

**LEASE**

**501 BUILDING**  
**501 NE Hood Gresham, OR**

**Class A Office**



**FOR INFORMATION CONTACT:**

**Colleen Hildebrand, Broker**

**Cell: 971-288-9963**

**Colleen@KMORealEstate.com**

**Martin Stone, CCIM**

**503-661-8000**

**Martin@KMORealEstate.com**

**Sue O'Halloran, Principal Broker**

**503-661-8000**

**Sue@KMORealEstate.com**







MAIN ENTRANCE



HALLWAY ACCESS TO OFFICES



MAIN ENTRANCE



SUITE # 148 (Plumbing for sink)



SUITE #114



SUITE #121 (Interior sink and restroom)

# 501 BUILDING

501 NE Hood Gresham, OR

CLASS A OFFICE

## Property Overview

**BUILDING SQUARE FEET** 22,787 SF

**YEAR BUILT** 1980

### AVAILABLE SPACE

Suite 114	900 SF	\$1500.00 per month
Suite 121	1400 SF	\$2566.66 per month
Suite 148	615 SF	\$1200.00 per month
Suite 240	1592 SF	\$3515.66 per month

Above Rates include NNN at \$6.50 PSF

**TENANT IMPROVEMENT** NEGOTIABLE

### ALLOWANCE

**MINIMUM TERM** NEGOTIABLE

**PARKING** Private lot w/ 157 spaces

**BUILDING ACCESS** ADA accessible, Elevator served

### AMENITIES

- Utilities included in rate
- New floor coverings and paint
- Common area Janitorial service
- New HVAC and LED lighting
- Time lock entry
- Shower facilities
- Outdoor terrace on upper floor
- On-Site management

### LOCATION

2 Blocks from Transit hub  
 2 blocks East of Main Ave.  
 In Historic Downtown Gresham  
 Close to restaurants,  
 businesses, shopping and  
 public transportation.

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters deemed to be material, including, but not limited to, statements of income and expenses.





LEASE

# 501 BUILDING

501 NE Hood Gresham, OR

Class A Office



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters deemed to be material, including, but not limited to, statements of income and expenses.

