



FUN 2ND FLOOR PRE SCHOOL FLEX STUDENT SPACE

4520-4534 SE Belmont St, Portland, OR 97215



Tod Breslau

Premiere Property Group

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FUN 2ND FLOOR PRE SCHOOL FLEX STUDENT SPACE

\$12.00 /SF/YR

FOR LEASE. 2ND FLOOR FLEX FUN STUDENT SPACE... 3500 SQ FT.
Space has full sink installed, common restrooms down the foyer, not part of rent.
\$3500 NNN. MASSIVE FREE PARKING IN REAR.
TESLA CHARGING STATION.

Space can be cut up more, or less. great natural light.. currently a pop up preschool month to month.

Easy to Tour...

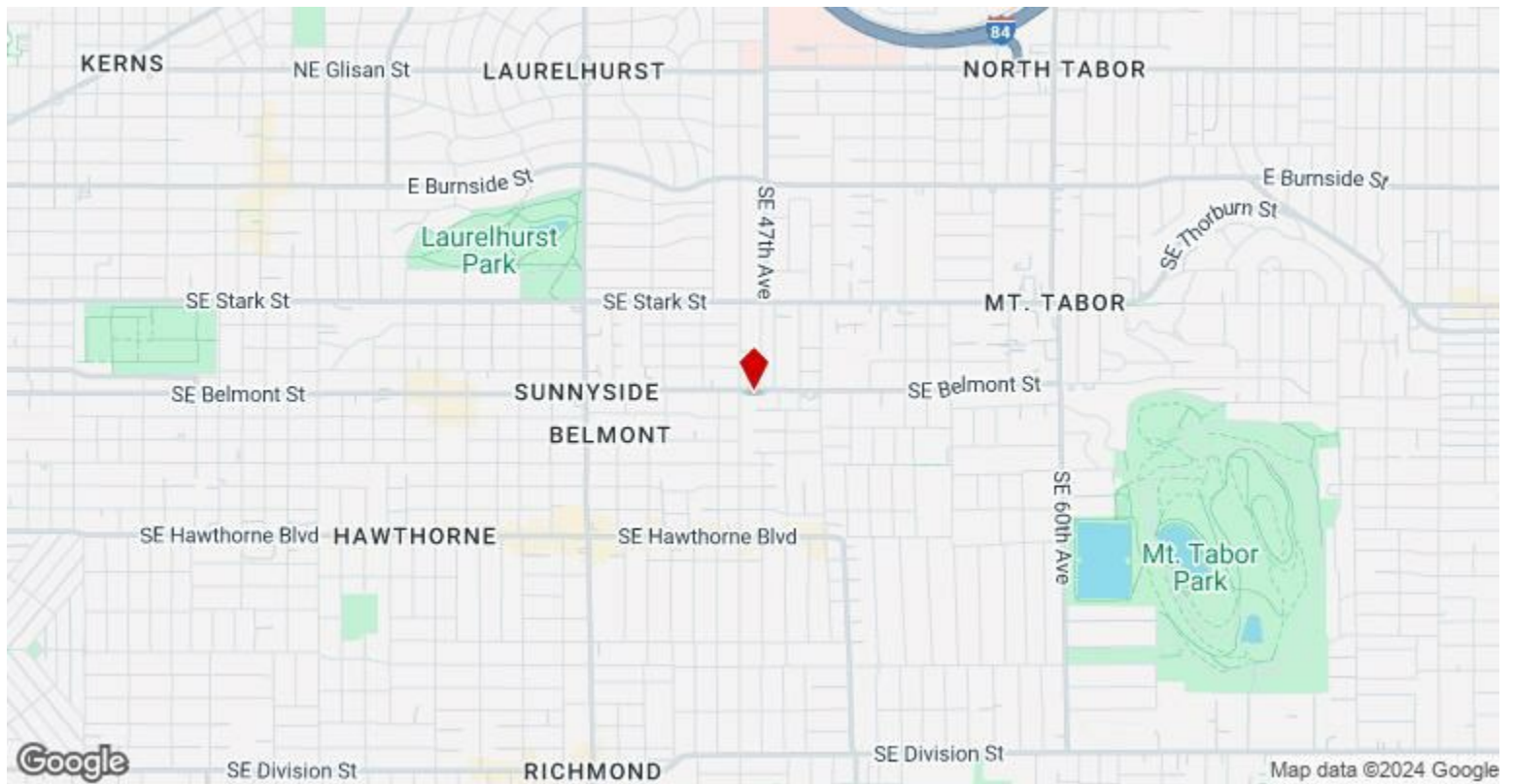


Rental Rate:	\$12.00 /SF/YR
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Gross Leasable Area:	16,852 SF
Year Built:	1972
Walk Score ®:	88 (Very Walkable)
Transit Score ®:	52 (Good Transit)
Rental Rate Mo:	\$1.00 /SF/MO

2nd Floor

Space Available	3,500 SF
Rental Rate	\$12.00 /SF/YR
Date Available	30 Days
Service Type	Triple Net (NNN)
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

3500 SQ FT 2nd floor OFFICE/FLEX space available at the Horse Brass Building at SE 35th and Belmont. Unique Space with mostly open span flex space, along with some privates. Common restrooms for easy use. Large FREE parking in the rear of the building. Excellent for Call Center, Studio Use, Classroom Use, Flex Use. Landlord will provide upgrade finish to qualified users.



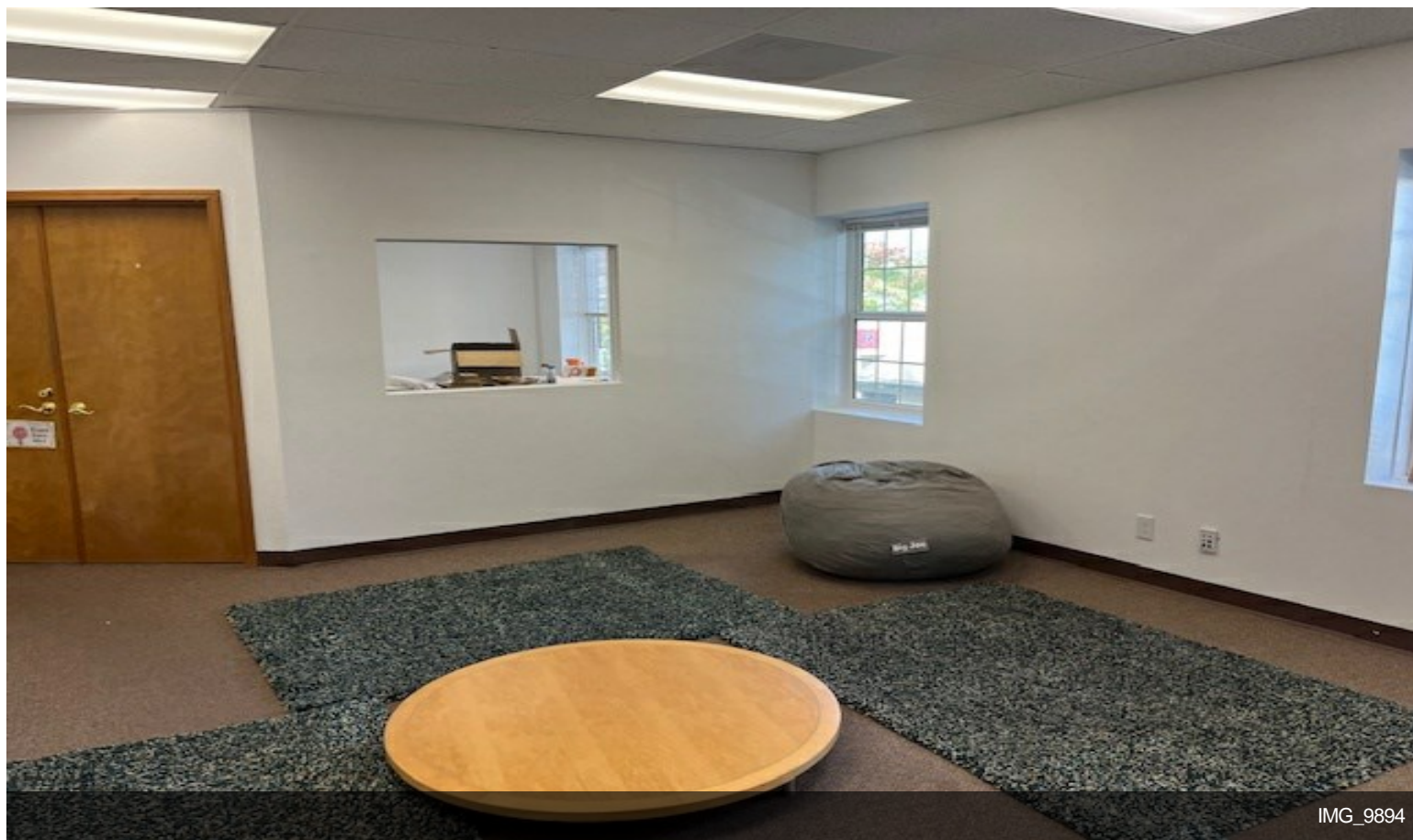
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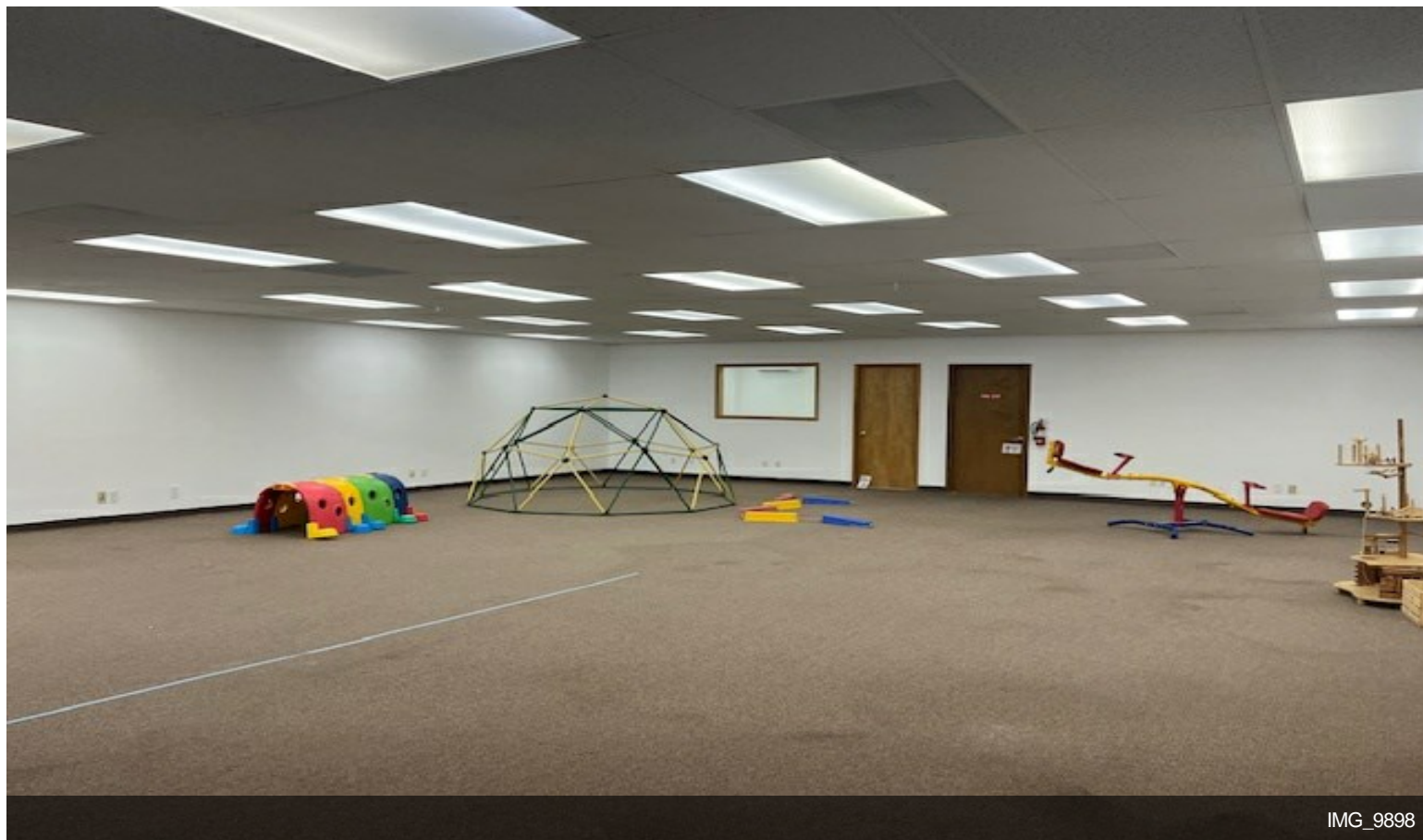
Property Photos



Property Photos



Primary Photo



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Property Photos



IMG_7863

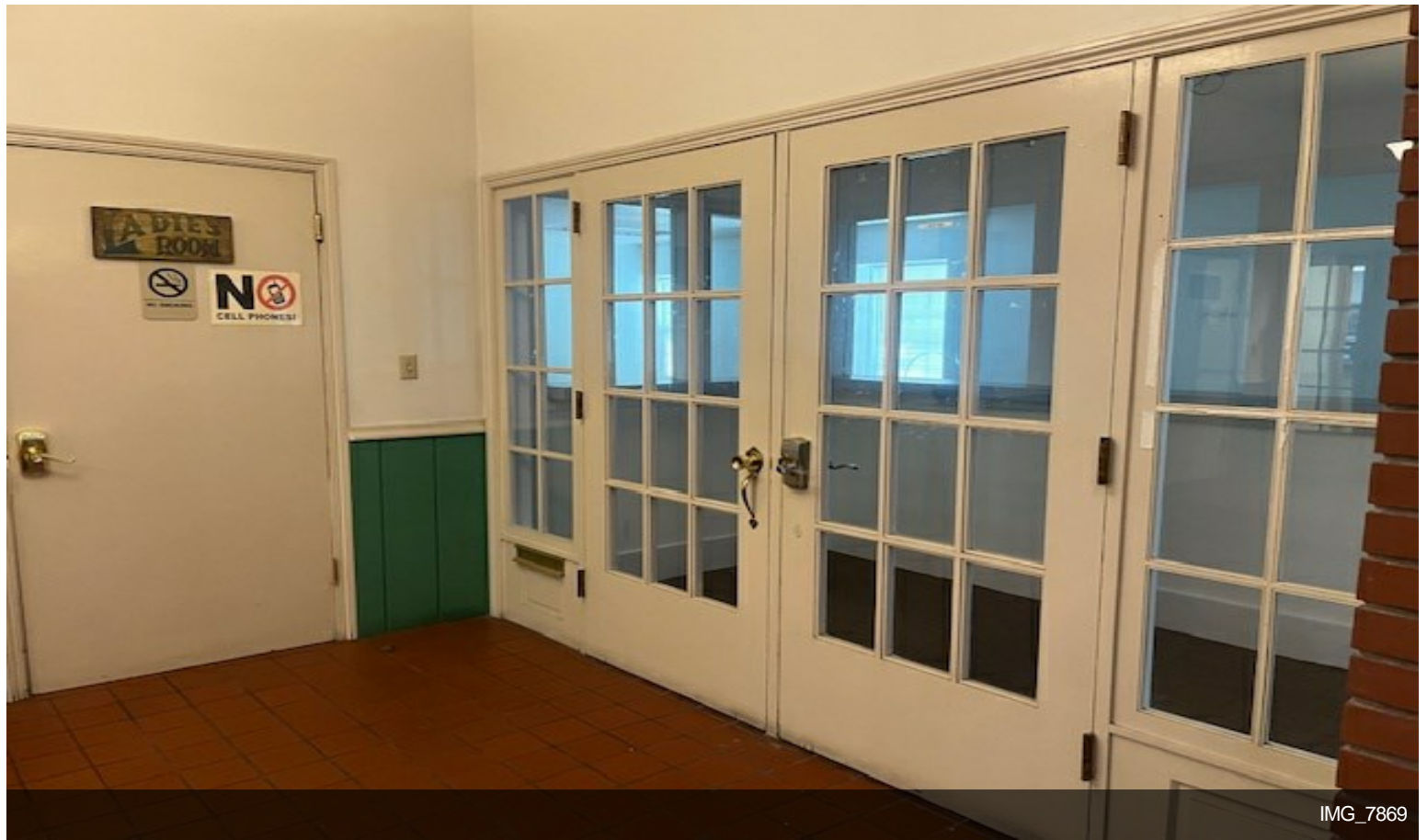


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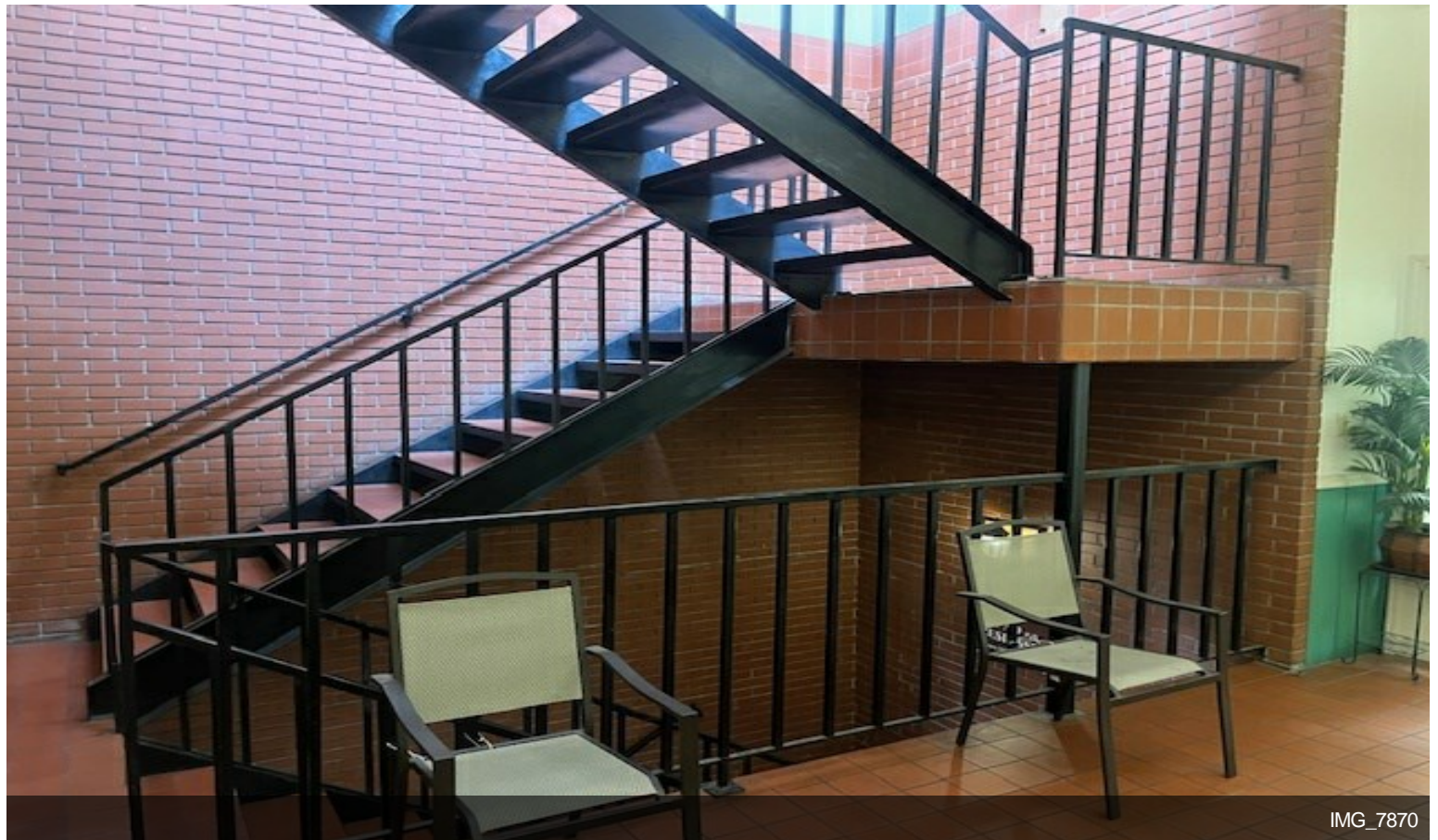
Property Photos



Property Photos

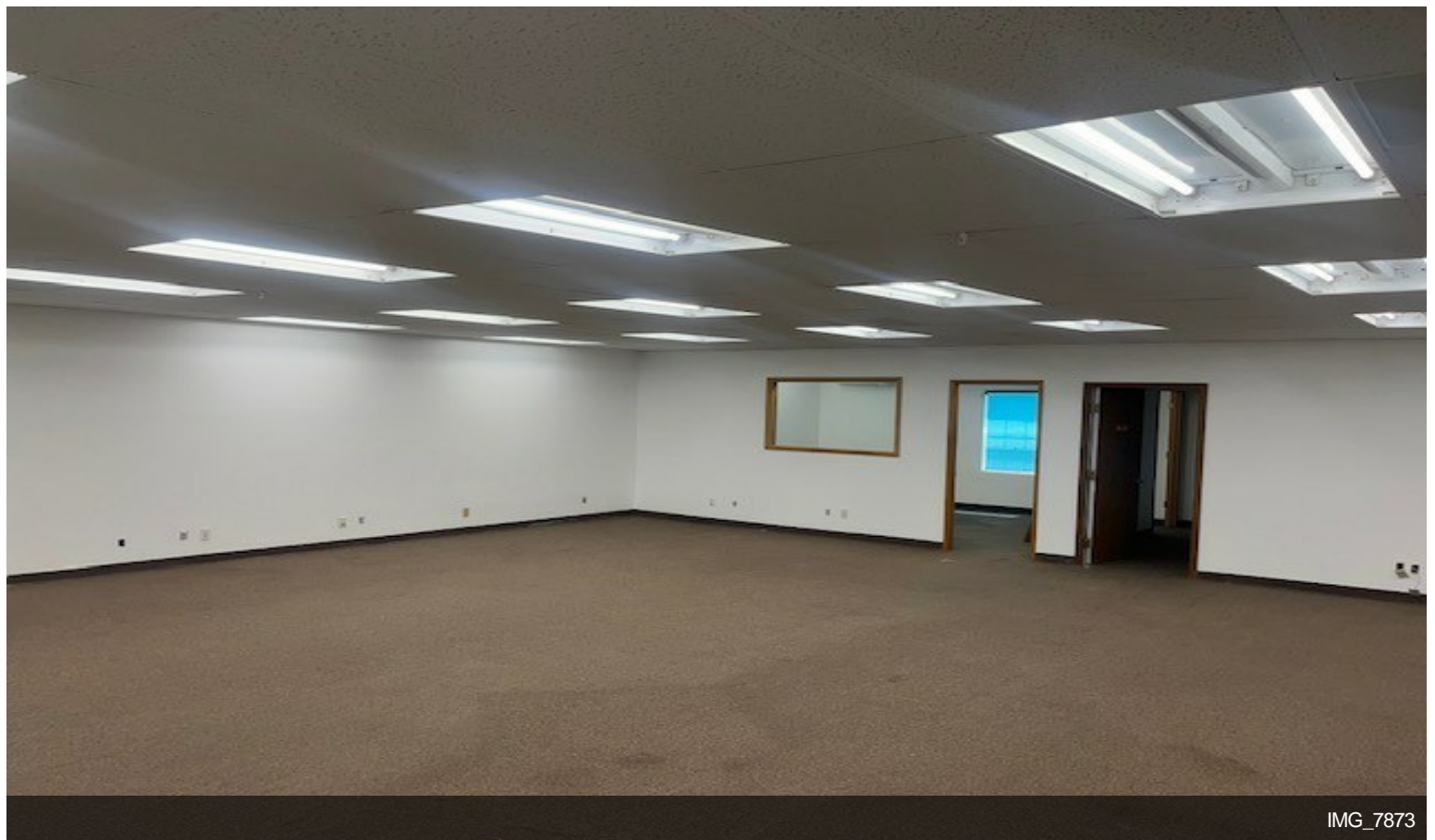


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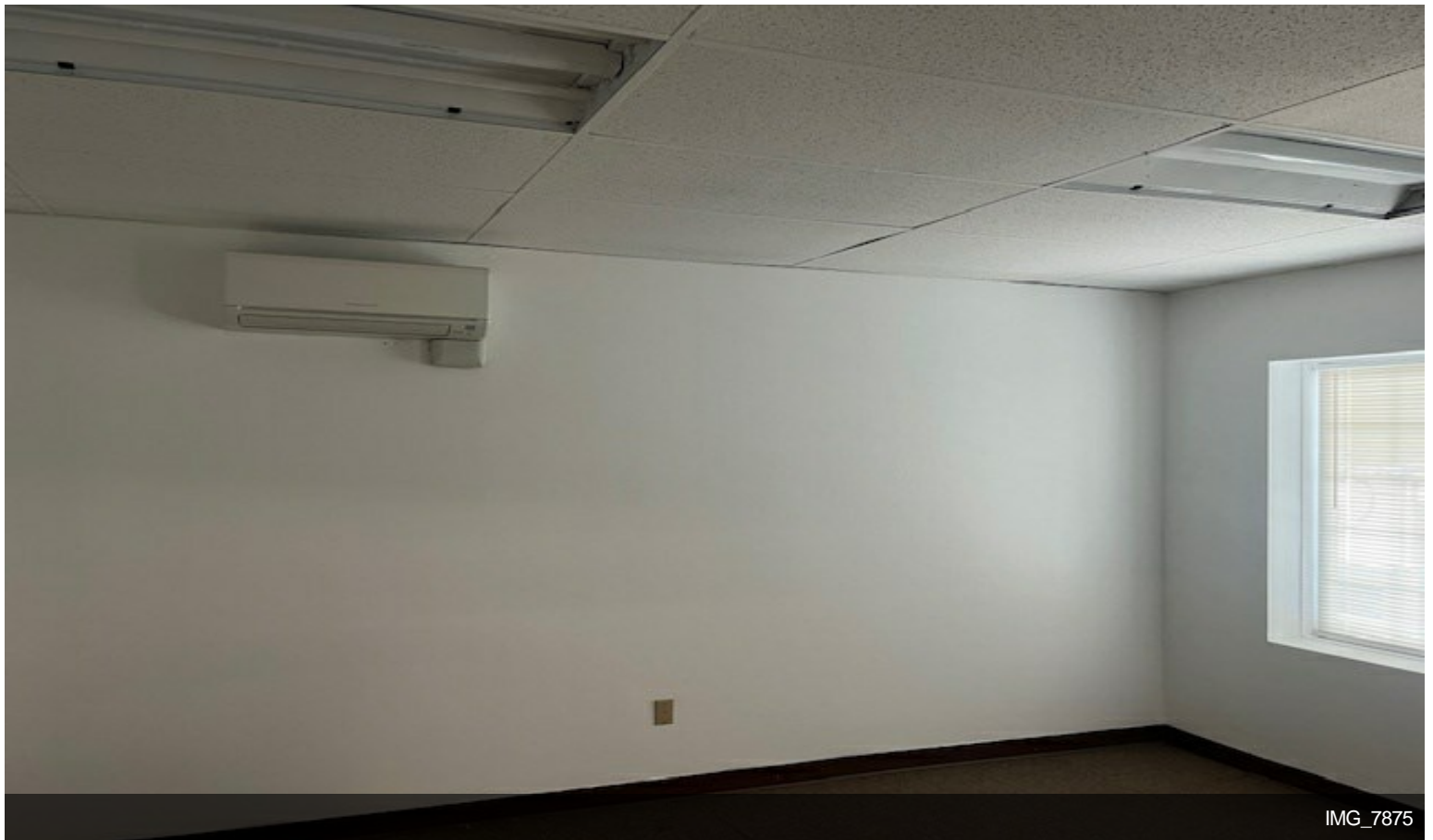


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Property Photos



Property Photos



Property Photos



Building Photo



Aerial

Property Photos



Building Photo

