



Coffee/Wine Bar Opportunity

496 NE 2nd Street - Gresham, OR 97030



Open Concept Coffee/Wine Bar Available November 2026

- ♦ Professionally designed Coffee/Wine Bar, anchor tenant for the Arts Plaza Apartments Building which offers 97 apartment style homes for lease
- ♦ Fully furnished space with guest seating & tables (indoor & outdoor), lighting, art, rugs, plants & décor all provided by Landlord
- ♦ Tenant to provide all coffee/bar equipment, service wear, and supplies
- ♦ Located in Historic Downtown Gresham across from the Gresham Arts Plaza
- ♦ 950 SF usable space @ \$24/sf Base Rent + \$5.85/sf NNN's
- ♦ Minimum 5 year lease
- ♦ PLEASE DO NOT DISTURB EXISTING TENANT

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The information contained herein has been obtained from sources we deem reliable however, we do not guarantee it's accuracy. All information should be verified prior to lease execution.