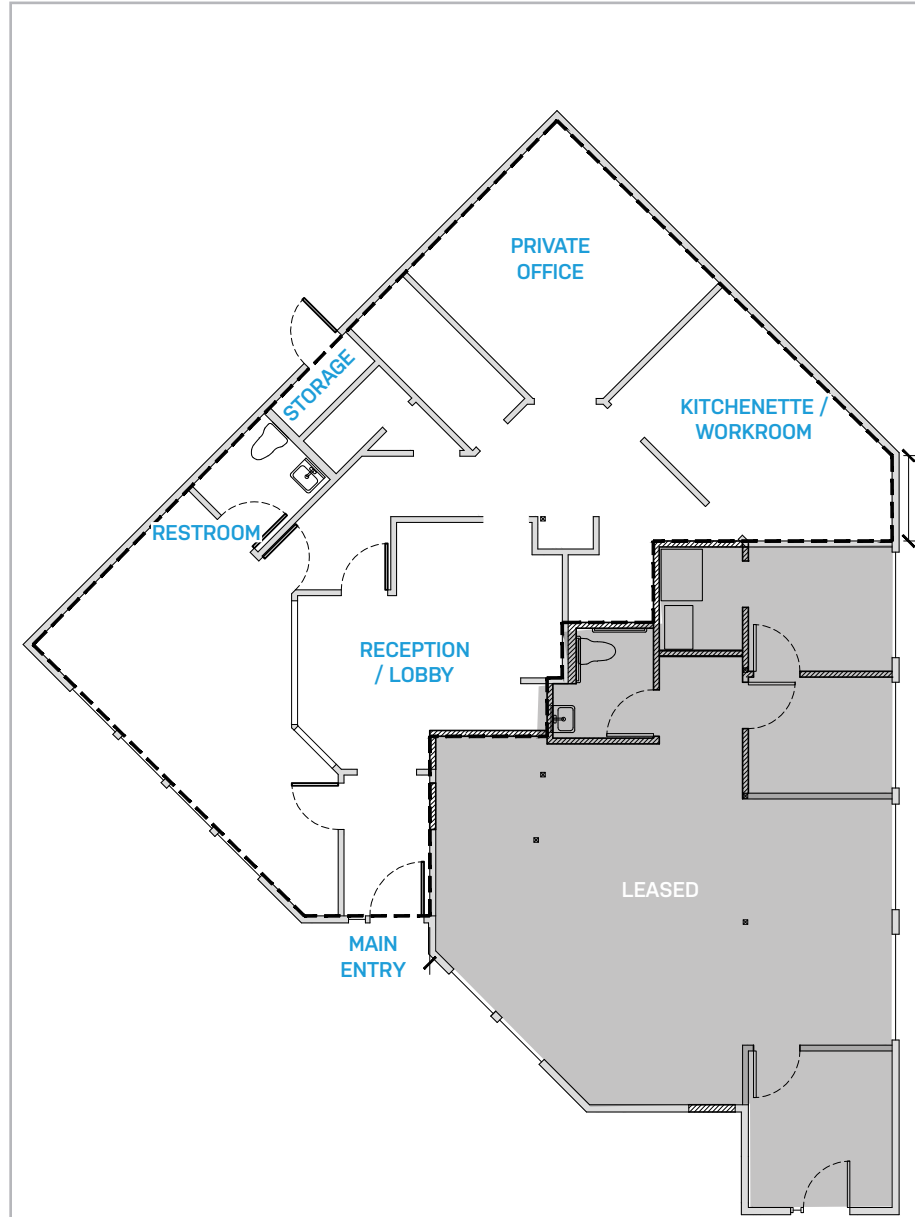


1450 SW MARLOW AVENUE PORTLAND, OREGON 97225



OFFICE / RETAIL SPACE FOR LEASE

- Available: ± 1,304 SF
- Rate: \$12.00/SF, NNN
- 2023 OpEx: \$16.18/SF, NNN
- Tenant Improvements and free rent concessions available
- New carpet and paint
- 1 private office, large reception/lobby area, kitchenette/workroom, and restroom
- Ample parking ± 4.0/1,000 SF
- Exterior branding
- Property professionally managed
- Great access to Hwy 26 and Hwy 217

HWY 26 & HWY 217 INTERCHANGE



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.