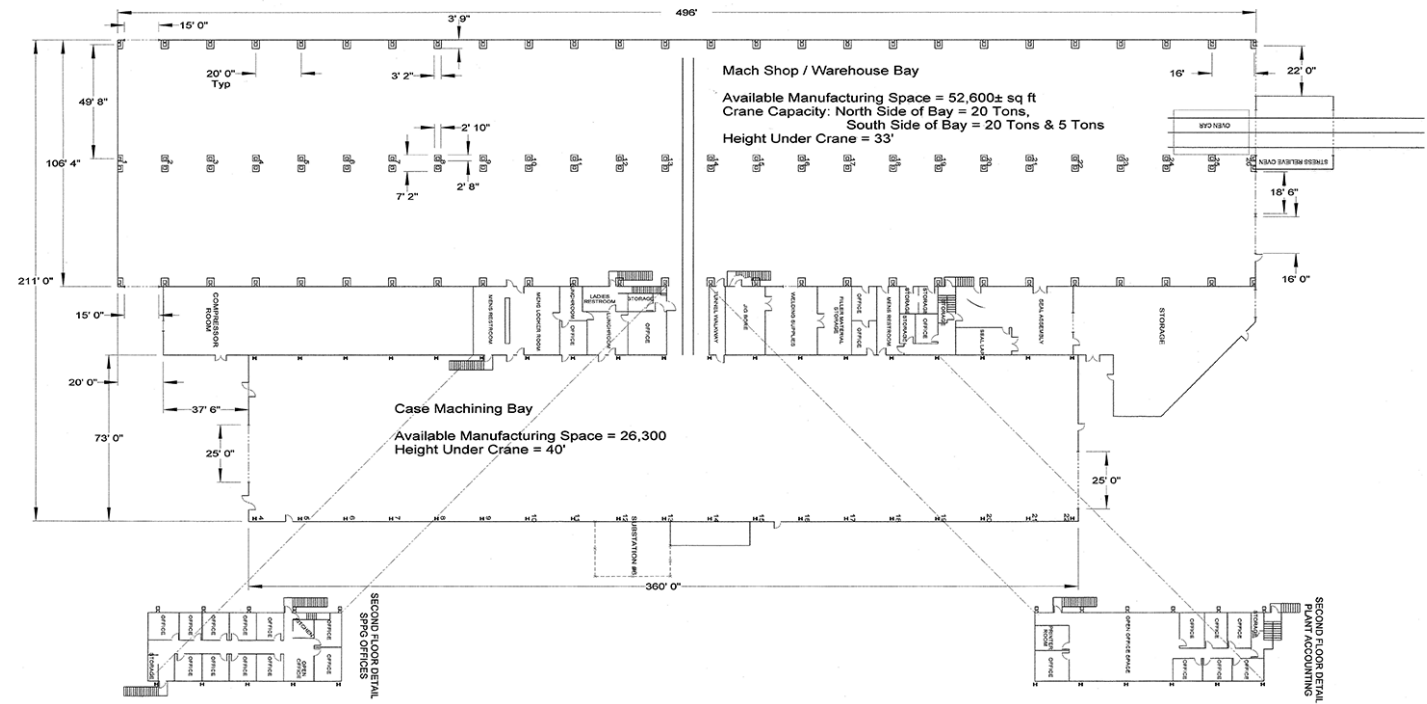


Aerial



Buildings F, G and H



Contact

Peter Stalick
503.221.2272
pstalick@kiddermathews.com

Steven Klein
503.221.2260
sklein@kiddermathews.com

Waterfront Business Center

2700 NW Front Avenue
Portland, OR 97210

14.03 acres of prime waterfront property

±195,875 SF of buildings including crane served industrial as well as office space

Heavy industrial buildings with 30' to 50' clear height and 10 ton to 75 ton crane served bays

Entire site is fenced, and mostly paved

Over 50,000 SF of office space

Great location just north of the Fremont Bridge

Waterfront dock property with moorage potential

Zoning: HI (Heavy Industrial), City of Portland

Sale Price: Call for pricing

Lease Rate: Call for lease rates



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Site Plan



AVAILABLE SPACE

Building	Shell SF	Office SF	Comments
FGH	95,500	5,500	30'-50' clear warehouse with 3 bridge cranes ranging from 10 ton to 75 ton
J	34,250	34,250	3 story, elevator served office building, many windows, abundant parking, river views
K (1st Floor)	10,000	-0-	Ground floor warehouse space, creative space
K (2nd Floor)	10,000	10,000	Second story office space
L-1	18,000	-0-	Warehouse building
M	17,468	8,800	Crane served warehouse space with 2 story office, with river views
N	4,380	N/A	Warehouse space, grade level loading
P	6,900	N/A	Drive through paint booth and sandblasting booth building
Dock			Dock area with moorage potential on Willamette River
Yard			±2.58 acres of fenced and gravelled yard area available

Property Features

Buildings F, G, and H are connected and consist of 3 large crane served bays. These bays are 50' to 70' wide and are 360' to 496' in length with large grade level doors at each end.

Building J is a 3 story, elevator served office building Up to 3 acres of parking is available next door to accommodate any level of parking requirements. The building has many windows with views of the Willamette River, Fremont Bridge, NW Portland and the west hills. This building provides the opportunity for inexpensive office space with free parking near downtown Portland. This is an excellent redevelopment opportunity for creative office space.

Site is directly adjacent to City of Portland owned 15 acre site, to the west, which is now vacant and is prime redevelopment property.

Site has full perimeter fencing providing a secure site with gates being locked at night for further security.

Located approximately 0.65 miles north of the Fremont Bridge on NW Front Avenue. This location provides immediate access to Downtown Portland, as well as convenient access to I-5 and I-405 with a central location. Many retail and support services are located nearby along with many restaurants in the neighboring Pearl District.