

FOR LEASE | OREGON CITY, OR
Personal creative office suites.
511 MAIN STREET, OREGON CITY, OR 97045



**HISTORIC
DOWNTOWN
OREGON CITY**

***2 Months Free
On a
14 Month Lease!***

**Private Office Suites
for a Growing
Company
or the
Creative Individual.**

**One Room Office's
up to
5,000 Sq. Ft.**

**Rates starting at
\$160/month**



Graham Cole Peterson

Principal Broker
503/319.4267

GrahamColePeterson@gmail.com

Windermere Community Commercial Realty

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

The information contained in this document has been obtained from sources deemed reliable. We do not, however, guarantee its accuracy.
All information should be verified prior to purchase or lease

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Conference Room with 55"
Samsung presentation screen

Shared kitchen & common
lounge area.

- Refrigerator
- Microwave
- Large counter top area
w/sink



- Private suites at affordable rates for growing companies or a single entrepreneur just getting started
- Large shared conference room

- Short-term leases available
- Affordable high-speed internet with no long-term contract
- Unrestricted Electronic key card access

LOCATION: Great location in the heart of the hip Downtown Historic District of Oregon City. Close to the historic Oregon City elevator which offers a short free ride to the Willamette Falls overlook promenade and easy access to I-205, 99E/McLoughlin Blvd and Hwy 43.

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OPPORTUNITY AND CLIMATE: The downtown historic district of Oregon City offers convenient access to/from several neighboring communities and is home to a strong local small business support system with several organizations facilitating small business and general economic development.

DOWNTOWN HISTORIC OREGON CITY offers a unique blend of restaurants, businesses, retailers, shops and historic buildings. Some of the neighboring tenants include The Verdict Bar and Grill, The Caufield House, Nebbiolo Wine Bar and Restaurant, Coffee Rush, Dutch Bros, First City Cycles, Funnel Box Studios, SuperGenius Studio, McMenamin's, Ruuds Jewelers, Wrightberry's Cupcakes, Nail Spa, Clackamas County Court House and Clackamas County offices.

WILLAMETTE FALLS LEGACY PROJECT and the BLUE HERON 23-acre redevelopment.

The Harding Bldg is located ½ block from this future National Heritage Site and redevelopment of the historic Blue Heron paper mill, currently in planning.



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The Commons personal creative office suites.



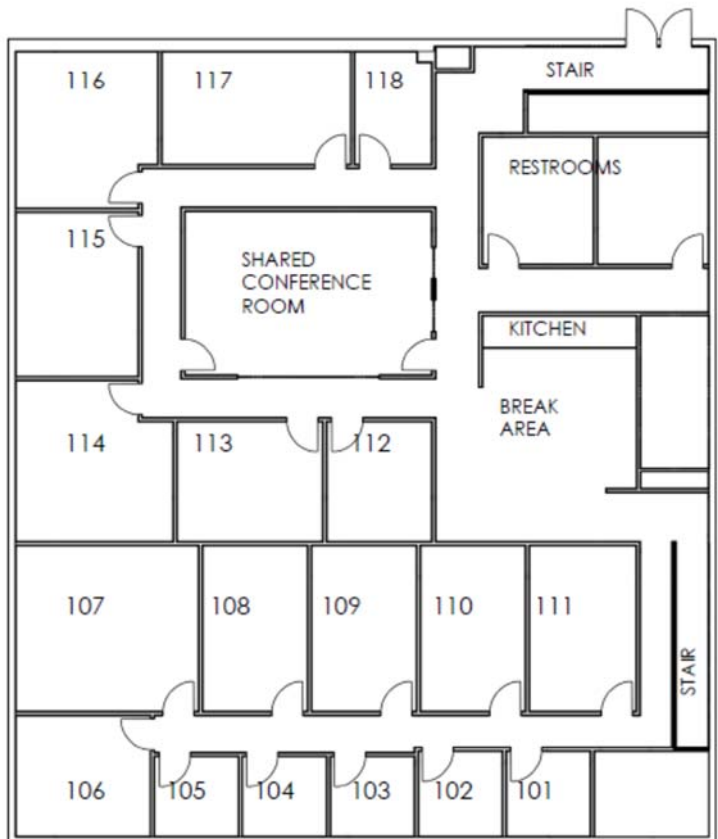
HARDING BUILDING

511 MAIN ST, OREGON CITY OR 97045

THE COMMONS

PRIVATE OFFICE SUITES
MAKE GREAT THINGS HAPPEN

Suite	Monthly Rent	Est. Persons	Rent/ Person	Square Footage
101	\$ 160	1	\$ 160	64 Sf
102	\$ 160	1	\$ 160	Leased
103	\$ 160	1	\$ 160	Leased
104	\$ 160	1	\$ 160	62 Sf
105	\$ 160	1	\$ 160	Leased
106	\$ 300	2	\$ 150	Leased
107	\$ 500	4	\$ 125	Leased
108	\$ 350	2	\$ 175	Leased
109	\$ 350	2	\$ 175	158 Sf
110	\$ 350	2	\$ 175	Leased
111	\$ 350	2	\$ 175	Leased
112	\$ 250	1	\$ 250	Leased
113	\$ 350	2	\$ 175	Leased
114	\$ 415	2	\$ 208	Leased
115	\$ 415	2	\$ 208	Leased
116	\$ 415	2	\$ 208	Leased
117	\$ 415	2	\$ 208	168 Sf
118	\$ 250	1	\$ 250	Leased



Internet Service (Optional) 6-Month minimum Term Contract		
# of Users	Rate per User	
1	\$75	per month
2-3	\$50	per month
4-5	\$40	per month
6+	\$30	per month

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The Future: The Willamette Falls Legacy Project and Blue Heron Site Redevelopment



The Blue Heron Paper Co. in Oregon City closed its doors in 2011. With that, a new era opened for the site, providing the opportunity to reconnect people to a magnificent natural wonder, generate economic development for Oregon City and the region, restore healthy habitats, and catalyze historic and cultural interpretation.

Since 2011, thousands of Oregonians have come together to shape the future of this sacred and historic place, creating a vision that respects the past and speaks to the future. Through the collaborative efforts of the project partners, state legislative leaders were made aware of the potential of Willamette Falls to attract visitors from Oregon and around the world. Lawmakers then took bipartisan action and allocated \$5 million in lottery bonds to help spur future public and private investment.

The Willamette Falls Legacy Project is guided by four public agencies: The City of Oregon City, Clackamas County, Metro and Oregon State Parks and the State Historic Preservation Office in concert with the Governor's Regional Solutions Team.

The first phase of Riverwalk construction will likely begin in 2017-18. Initial design and construction costs are being paid with the State of Oregon's initial \$5 million investment, an additional \$5 million from Metro's Natural Areas Program and a contribution by Falls Legacy LLC, the private owner of what will become the Willamette Falls Downtown District.



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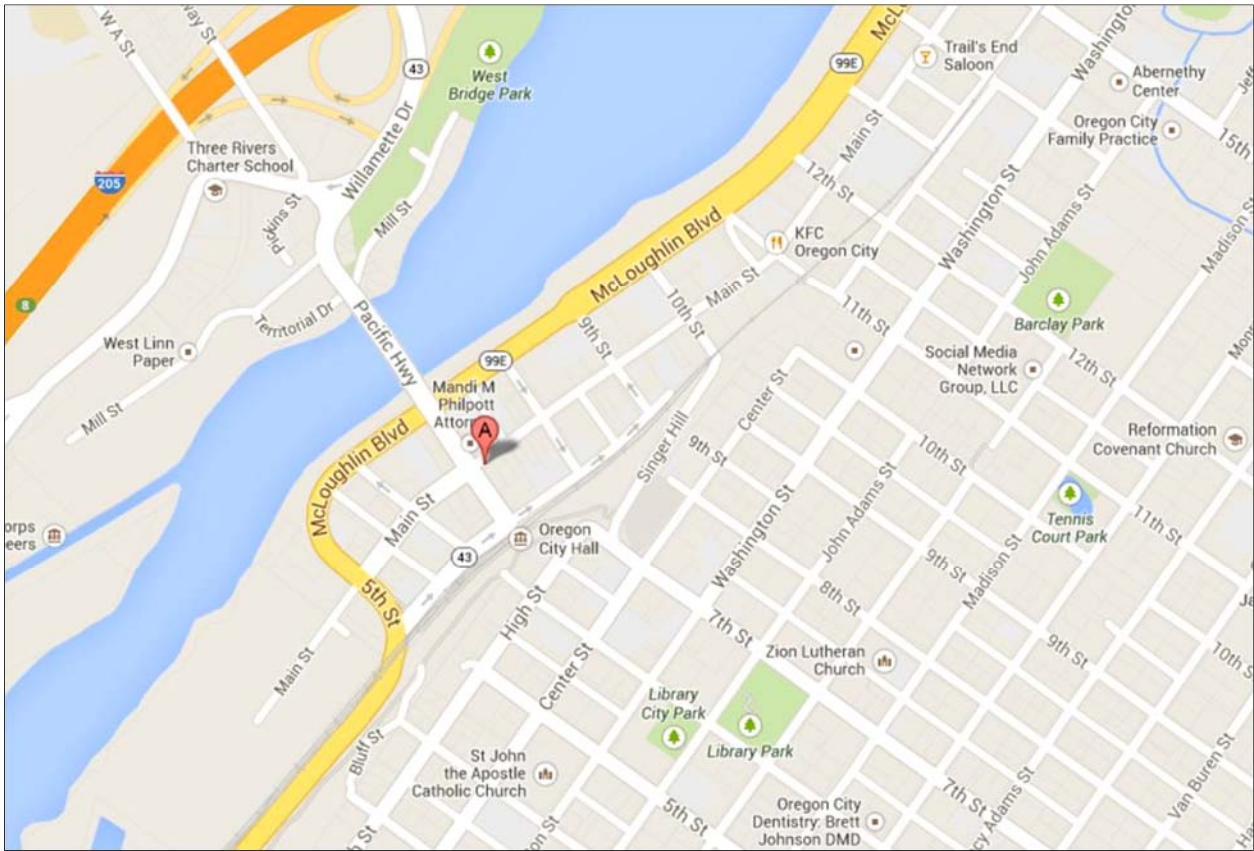
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2015 Total Population:	7,280	80,981	134,627
2015 Median Age:	37 Yrs	40 Yrs	42 Yrs
2015 Total Households:	2,818	30,193	50,873
2015 Average HH Income:	\$85,507	\$85,619	\$85,207

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