



LEASE

Prestige Building

115 EAST HIGHLAND AVENUE

Hermiston, OR 97838

PRESENTED BY:

KEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$16.00 SF/yr (NNN)
AVAILABLE SF:	1,200 SF
LOT SIZE:	0.54 Acres
BUILDING SIZE:	7,000 SF

PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 115 East Highland Avenue, Hermiston, OR. This beautifully updated space offers 1,200 SF of versatile space, including one ADA restroom, ideal for accommodating diverse business needs. Boasting an excellent location, tenants will appreciate the convenience of ample parking and proximity to essential services. With modern upgrades and a strategic setting, this property presents an impressive opportunity for businesses seeking a well-appointed, high-traffic location in Hermiston. Don't miss out on the chance to secure this standout space for your enterprise.

LOCATION DESCRIPTION

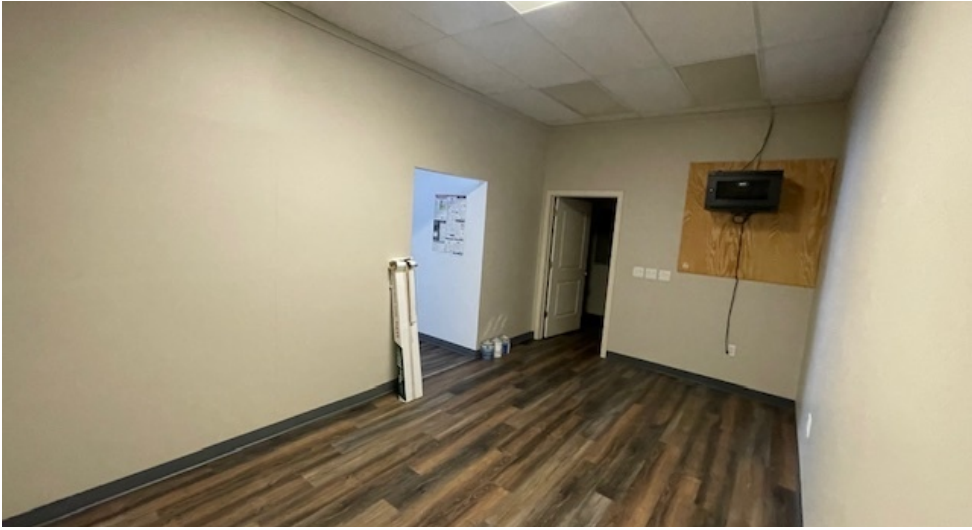
Discover the allure of Hermiston, Oregon, an ideal locale for your office space. Enjoy easy access to local amenities like the Hermiston Plaza, with its diverse dining options and retail stores. The area is also home to Sunset Park, offering peaceful green spaces and tranquil surroundings for lunchtime strolls. For outdoor enthusiasts, the nearby Hat Rock State Park provides a scenic escape and opportunities for recreational activities. With its convenient location and proximity to essential services and attractions, the Prestige Building in Hermiston, OR, offers a perfect blend of work and leisure opportunities for office tenants.

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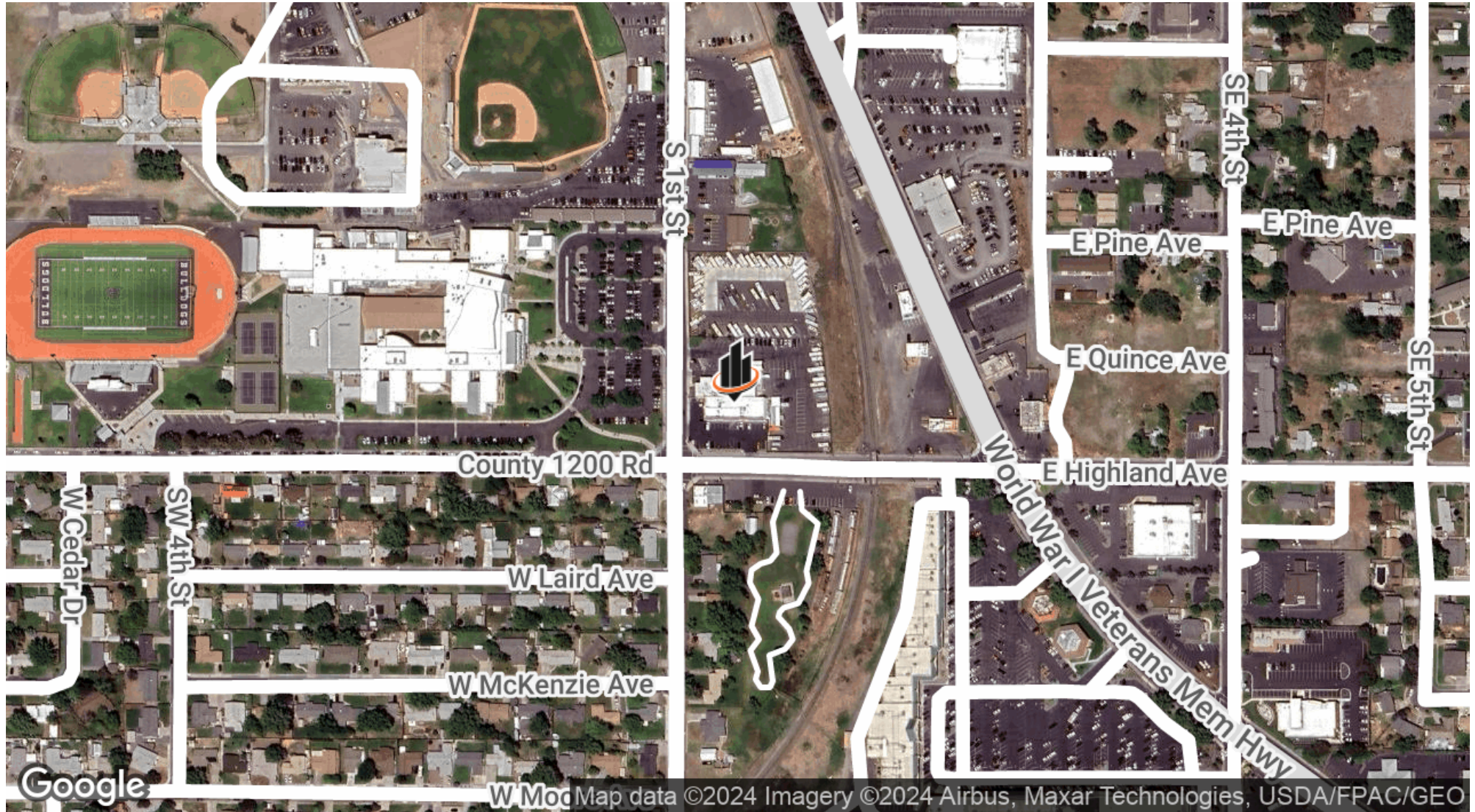
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ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

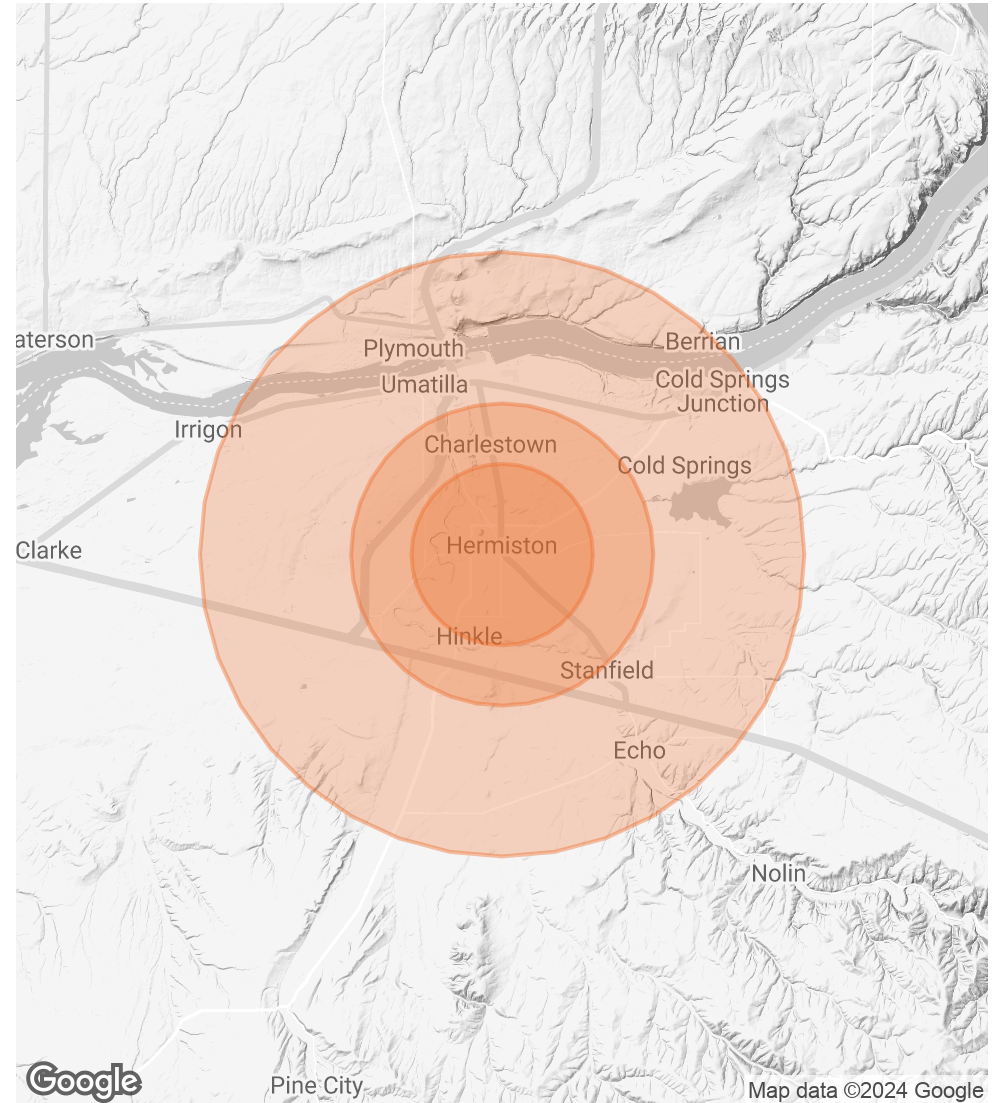
3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	24,913	29,822	42,942
AVERAGE AGE	36	37	37
AVERAGE AGE (MALE)	35	36	37
AVERAGE AGE (FEMALE)	37	38	38

HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	8,509	10,254	14,120
# OF PERSONS PER HH	2.9	2.9	3
AVERAGE HH INCOME	\$84,520	\$85,413	\$82,758
AVERAGE HOUSE VALUE	\$304,297	\$307,166	\$300,747

Demographics data derived from AlphaMap



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