between 3-5 years! Full Building available! Up to 8,876 of Creative Office, Flex, or HQ Space! Elevator served, ADA accessible with abundant parking this property offers many opportunities! Both floors are divided into 2 sides with a combination of up to 11 private offices with windows, open areas with Skylights & Team rooms. Two (2) full kitchens and a glazed Roll Up Door on the first floor. Restrooms on both floors. Bonus 3000ft. of on site storage available as well as an overflow secured parking lot for up to 25 vehicles.

## PROPERTY HIGHLIGHTS

- 8,876 RSF can be demised to one or two floors
- Ample Parking in Gated & Secured Parking Lot
- Additional 3000ft. of Storage Available on site
- Elevator Served & ADA Accessible
- Glazed Roll Up Door & Yard with Picnic Area
- Lots of Natural Light + Skylights
- Team & Training Rooms
- Potential Plug & Play, Furnishings Available
- Immediate Occupancy Available

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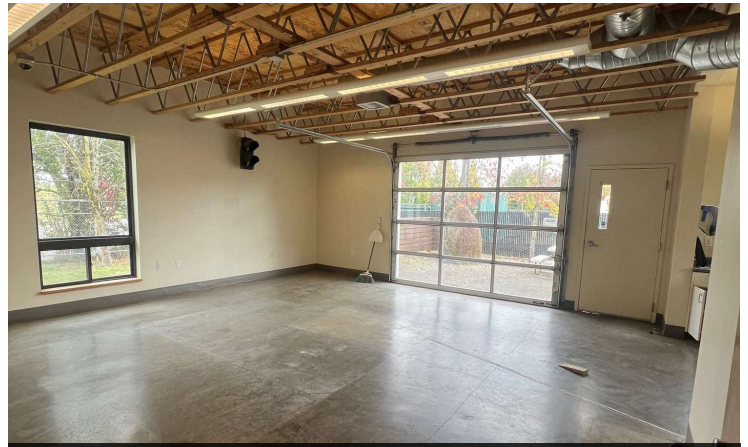
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## ADDITIONAL PROPERTY PHOTOS



Glazed Roll Up Door on East End of building



Interior Open room, glazed roll up, kitchen & office



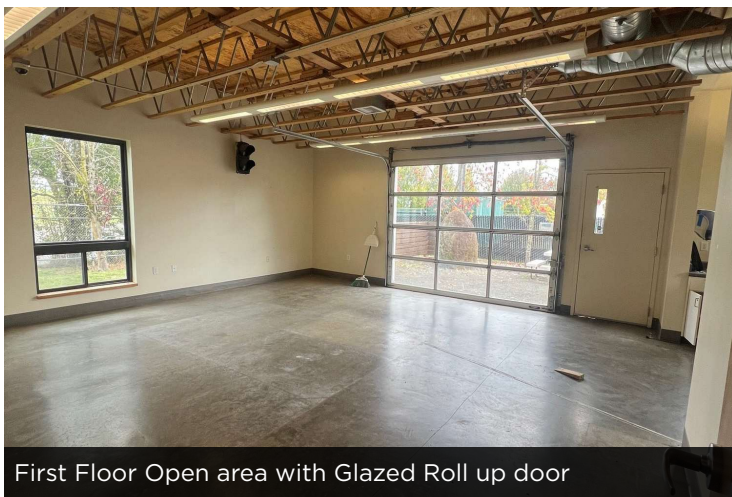
2nd floor Training Room



2nd Floor with (7) window Privates



2nd Floor Conference Room



First Floor Open area with Glazed Roll up door



East End with Picnic Table outside Roll up door

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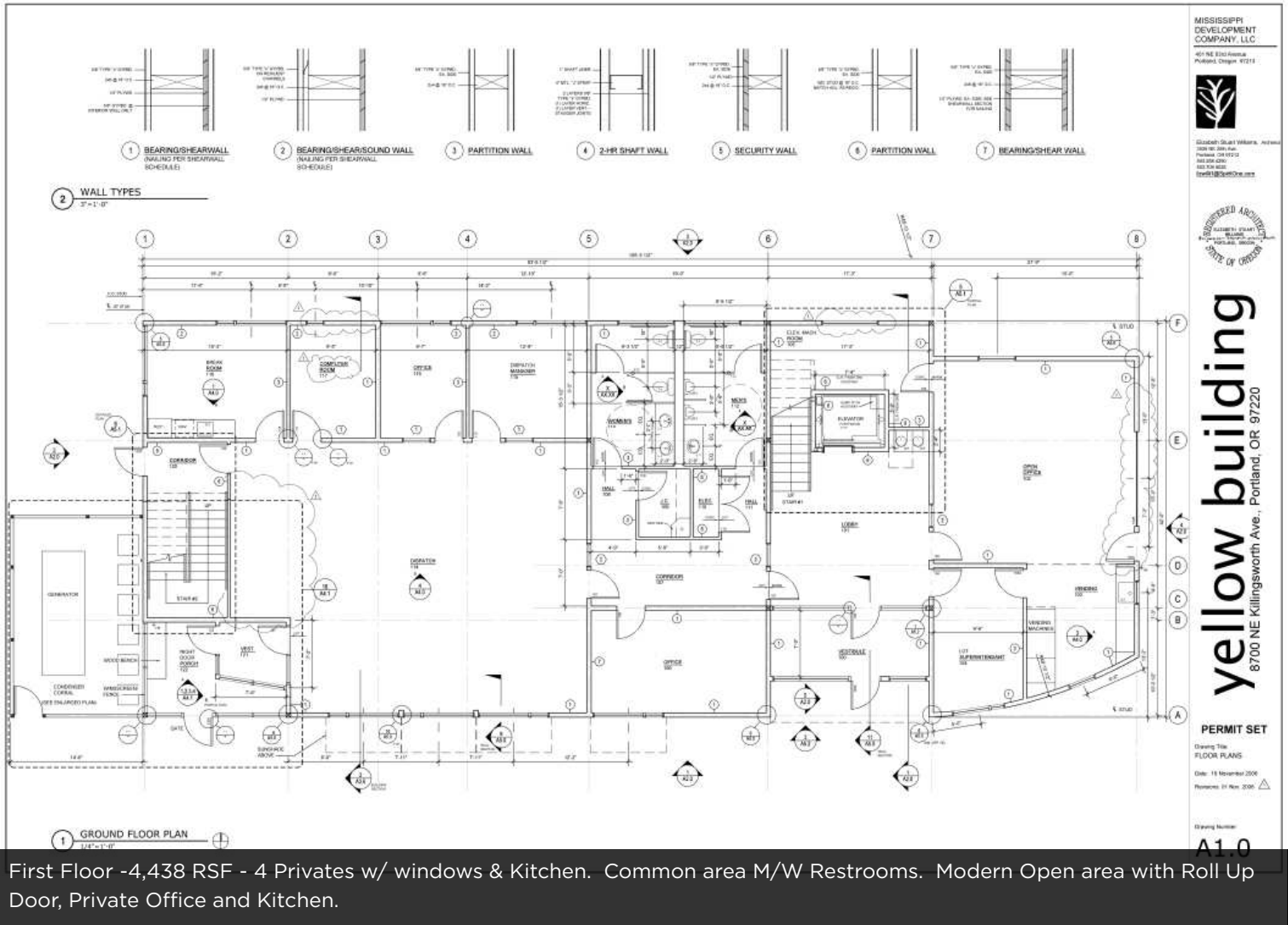
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FIRST FLOOR - 4,438 RSF



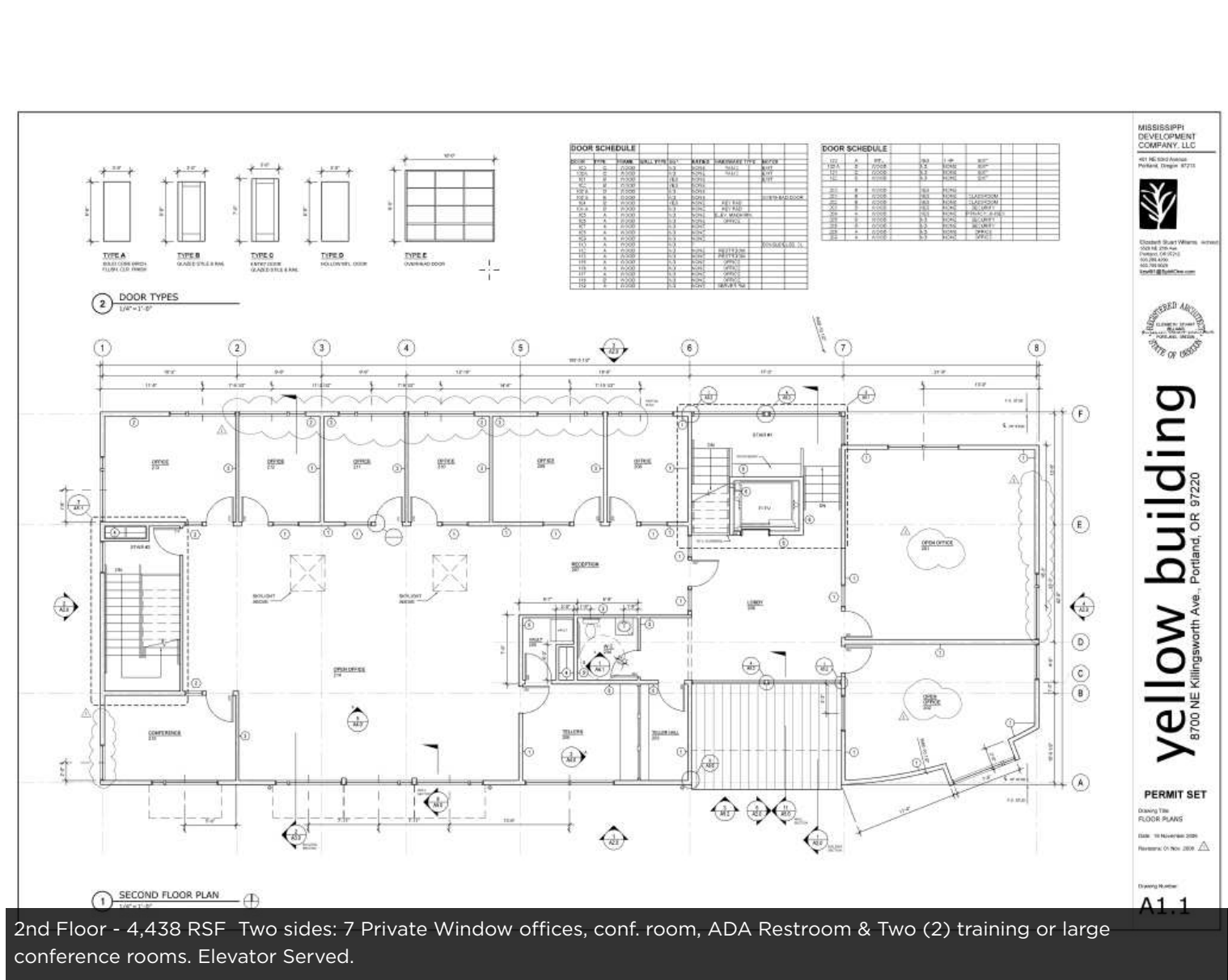
LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	3-5 Years
TOTAL SPACE:	4,438 - 8,876 SF	LEASE RATE:	\$19.00 SF/yr.

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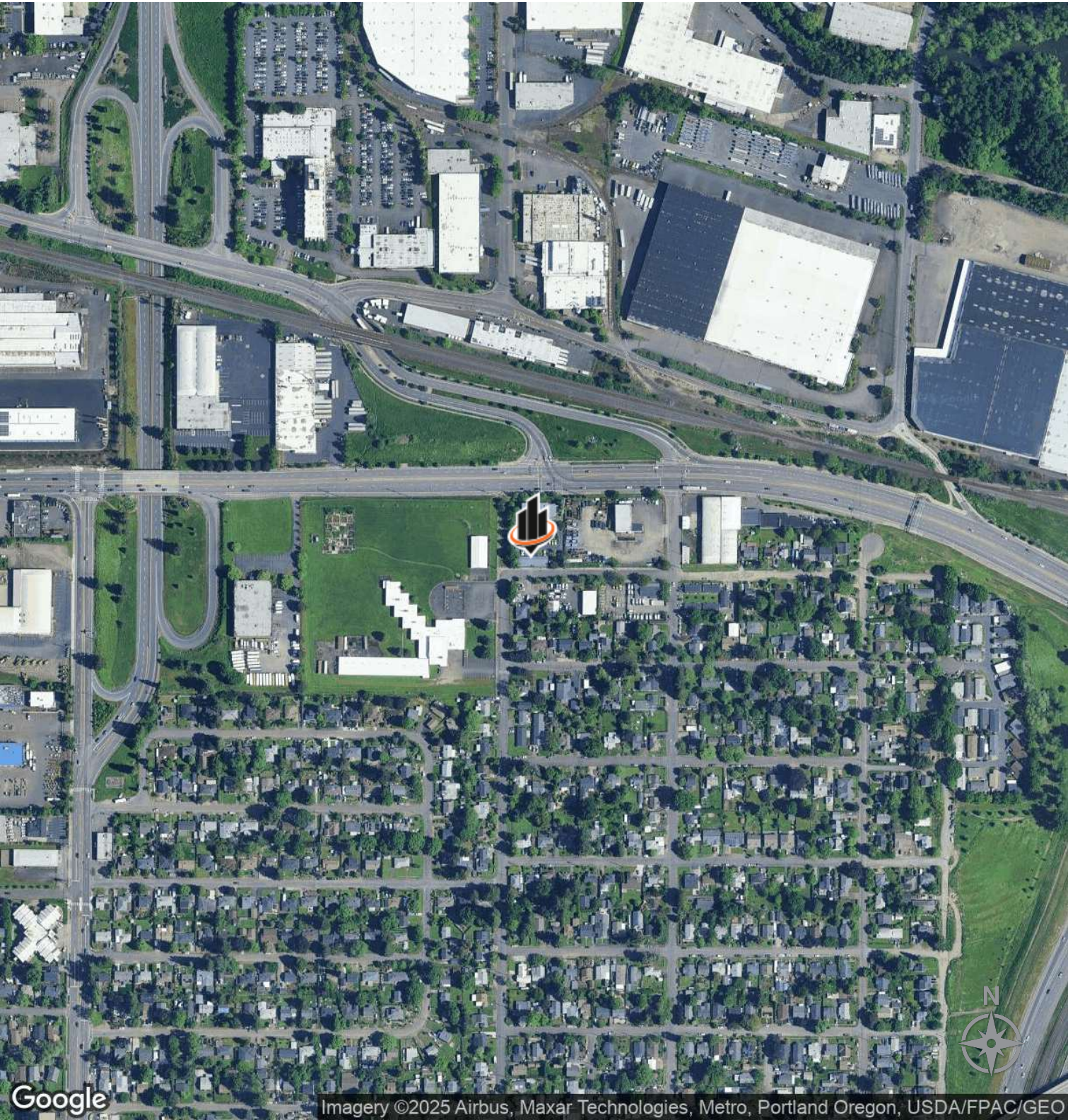
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LOCATION MAP



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