

**FOR LEASE or SALE**

**\$695,500.00**

**1304 E POWELL  
GRESHAM, OR 97080**

**OFFICE /RETAIL**



**FOR INFORMATION CONTACT:**

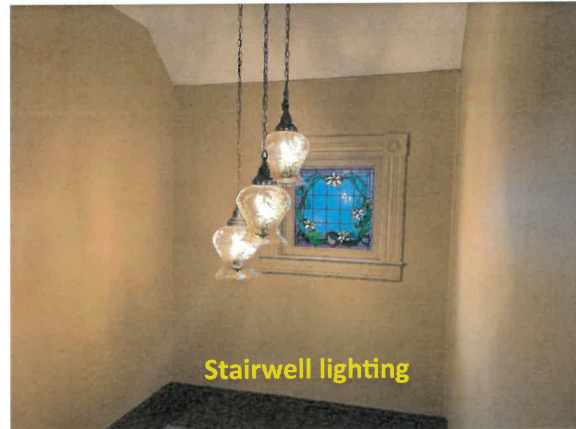
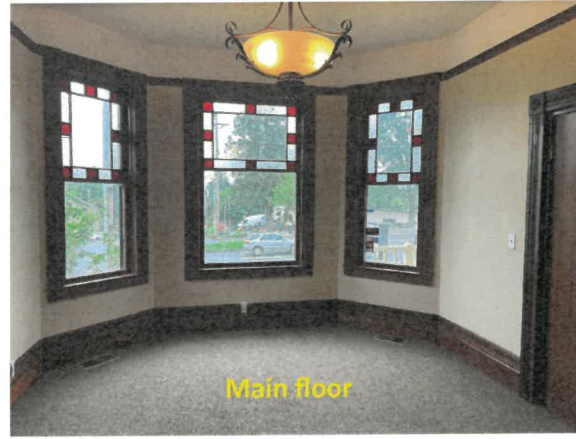
**Sue O'Halloran, Principal Broker; Martin Stone, CCIM**

**Email: Sue@KmoRealEstate.com; Martin@KmoRealEstate.com**

**503-661-8000**

**KMO**  
KOHLMAYERS O'HALLORAN, INC.





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**Gresham, OR**

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### Property Overview

BUILDING SQUARE FEET	2177 SF
YEAR BUILT	1902
AVAILABLE SPACE	2177SF
RATE	\$15.00 PSF
NNN	\$3.00 PSF
TENANT IMPROVEMENT	
ALLOWANCE	Negotiable
ZONING	DCL, Downtown Commercial
	Low rise
MINIMUM TERM	5 years
PARKING	22 spaces On-Site
BUILDING ACCESS	ADA Accessible
LOCATION	High visibility East/West corridor
AMENITIES	Sign monument on E. Powell Blvd., beautiful wood accents throughout, stain glass windows, three restrooms, 20,250 SF Lot (.46 acre)

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.



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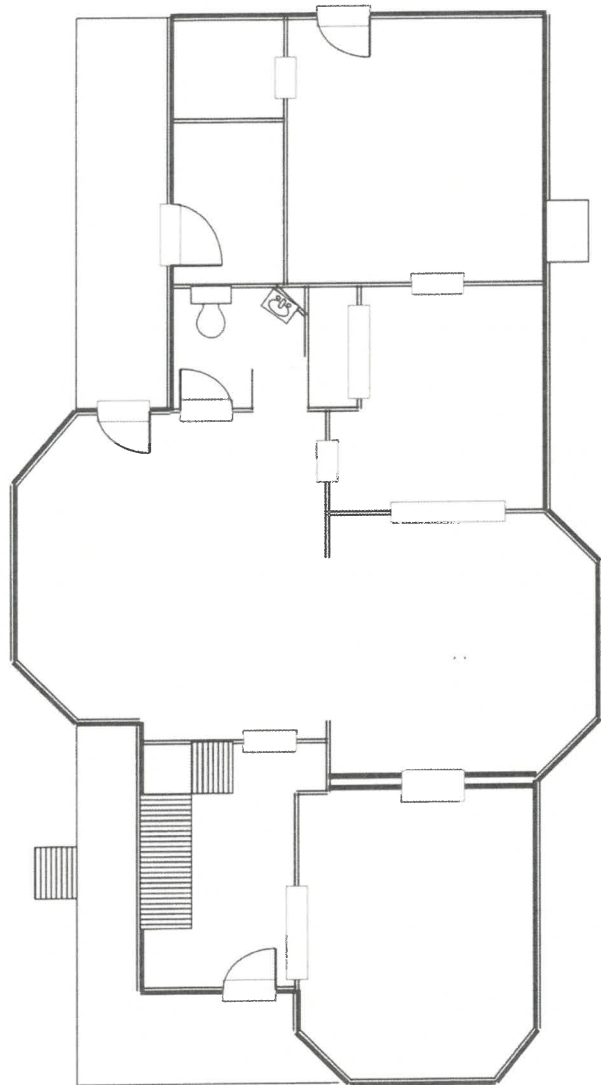
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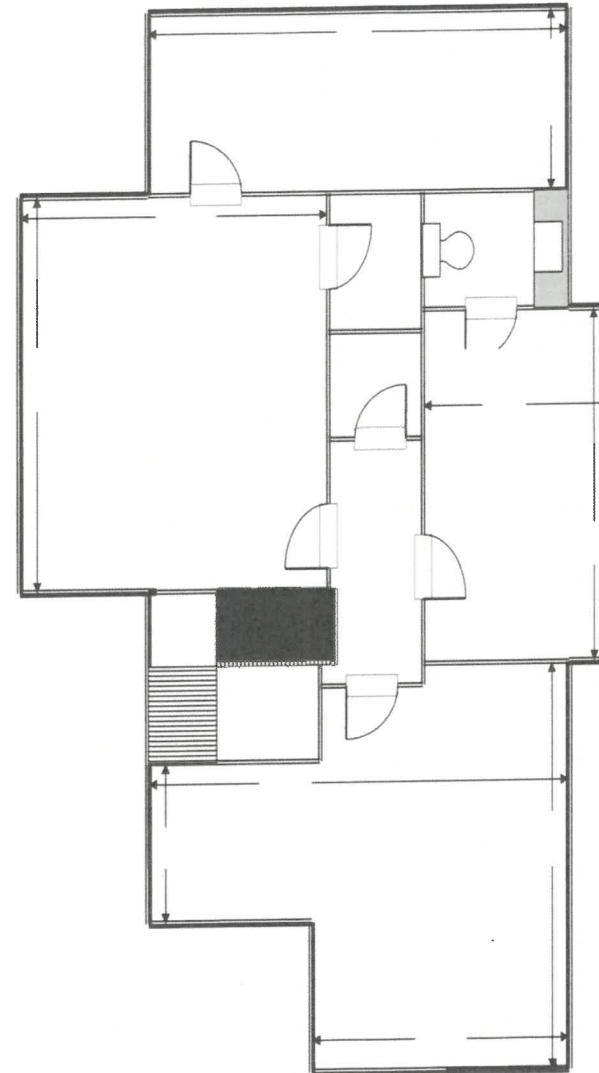
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GRESHAM, OR



MAIN FLOOR



UPPER FLOOR

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