

LOCATION OVERVIEW

Located in the thriving city of Keizer, the area surrounding the property offers a vibrant blend of commercial, retail, and residential developments. Just a short drive from the heart of Keizer, tenants can enjoy convenient access to a variety of dining options, retail centers, and recreational facilities. With nearby attractions like Keizer Station, the Keizer Heritage Foundation, and the Keizer Rapids Park, employees and visitors will have plenty of opportunities to explore and unwind. This dynamic area provides an ideal balance of urban amenities and natural beauty, making it an attractive location for office tenants looking for a prime business address with a rich community atmosphere.

PROPERTY HIGHLIGHTS

- - 7,330 USF of contemporary office space
- - Triple Net Lease pricing of \$1.25 per SF
- - ADA Accessible with backup generator
- - High-capacity file storage capabilities
- - Parking ratio of 4.2 spaces per 1,000 SF
- - Modern architecture and design
- - Convenient access to major transportation routes
- - Well-appointed private offices and common work areas

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PROPERTY DESCRIPTION

Discover the perfect blend of functionality and style at this exceptional property in Keizer. Boasting a flexible floor plan, this space is designed to accommodate the evolving needs of today's businesses. With ample parking, excellent visibility, and convenient access to major transportation routes, the property offers unparalleled convenience for employees, clients, and visitors. Featuring a nicely designed lobby, common work areas, and private offices. Experience the this comfortable and efficient office space at a premier location. New exterior paint, interior paint, floor covering, and a new roof is scheduled to be installed.

OFFERING SUMMARY

Lease Rate:	\$1.25 SF/month (NNN)
Number of Units:	1
Available SF:	7,330 SF
Lot Size:	0.61 Acres
Building Size:	7,330 SF

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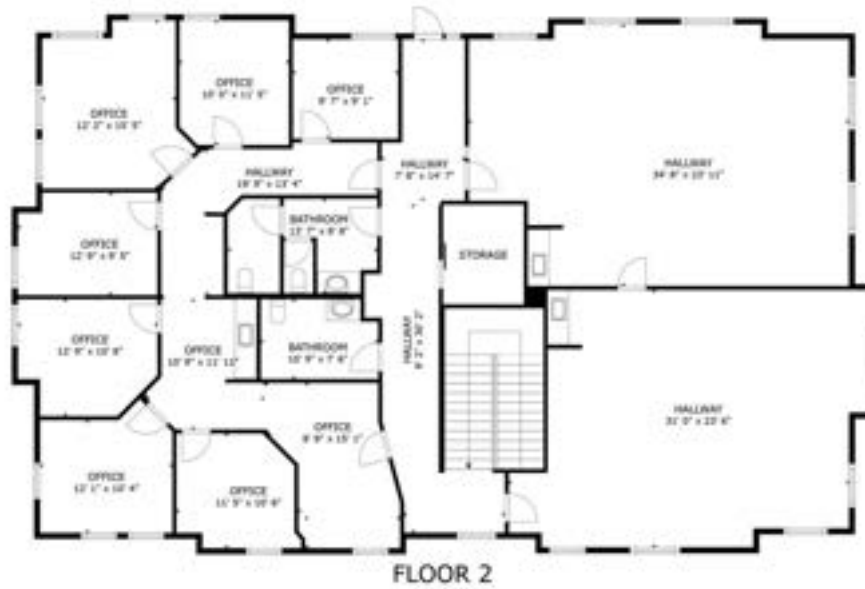
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GROSS INTERNAL AREA
FLOOR 1 3,439 sq.ft. FLOOR 2 3,467 sq.ft.
EXCLUDED AREAS: STORAGE 483 sq.ft.
SCALE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

LEGEND



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	7,330 SF	Lease Rate:	\$1.25 SF/month

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