

# For Lease



**1111 E Powell, Gresham, OR**

- **Building 8370 Sq. Ft. of Multiple-use Space on 32,000 Sq. Ft. Lot**
- **Divisible to 4308 SF in Front**
- **4062 SF in Rear – Access on East side of Building from Parking Lot**
- **Has a Total of 7 Restrooms with ADA Restrooms in Rear Portion**
- **Unique Stand Alone Commercial Building with Monument Sign**
- **Great Owner/User Potential**
- **Ample Parking, On-Site Parking Ratio of 4.7/1000**
- **High Traffic East West Corridor to Hwy 26 (year 2000, 37,200 per GDT)**
- **Zoned Downtown Mixed use Commercial Low-Rise (DCL)**
  - Allows: Offices, Clinics, Retail Trade, Retail Services, Business Service, Auto Dependent use, Outdoor Commercial
- **Tri Met Transit Service on E Powell**
- **TI's Negotiable with Longer Term Lease**
- **Lease Rate \$7500.00 plus NNN's and Monitored Alarm**

Contact: **Martin Stone, CCIM; Sue O'Halloran, Principal Broker**  
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