FOR LEASE

Yellow Building

8725 NORTHEAST EMERSON STREET
PORTLAND, OR 97220

4,438 - 8,876 SF of Office

KAI FUHRMANN
General Manager
(503) 740-3008
kai.cityhouses@gmail.com

Property Summary

Building SF:	8,876
Lease Rate:	Negotiable
Lot Size:	0.57 Acres
Parking Ratio:	4.5 : 1,00
Parking:	Secured Lot
Year Built:	2009
Zoning:	IG2 (conforming office use)
Available Space	4,438 - 8,876 SF
Note:	2,900 SF warehouse

Property Overview

With versatile Creative Office, Flex, or Headquarters space options, this property is truly a blank canvas. Convenient elevator access and full ADA compliance, plus ample parking. Features two spacious floors divided into two sides, with plenty of natural light. Open areas enhanced by skylights and collaborative space. Two fully equipped kitchens and a glazed grade roll-up door on the first floor. Restrooms on both levels. An additional 2,900 SF storage warehouse is available. Secured fully fenced parking with motorized gate.

Location Overview

Conveniently located off NE Lombard. Close to I-205 and PDX.

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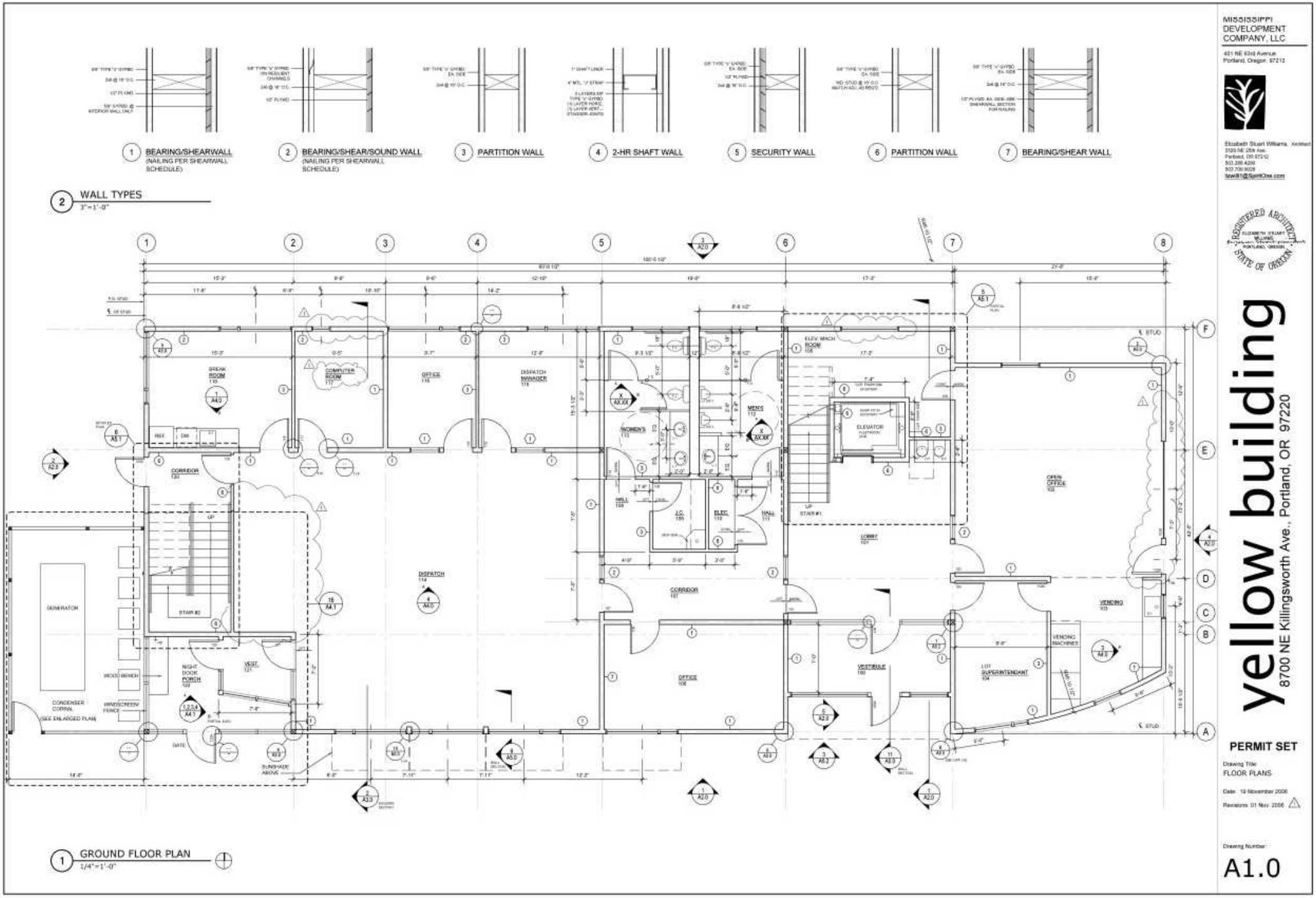
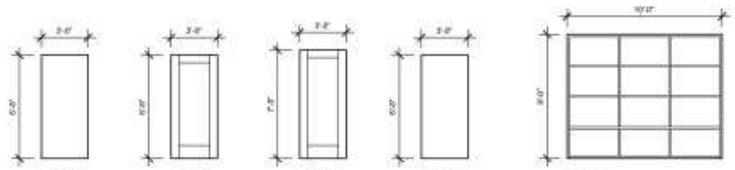
CITY HOUSES INCORPORATED

PROPERTY PHOTOS

Yellow Building

8725 Northeast Emerson Street | Portland, OR 97220


1 BEARING/SHEARWALL (NAILING PER SHEARWALL SCHEDULE)
2 BEARING/SHEAR/SOUND WALL (NAILING PER SHEARWALL SCHEDULE)
3 PARTITION WALL
4 2-HR SHAFT WALL
5 SECURITY WALL
6 PARTITION WALL
7 BEARING/SHEAR WALL
2 WALL TYPES
3"=1'-0"
1 GROUND FLOOR PLAN
1/4"=1'-0"
MISSISSIPPI DEVELOPMENT COMPANY, LLC
yellow building
8700 NE Killingsworth Ave., Portland, OR 97220
PERMIT SET
Drawing Title:
FLOOR PLANS
Date: 19 November 2006
Revisions: 01 Nov 2006
Drawing Number:
A1.0



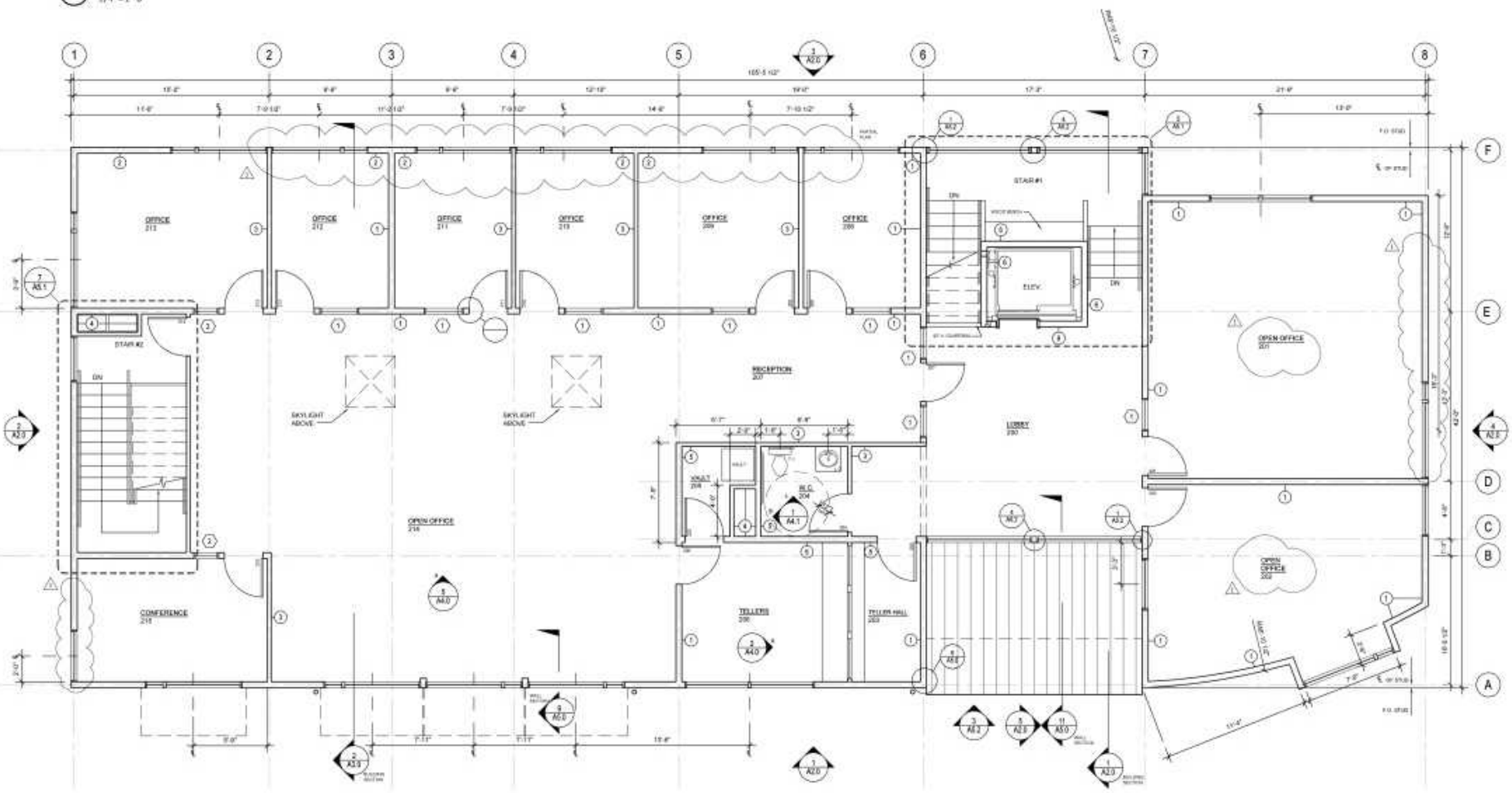
2 DOOR TYPES
1/4"=1'-0"

DOOR SCHEDULE

DOOR	TYPE	FRAME	WALL TYPE	SIZE	RATING	HARDWARE TYPE	NOTES
101	C	STOOD		3-0	NONE	PANIC	EXIT
101A	C	STOOD		3-0	NONE	PANIC	EXIT
101	E	STOOD		16'0	NONE		EXIT
102	E	STOOD		16'0	NONE		
102 A	D	STOOD		3-0	NONE		
102 B	E	STOOD		3-0	NONE		OVERHEAD DOOR
104	E	STOOD		16'0	NONE	KEY PAD	
104 A	B	STOOD		3-0	NONE	KEY PAD	
105	A	STOOD		3-0	NONE	R.R.V. MACHINE	
106	A	STOOD		3-0	NONE	OFFICE	
107	A	STOOD		3-0	NONE		
108	A	STOOD		3-0	NONE		
109	A	STOOD		3-0	NONE		
110	A	STOOD		3-0	NONE		COUNTER ROOM
112	A	STOOD		3-0	NONE	RESTROOM	
113	A	STOOD		3-0	NONE	RESTROOM	
115	A	STOOD		3-0	NONE	OFFICE	
116	A	STOOD		3-0	NONE	OFFICE	
117	A	STOOD		3-0	NONE	OFFICE	
118	B	STOOD		3-0	NONE	OFFICE	
119	A	STOOD		3-0	NONE	SERVER RM	

DOOR SCHEDULE

122	A	MTL		16'0	1-HR	EXIT
122 B	D	STOOD		3-0	NONE	EXIT
121	C	STOOD		3-0	NONE	EXIT
122	C	STOOD		3-0	NONE	EXIT
200	B	STOOD		16'0	NONE	
201	B	STOOD		16'0	NONE	CLASSROOM
202	B	STOOD		16'0	NONE	CLASSROOM
203	D	STOOD		16'0	NONE	SECURITY
204	A	STOOD		16'0	NONE	PRIVACY LUBBY
205	D	STOOD		3-0	NONE	SECURITY
206	D	STOOD		3-0	NONE	SECURITY
208	A	STOOD		3-0	NONE	OFFICE
209	A	STOOD		3-0	NONE	OFFICE



1 SECOND FLOOR PLAN
1/4"=1'-0"

MISSISSIPPI DEVELOPMENT COMPANY, LLC
401 NE 63rd Avenue
Portland, Oregon 97213

Elizabeth Stuart Williams, Architect
3526 NE 25th Ave.
Portland, OR 97212
503.288.4299
503.709.6928
lizwilli@SpiritOne.com

REGISTERED ARCHITECT
ELIZABETH STUART WILLIAMS
PORTLAND, OREGON
STATE OF OREGON

yellow building
8700 NE Killingsworth Ave., Portland, OR 97220

PERMIT SET

Drawing Title
FLOOR PLANS

Date: 18 November 2008

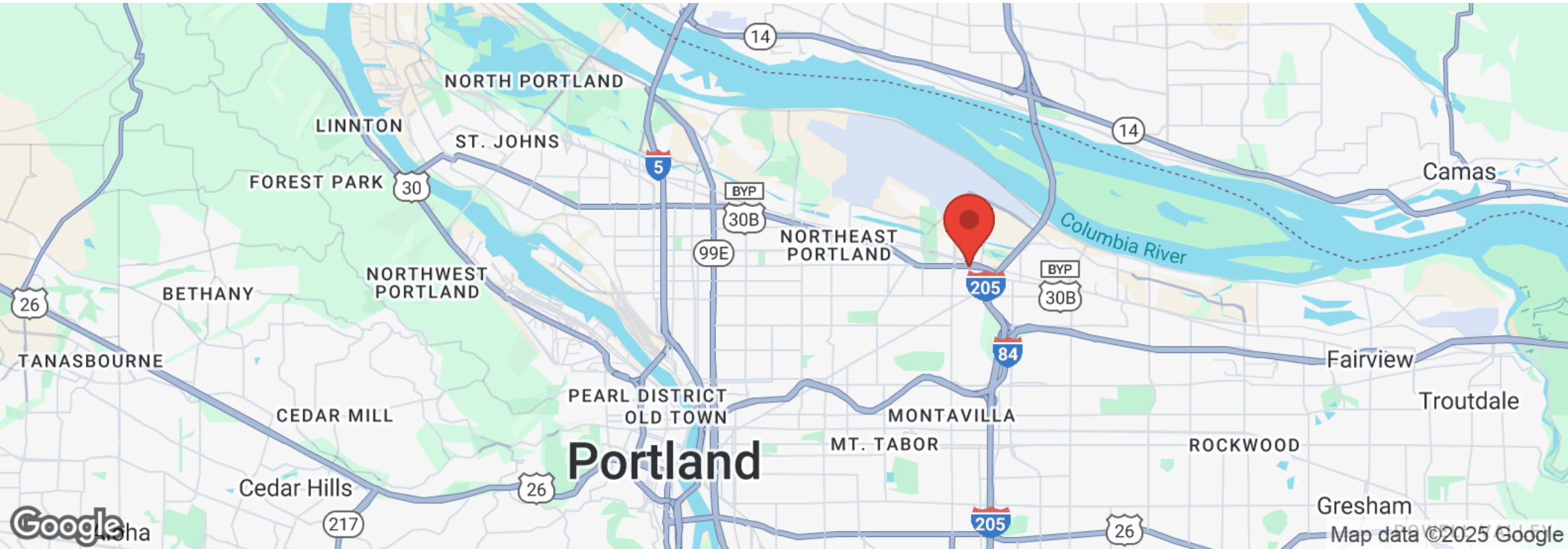
Revisions: 01 Nov 2008

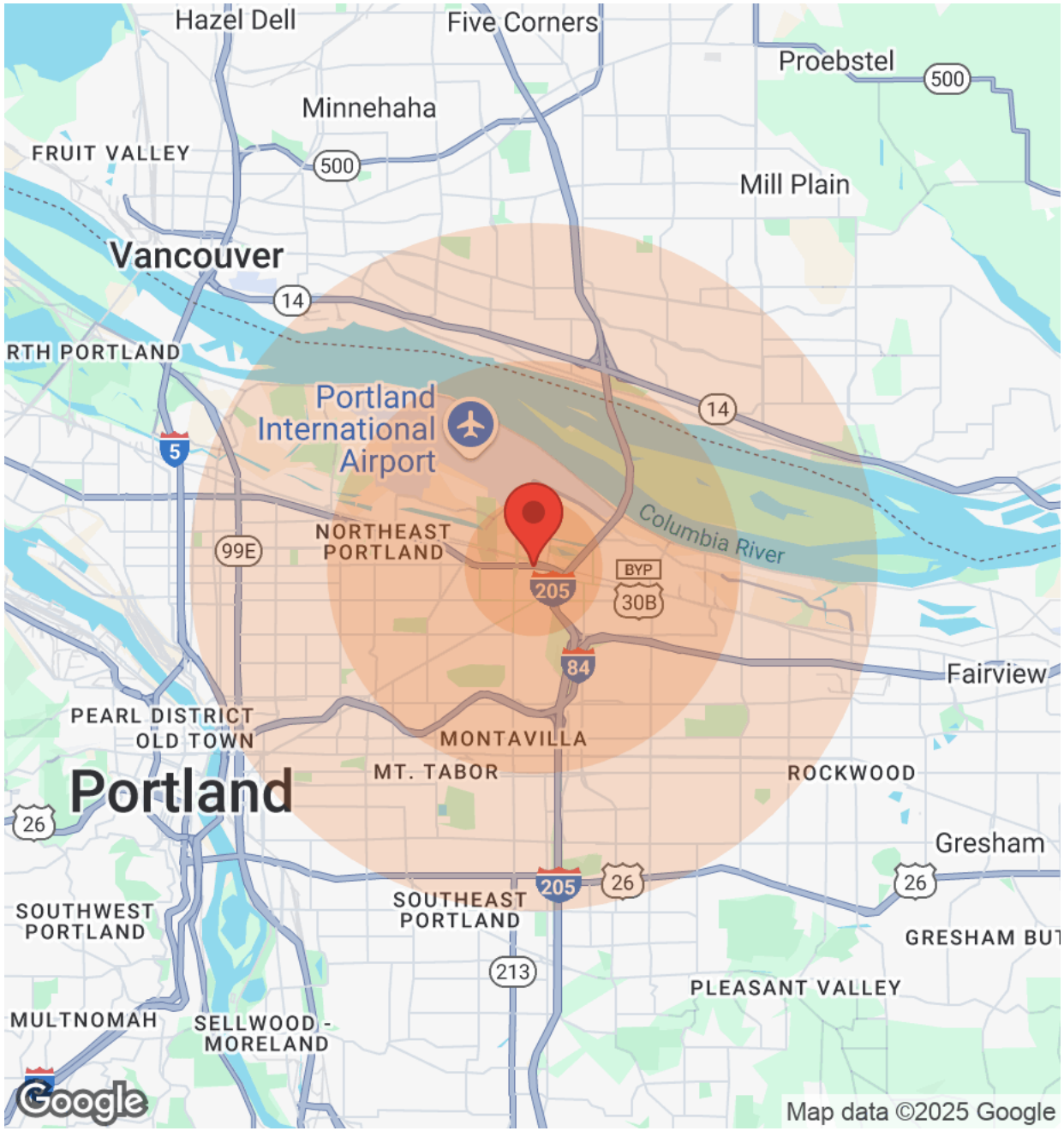
Drawing Number:
A1.1

LOCATION MAPS

Yellow Building

8725 Northeast Emerson Street | Portland, OR 97220





Population	1 Mile	3 Miles	5 Miles
Male	2,923	47,849	172,745
Female	3,136	49,543	181,931
Total Population	6,059	97,392	354,676

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,082	17,387	64,041
Ages 15-24	666	10,762	38,716
Ages 25-54	2,598	40,184	152,062
Ages 55-64	894	13,479	46,766
Ages 65+	819	15,580	53,091

Race	1 Mile	3 Miles	5 Miles
White	4,655	75,606	282,256
Black	291	6,781	20,765
Am In/AK Nat	25	494	1,106
Hawaiian	33	297	1,228
Hispanic	846	10,577	36,754
Multi-Racial	1,334	17,920	61,926

Income	1 Mile	3 Miles	5 Miles
Median	$47,158	$50,386	$50,008
< $15,000	232	4,370	19,108
$15,000-$24,999	444	5,048	17,115
$25,000-$34,999	315	4,698	17,371
$35,000-$49,999	338	5,570	22,436
$50,000-$74,999	600	7,516	28,069
$75,000-$99,999	256	5,043	17,626
$100,000-$149,999	197	4,382	16,076
$150,000-$199,999	59	1,314	4,924
> $200,000	5	1,118	4,114

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,659	42,981	160,771
Occupied	2,492	40,805	152,113
Owner Occupied	1,716	24,894	83,306
Renter Occupied	776	15,911	68,807
Vacant	167	2,176	8,658

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