

WINDERMERE COMMERCIAL
EXCLUSIVE OFFERING



FOR LEASE | Portland

THE HERITAGE BUILDING



LEED CERTIFIED OFFICE | RETAIL | SHOWROOM | SERVICE

3934 NE Martin Luther King Jr. Blvd | Portland, Oregon 97212

FOR LEASE: 950 SQ. FT. & 1,923 SQ. FT. | \$23.00 SF/YR/FULL GROSS

Vinny Small
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Craig Gilbert
Principal Broker
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Windermere Community Commercial Realty

Licensed in Oregon and Washington
1209 7th St. | Oregon City, OR 97045
Office: 503/208.2538 | Fax: 503/249.1726

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PROPERTY INFORMATION:

ADDRESS: 3934 NE Martin Luther King Jr. Blvd.
Portland, Oregon

LEASE RATE: \$23.00 SF/Yr/Full Service. Lease rates are all inclusive and include; property taxes/insurance, management & maintenance, janitorial in community areas, water, sewer, electric, gas, unlimited heating & cooling, access control fee and alarm system.

SPACE'S AVAILABLE:

Suite 202 - 1,923 sq. ft.

Suite 205 - 950 sq. ft.

SPACE TYPE: Creative Office, Retail, Service & Showroom.

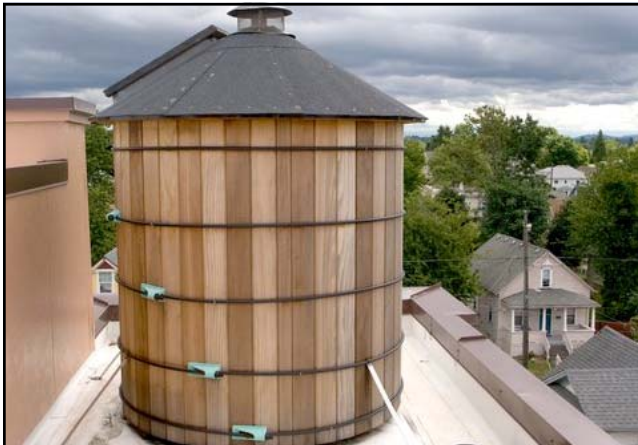
BUILDING SIZE: 29,500 Square Feet

FEATURES: A LEED Gold sustainable building with geo-thermal heating and cooling, multi-step air filtration and heat recovery, and harvested rain water and all storm water managed onsite.

AMENITIES: Elevator served, high ceilings, on-site Flex Car, covered bike parking, shower/changing rooms, on-site parking.

LOCATION: Located in the Albina/King District on NE Martin Luther King Jr. Blvd, just north of Fremont.

OPPORTUNITY: This building offers a diverse use as office's, retail, studios, showroom, warehousing etc.



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ADDRESS: 3934 NE MLK Jr. Blvd, Suite 202, Portland, OR

SPACE AVAILABLE: 1,923 Square Feet.

LEASE RATE: \$23.00 SF/Year/Full Gross

FEATURES:

- Open and spacious floor plan.
- Kitchenette
- Private office in center of space.
- Data wiring.
- Uses; office or flex space.

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ADDRESS: 3934 NE MLK Jr. Blvd, Suite 205, Portland, OR

SPACE AVAILABLE: 950 Square Feet.

LEASE RATE: \$23.00 SF/Year/Full Gross

FEATURES:

- Open floor space.
- One private office.



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NEIGHBORING BUSINESSES

RESTAURANTS:

Ned Ludd, Beech Street Parlor, 5th Quadrant, Horn of Africa, Dalo's Ethiopian Kitchen, Cedo's Falafels & Gyros, Local Lounge, Bridge's Café, Tiny's Coffee, Pepper Box, Queen of Sheeba, 5th Quadrant, Pix, Las Primas Peruvian Restaurant, Russell Street BBQ, Starbucks, Vendetta's, Eliot Emat Café, Bugerville, Subway, Red Robin, Goldrush Coffee Bar, Tasty N Sons, Cha Cha Cha Taqueria

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RETAILERS:

Nike Outlet Store, Parr Lumber, Walgreen's, Rhythm Traders, Community Warehouse, Best Auto Repair, Union Market, Panurgic, MLK Wireless, Five Star, Rerun, What's The Scoop, Safeway, Yolo Colorhouse, Macs Radiator, Mid-K Beauty Supply, Hankin's Hardware, Goods BMX, The Bridal Loft, Cyclepath, Broadway KIA,

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BUSINESSES:

Micro Enterprise Services of Oregon, Champions Barbershop, Albina Bank, Wells Fargo, Bank of America, US Bank, Pacific Continental Bank, Ardy's Auto Repair, Henry V Event Company, DePaul Industries, Cash Connection, Therapeutic Associates Physical Therapy, The Portland Observer, Allstate Insurance, Portland Community Media, Friends of Trees, Lifeworks Northwest, Fulcrum Fitness, EvolTwin Printing, Albina Headstart, Myopotic Optometry,

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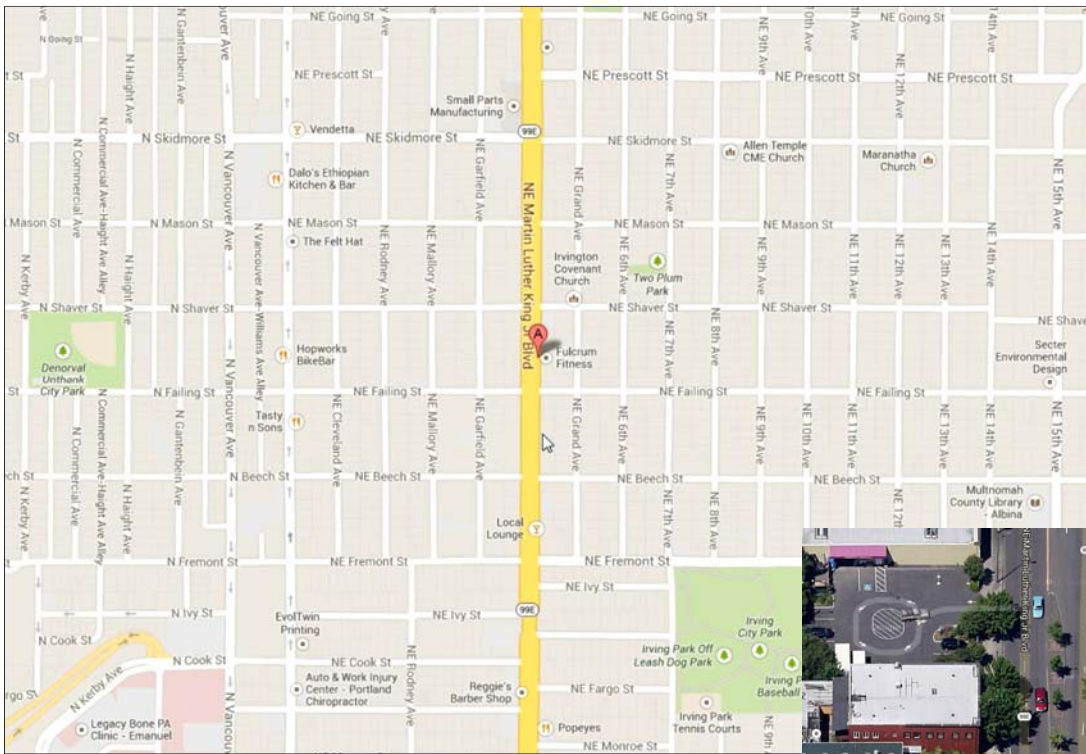
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AERIALS

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2015 Total Population:	28,253	183,719	35,349
2015 Median Age:	34 Yrs	36 Yrs	37 Yrs
2015 Total Households:	11,789	87,579	159,055
2015 Average HH Income:	\$84,620	\$79,100	\$78,929

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