

FOR LEASE

LIDER BUILDING

1738-1740 E Powell, Gresham, OR

**Retail/Office
Warehouse**



FOR INFORMATION CONTACT:

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

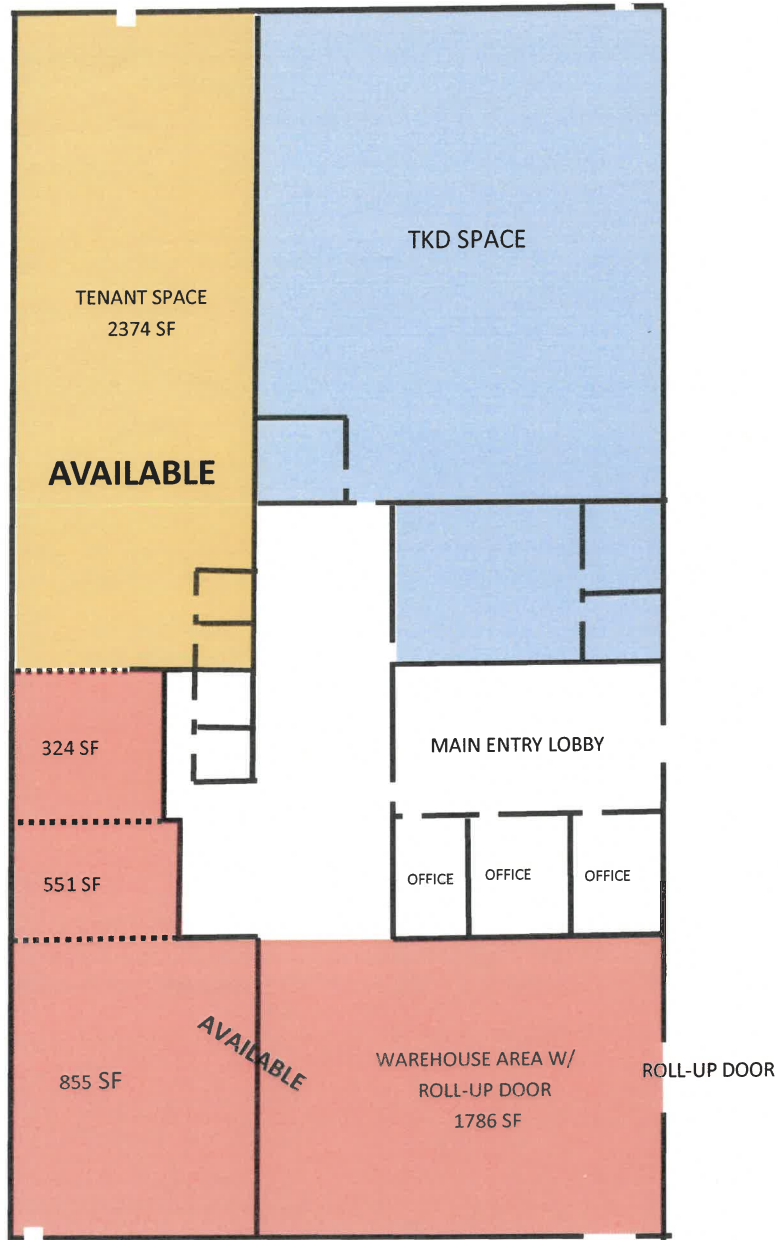
Email: Sue@KmoRealEstate.com; Martin@KmoRealEstate.com

503-661-8000

www.KmoRealEstate.com



FRONT FACING E POWELL



LIDER BUILDING

1738-1740 E Powell Blvd. Gresham, OR

Property Overview

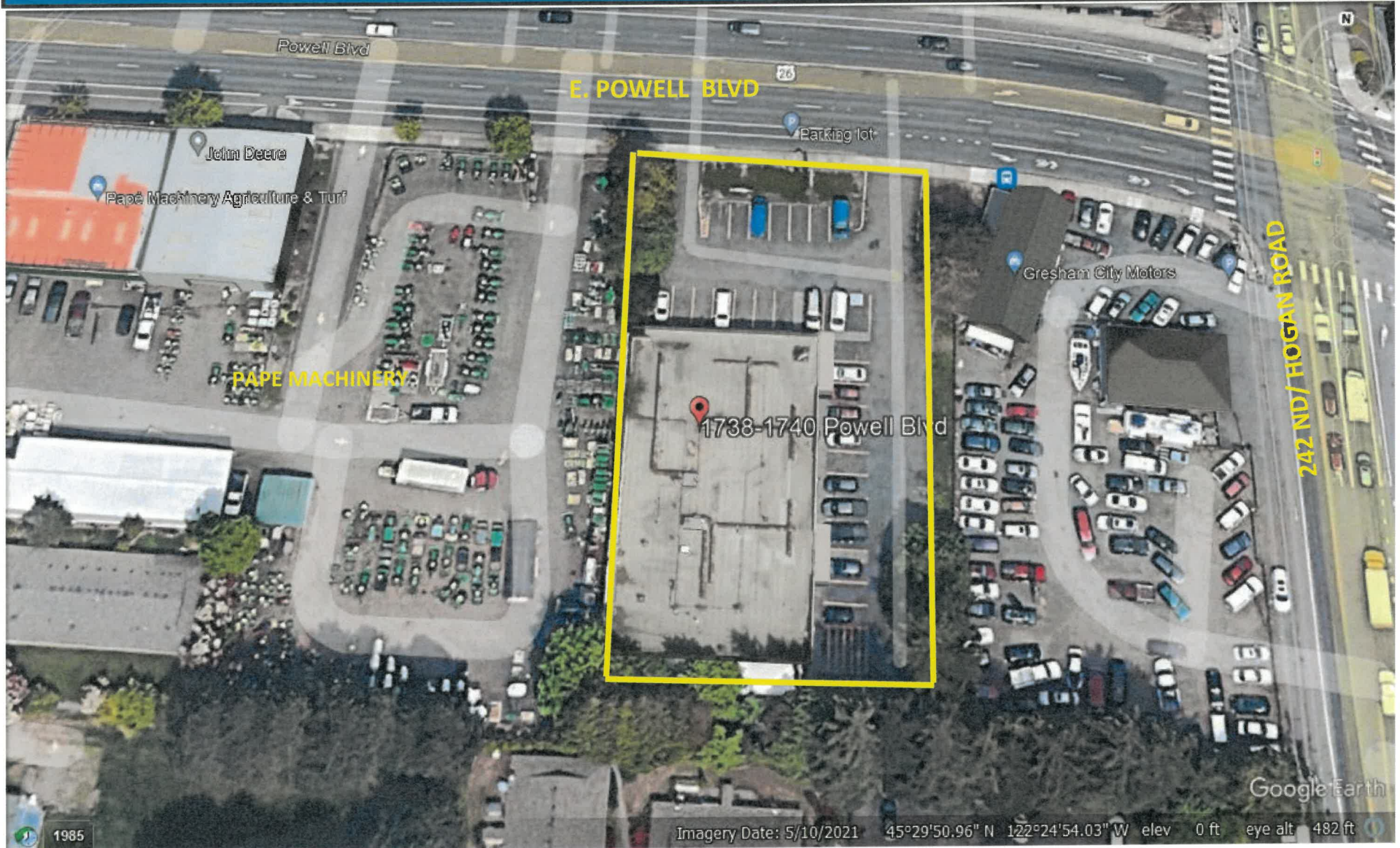
CLASS A OFFICE SPACE	Available NOW	
BUILDING SQUARE FEET	12,000 SF	
YEAR BUILT	1980	
AVAILABLE SPACE ste. 1738	2374SF	\$3550.00 NNN
REMAINING SPACE	324- 1730 SF	NEGOTIABLE
WAREHOUSE W/ ROLL-UP	1786 SF	\$1600.00 NNN
NNN	\$4.60 PSF	
TENANT IMPROVEMENT		
ALLOWANCE	Negotiable	
MINIMUM TERM	5 years	
PARKING	On-Site	
BUILDING ACCESS	ADA Accessible	
CURRENT TENANTS	U.S. World Class Taekwondo, Fabiano Scherner Brazilian Jiu Jitsu, Eastside Child and Family Therapy	
LOCATION	HIGH VISIBILITY ON BUSY POWELL CORRIDOR TO SANDY, MT. HOOD AND EASY ACCESS TO I-84	

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RETAIL/OFFICE
WAREHOUSE



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