



ATTENTION BROKERS
FOR LEASE

Farragut Factory Business Park

55 NE FARRAGUT STREET
PORTLAND, OR 97060



Flex Space Available

Located in Inner NE Portland
with Quick Access to I-5

FarragutFactory.com



Farragut Factory Business Park

55 NE FARRAGUT STREET

PORTLAND, OR 97060

PROPERTY OVERVIEW

- Includes one building comprising approximately 33,160 square feet of leasable space.
- The industrial park consists of 14 office and warehouse suites ranging in size from 1,250 square feet to 5,100 square feet
- Fully sprinkled, ample power, parking and water with security lighting.

Located right off of I-5, it's ideal for businesses that need office, warehouse, storage, or light manufacturing/production space.



FarragutFactory.com

Office/Flex Space Available For Lease - Inner NE Portland - 2,362 RSF

2,362
SQUARE FEET

\$18.67/yr
RENT / SF

\$3,551.20
RENT

(503) 406-2745
www.FarragutFactory.com



PROPERTY ADDRESS

55 NE Farragut Street - Suite 2 Portland, OR 97211

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Located in the Piedmont neighborhood of inner NE Portland, the two-story building hosts a variety of office/retail, production, and manufacturing tenants. There are nine separate suites on-site ranging in size from 532 square feet to 6,539 square feet. The property's central location offers convenient access to I-5 and the greater Portland metro.

This suite is located on the street level of the building. The space features exposed brick and timber, soaring ceilings, and plenty of natural light. The suite is a total of 2,362 RSF.

The RSF of Suite 2 is split between an office unit and a flex/showroom space immediately next door. These suites are separated by a bathroom with a shower in between. This restroom is available for sole use by future tenants of Suite 2.

The suite has direct access to an additional shared restroom, high interior clearance, and two standard entry doors.

The suite has ample power, ample lighting, and gas heat.

Power: Information Pending

Lease Highlights

- Base Rent: \$16.25/SF/year or \$3,198.54/month
- NNN Charges: \$4.50/SF/year or \$885.75/month
- All-In Rent: \$4,084.29/month
- Annual Increase: 5% Increase in Base Rent

Move-In Special Details:

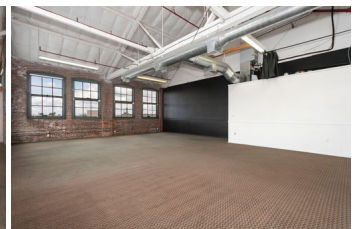
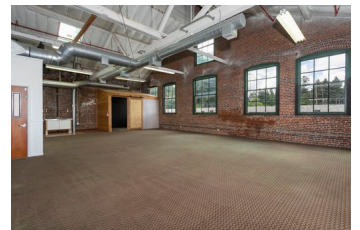
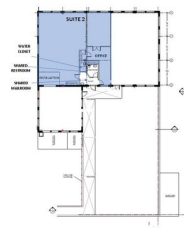
- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$6,397.08 in year one)
- Effective All-In Rent for Year 1 is \$3,551.20/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$4,084.29/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$3,551.20 in Year 1.

AMENITIES

- Gas Heat
- Natural Light
- High Ceiling Clearance
- Modern Office Build-Out
- Exposed Brick

RENTAL TERMS

Rent	\$3,551.20
Security Deposit	\$4,500.00
Application Fee	\$0.00



View this listing online:



Open Floor Plan Warehouse + Office Space - NE Portland

6,300
SQUARE FEET

\$15.00/yr
RENT / SF

\$7,437.50
RENT

(503) 406-2745
www.FarragutFactory.com



PROPERTY ADDRESS

55 NE Farragut Street - Suite 6
Portland, OR 97211

LEASE TYPE: NNN **AVAILABLE: 12/12/2025**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

This suite is located in a two-story mixed-use office/retail and industrial building with a handful of other tenants.

The business park is located at 55 NE Farragut Street right off of N Lombard and MLK Jr. Blvd with close proximity to I-5.

Suite 6 is located on the ground floor of a warehouse style insulated building. Suite 6 has high interior clearance, one (1) rollup door, and two standard entry doors, and a walk-in cooler. This current tenant uses this space as a beverage/food product production space. Suite 8 has direct access to shared bathrooms in the common corridor.

The suite has ample power, ample lighting, and gas heat.

Power: Information Pending

Parking: Tenant shall have the right to park up to 6 vehicles in East lot.

Lease Highlights:

- Base Rent: \$11.60/SF/year or \$6,090.00/month
- NNN Charges: \$4.50/SF/year or \$2,362.50/month
- All-In Rent: \$8,452.50/month
- Annual Increase: 5% Increase in Base Rent
- Move-In Special Details:
- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$12,180.00 in year one)
- Effective All-In Rent for Year 1 is \$7,437.50/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$8,452.50/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$7,437.50 in Year 1.

Tenants responsible for their own electricity, gas, and garbage.
Serious inquiries only.

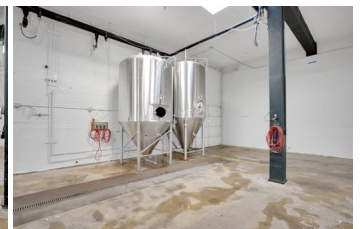
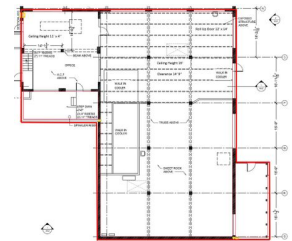
Courtesy to brokers.

AMENITIES

- Industrial
- High Ceiling Clearance
- Office Space
- High Ceiling Clearance Warehouse
- Attached Office Space
- warehouse space
- Walk In Cooler
- industrial park

RENTAL TERMS

Rent	\$7,437.50
Security Deposit	\$10,000.00
Application Fee	\$0.00



View this listing online:



Industrial Warehouse Flex Space Available - 975 sqft - Inner NE Portland

975
SQUARE FEET

\$18.25/yr
RENT / SF

\$1,482.81
RENT

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www.FarragutFactory.com



PROPERTY ADDRESS

55 NE Farragut Street - Suite 11
Portland, OR

LEASE TYPE: **NNN** AVAILABLE: **Now**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

This suite is located in a two-story mixed-use office/retail and industrial building with 8 other tenants.

55 NE Farragut Street is located right off of N Lombard and MLK Jr. Blvd, in the Piedmont neighborhood, with close proximity to I-5.

Suite 11 is located on the ground floor of a warehouse-style insulated building. The suite is 975 RSF.

Suite 11 has high interior clearance, one (1) rollup door, and one standard entry door. The suite has mezzanine space available for additional storage and direct access to shared bathrooms.

The suite has ample power, ample lighting, and gas heat.

Power: The Suite's power infrastructure will be confirmed soon.
Lease Highlights

- Base Rent: \$14.27/SF/year or \$1,159.44/month
- NNN Charges: \$4.50/SF/year or \$365.63/month
- All-In Rent: \$1,525.06/month
- Annual Increase: 5% Increase in Base Rent

Move-In Special Details

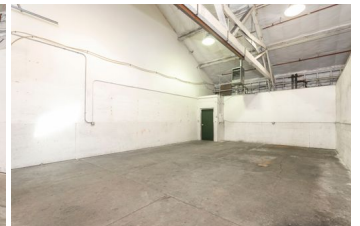
- Sign a lease for at least 24 Months
- Get FREE base rent for months 4 and 8 (save \$2,318.88 in year one)
- Effective All-In Rent for Year 1 is \$1,482.81/month after we apply the 2 months FREE base rent
- This is a limited-time offer for new tenants only and may end at any time.
- Tenants will still pay the standard all-in rent of \$1,525.06/month in all months except 4 and 8, when base rent is waived. The savings in those two months reduce your total annual cost—resulting in an average or effective monthly rent of \$1,482.81 in Year 1.

AMENITIES

- High Ceiling Clearance
- 1 Drive-In Door
- Mezzanine Space

RENTAL TERMS

Rent	\$1,482.81
Security Deposit	\$2,500.00
Application Fee	\$0.00



View this listing online:



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55 NE FARRAGUT STREET
PORTLAND, OR 97060

FLEX SPACE AVAILABLE
LOCATED IN INNER NE PORTLAND

**Is your client the perfect fit?
Let's talk today.**

LeasingTeam@GridPropertyManagement.com
503-406-2745

Individual suite information is available at
FarragutFactory.com



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.