

3220

FOR LEASE

3220 SW 1st Ave

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Portland, OR 97239

PRESENTED BY:

STACY LOONEY

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OR #940200076

PROPERTY SUMMARY



Large Parking Lot with 19 spaces & 2 ADA



NE Views from private offices

OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (MG)
BUILDING SIZE:	13,292 SF
AVAILABLE SF:	3,500 SF
LOT SIZE:	15,000 SF
YEAR BUILT:	1981
ZONING:	CM2
MARKET:	SW Portland
APN:	1S1E10BC -05000

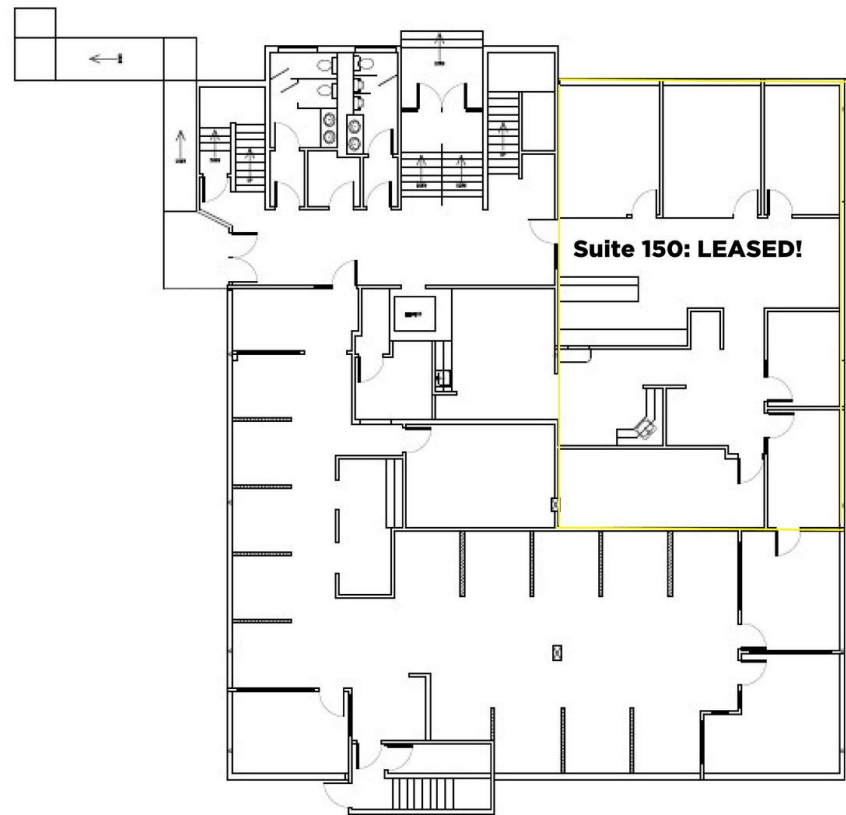
PROPERTY OVERVIEW

Nestled into the Southwest hills of Portland, this first floor office opportunity at The Modline Building is pleasantly surprising. There are views of downtown as well as the OHSU hills and Tram above. Parking is abundant with options for secured covered spots or a dedicated parking lot. The Suite sits on the NE corner of the property and offers 2 entries off the main lobby, a built in reception area, 8 window line offices, a large conference room, Kitchen/breakroom, and 14 dedicated work areas.


PROPERTY HIGHLIGHTS

- Property located in a peaceful setting in the SW Hills
- Views of the OHSU Tram above and NE Views of Downtown
- Abundant Parking - Secured Gated or Dedicated Parking Lot
- Built-in Reception
- 2 Entries off the Lobby
- 8 Large Window Line offices, conference room, Kitchen/Breakroom, and 14 dedicated work areas
- ADA Accessible

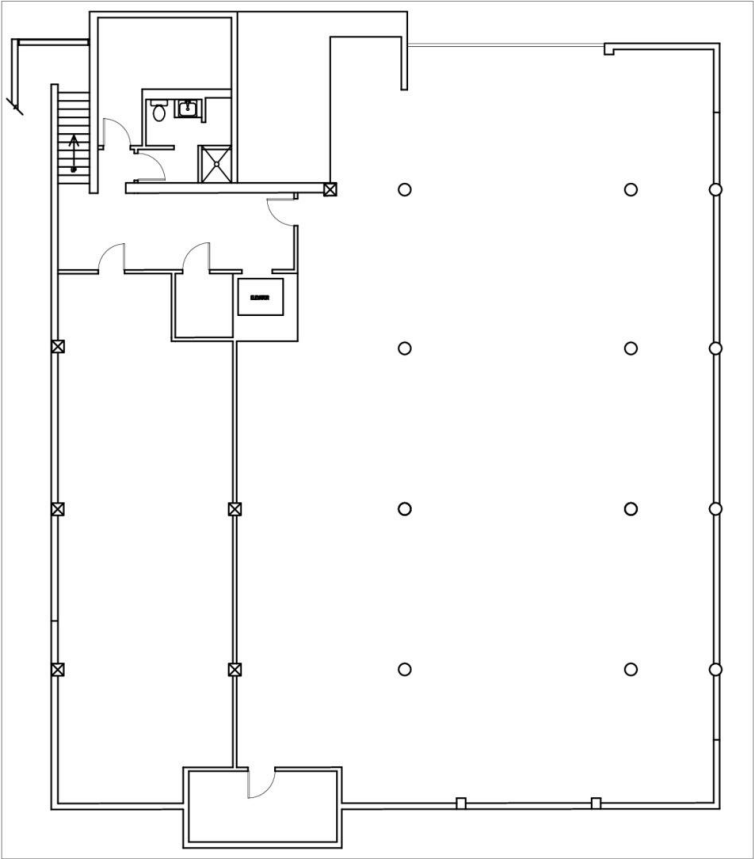
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1 MAIN FLOOR
A1.1 SCALE: 1/16" = 1'-0"

	5921 SE Cedar St. Milwaukie, OR 97222	AS BUILT FOR:	DATE: 04/04/24
	ph: 503-536-3657	MODLINE BUILDING	FILE:
	obsidiandevelopment@gmail.com	3220 SW 1ST ST	JOB:
		PORTLAND, OR	DWN: CL CEE: --
			A1.1

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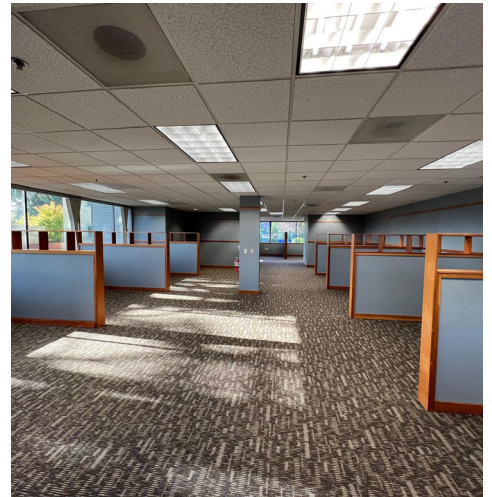


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A1.1 **BASEMENT - GARAGE**
SCALE: 1/16" = 1'-0"

	5921 SE Cedar St. Milwaukie, OR 97222	AS BUILT FOR: MODLINE BUILDING 3220 SW 1ST ST PORTLAND, OR	DATE: 04/04/24
	ph: 503-539-3657		FILE:
	obsidiandesignpdx@gmail.com		JOB:
			DWN: CR CHK: --
			A1.2

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ADDITIONAL PHOTOS



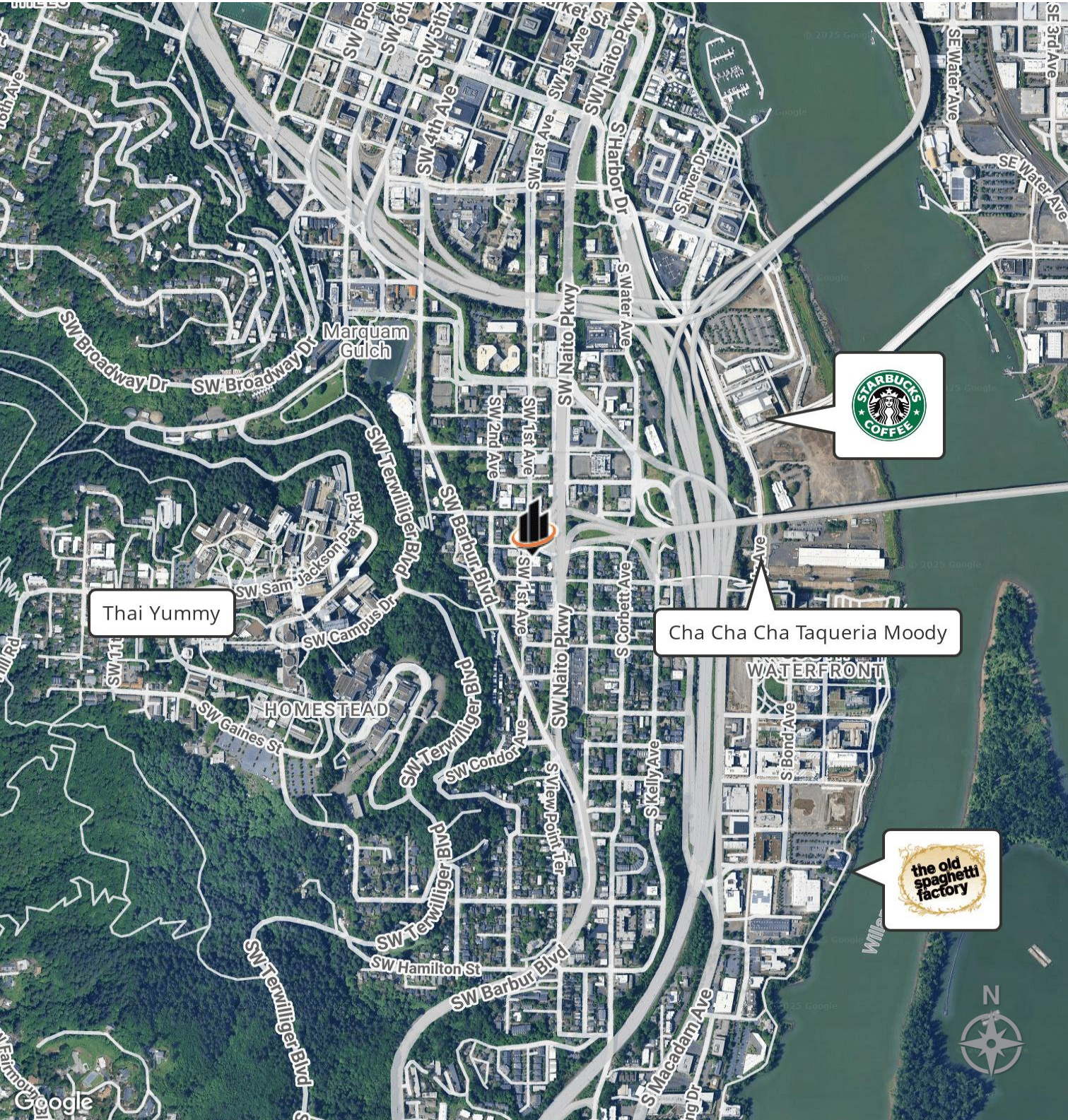
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LOCATION MAP



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