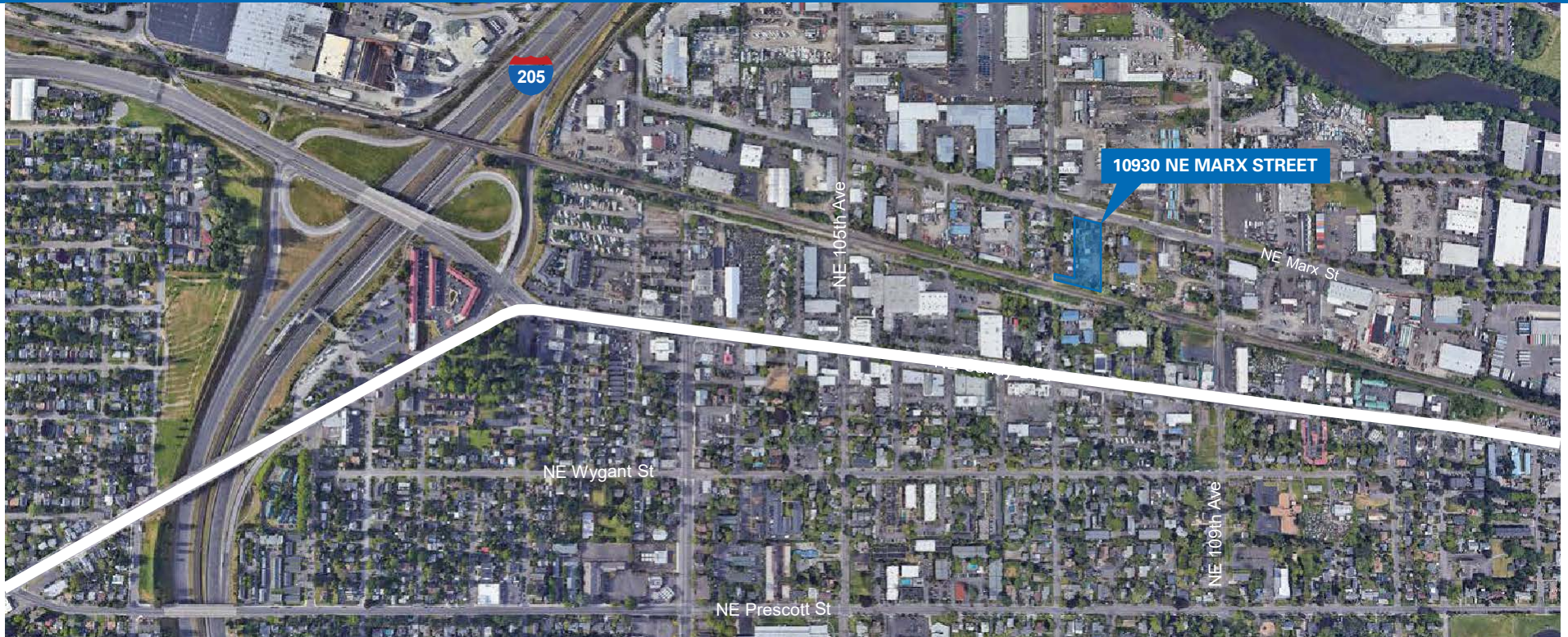


# 10930 NE Marx Street Portland, OR

**FOR SALE**  
**\$1,600,000**

**Single Tenant Net Leased Industrial Property**



**NEWMARK**

**Mark R. Hush, SIOR**  
*Managing Director*

t 503-972-5517  
mark.hush@nmrk.com

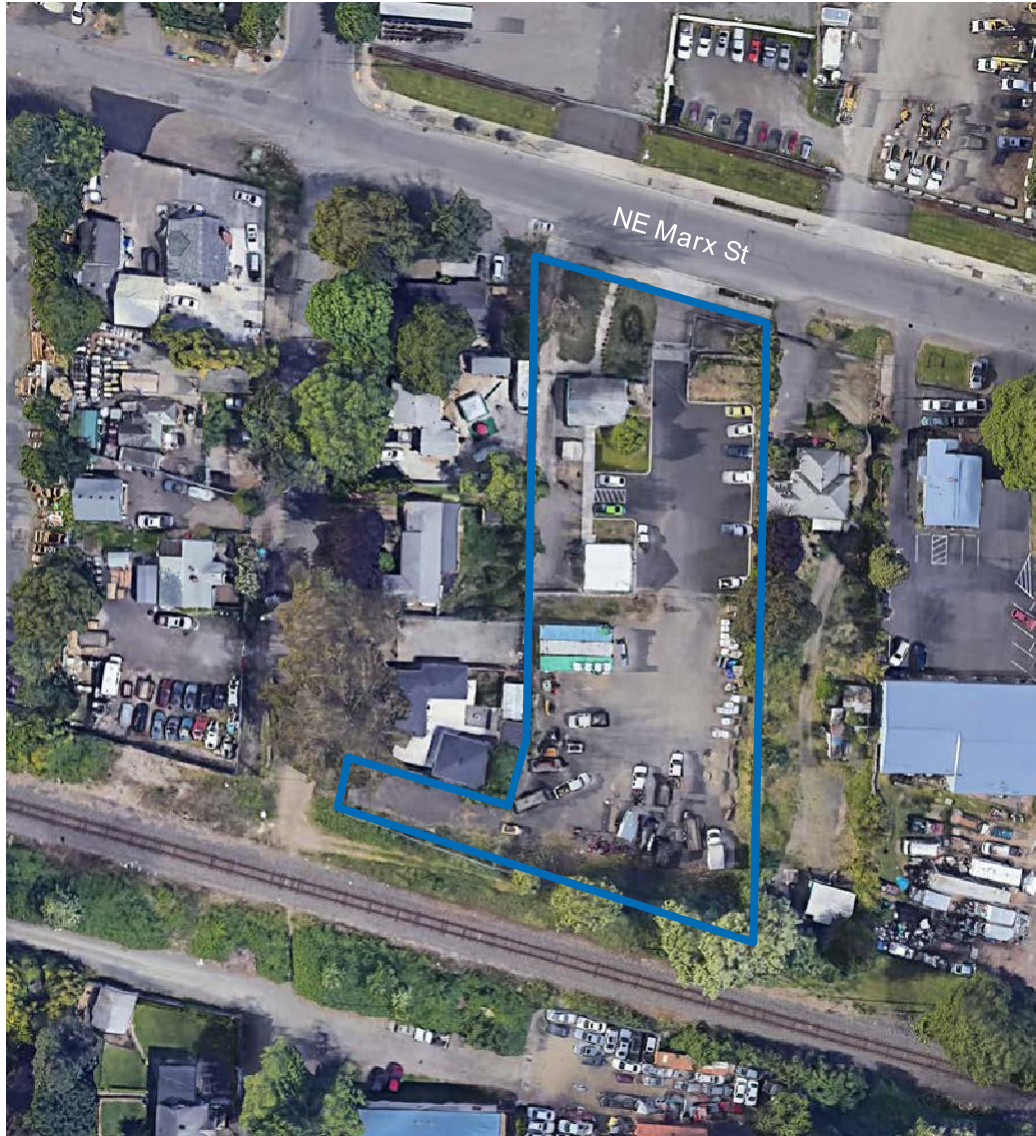
**Bradford H. Fletcher, SIOR**  
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**10930 NE MARX STREET, PORTLAND, OR**



**PROPERTY SUMMARY**

**Address** 10930 NE Marx Street, Portland, OR 97220

**Lot Size** 43,996 SF

**Zoning** IG2 Zoning

**Building Size**

- Office 768 SF

- Shop 576 SF

**Total SF** **1,344 SF**

Extensive building renovation and site work completed in 2018

**Tenant** BrightView Landscapes  
(brightview.com, NYSE: BV)

**Base Rent**

10/01/23 to 09/30/24 \$8,578.63 / Mo.

10/01/24 to 09/30/25 \$8,835.99 / Mo.

**Expense Structure** Net Lease

**Lease Term** 7 years

**Lease Expiration** 9/30/25

**Sale Price** **\$1,600,000 (6.43% cap rate)**

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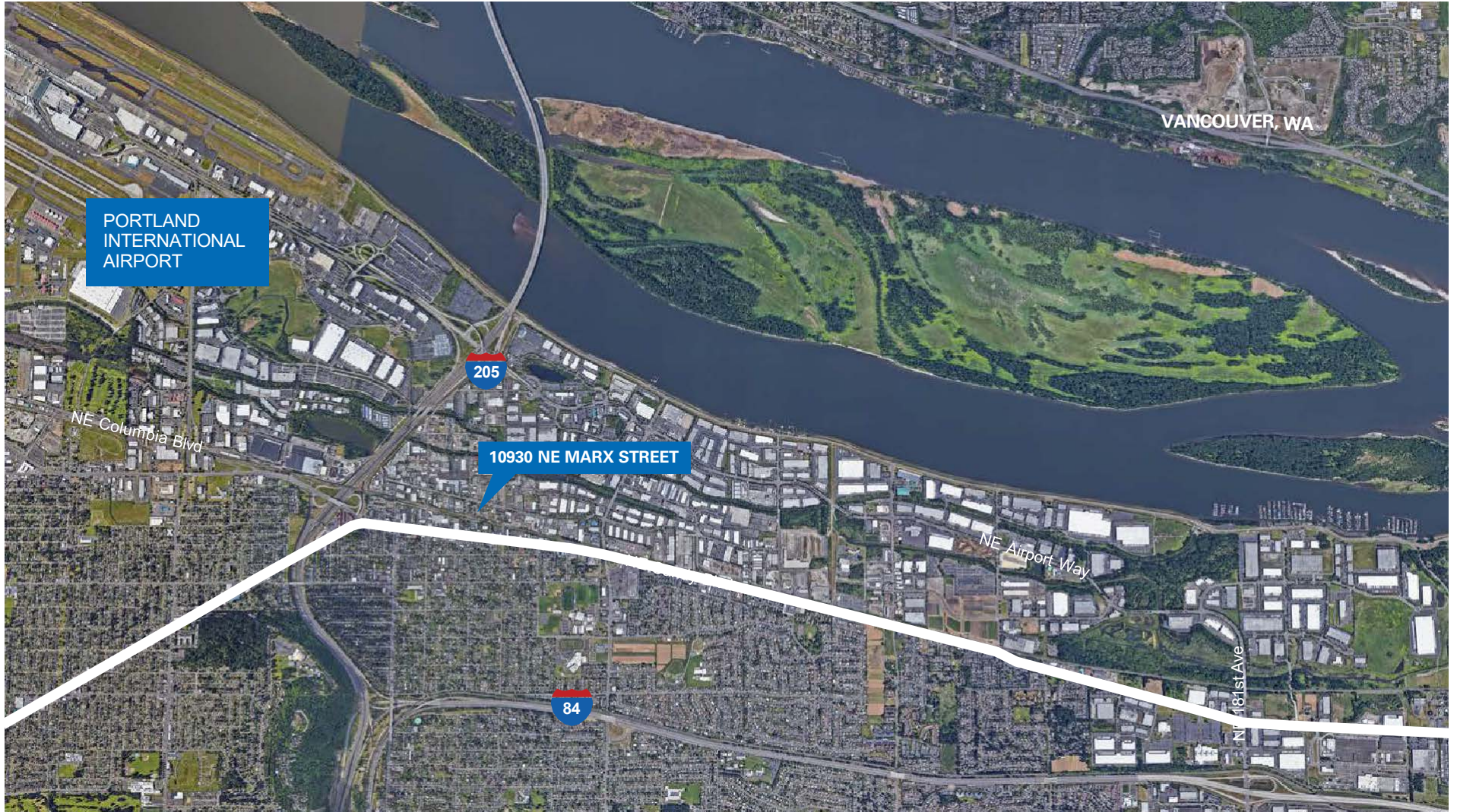
Relationships and results drive BrightView. They put their teams and their clients first, and take pride in their success. BrightView is focused on providing unparalleled service that exceeds your expectations and results that help you succeed.

Their professionals are backed by the support of an accomplished leadership team, dedicated to the empowering solutions that enable their clients' success.

With roots dating back to 1939, see the evolution of Brickman and ValleyCrest into BrightView, North America's industry leader in commercial landscaping.



10930 NE MARX STREET, PORTLAND, OR



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*Prepared  
by:*

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