



FOR SUBLEASE

# 623 MAIN STREET

OREGON CITY, OR 97045

**LEASE RATE**

\$4,750.00/month (NNN)

**BUILDING SIZE**

3,400 SF

**BRETT BAYNE**

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## PROPERTY DESCRIPTION

High-quality, character-rich buildout with a mix of private offices and open area, plus a kitchenette and conference room; space is suitable for office or retail use. The lower level provides a conference room or open office.

Tenant is responsible for electric and natural gas, which are separately metered. Tenant is also responsible for the pro-rata share (23%) of taxes and insurance.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$4,750.00 per month (NNN)
<b>Available SF:</b>	3,400 SF
<b>First Floor:</b>	2,300 SF
<b>Lower Level:</b>	1,100 SF
<b>Sublease Expiration:</b>	December 1, 2028*
<b>Parking:</b>	Available on street or can be leased by the City or the Elks (adjacent tenant)

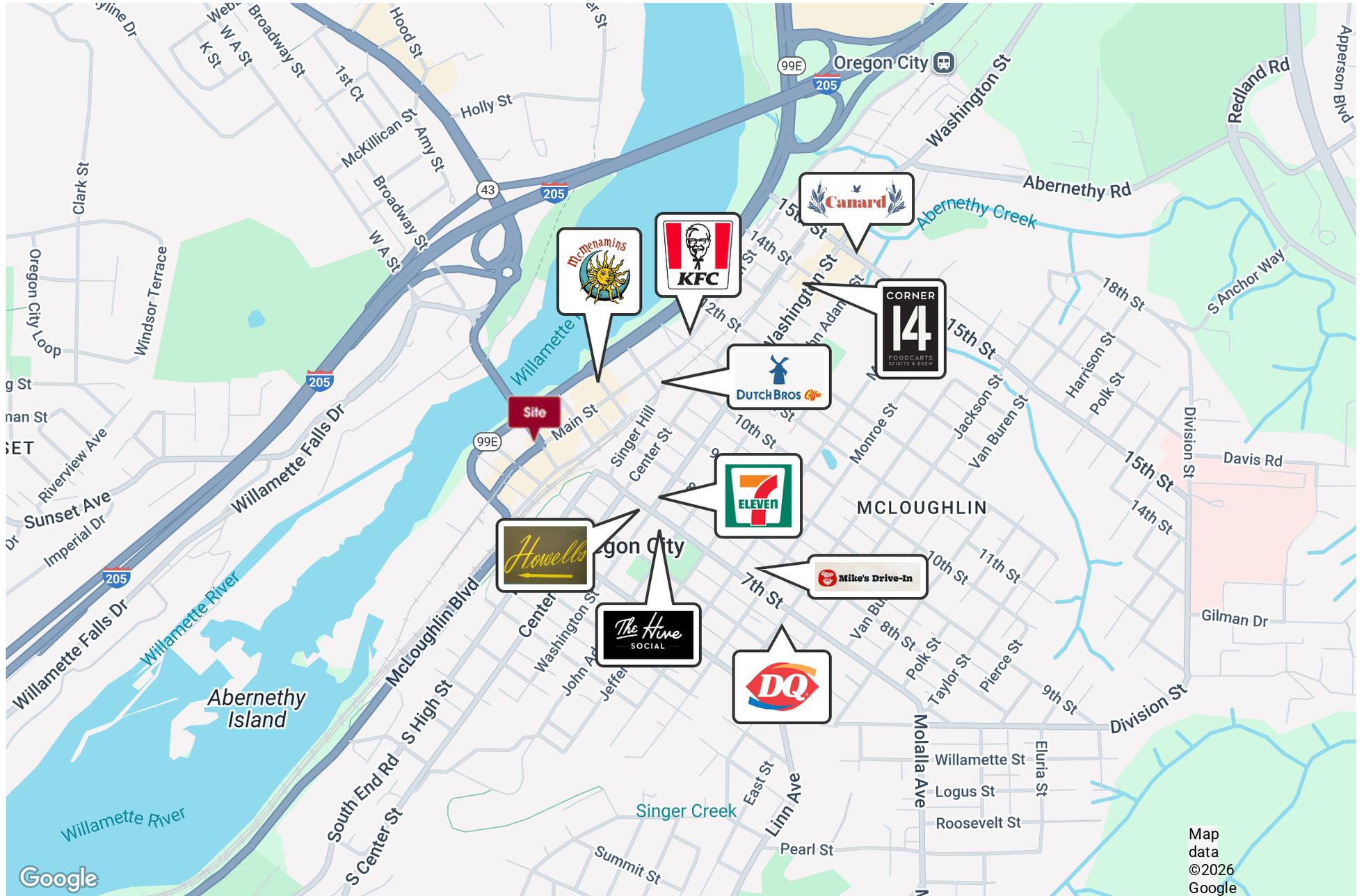
## SUBLEASE DETAILS

\* Sublease expires December 1, 2028; landlord is willing to extend the term and enter into a direct lease with a qualified tenant.



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