

x002424 844ft2



Location **Oregon**  
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The Waterman Building: 1st Floor Retail Space: Suite 100

Download the property flyer here: <http://www.commercialrealestate-portland.com/images/pdfs/waterman.pdf>

Please call us now, and inquire about this week's leasing incentives! Available for occupancy in Spring 2015, we are proud to offer 844 square feet of first-floor retail space in the Waterman Building. Annual lease rate is \$24/Sq.Ft./Year NNN, and the preferred lease terms are 3-7 years.

Built sustainably-green, and catering to Portland's bike-commuters, The Waterman Building is SE Portland's newest commercial development. It features creative offices for lease plus unmatched cyclist-friendly amenities, including secure bike storage & repair area, shower facilities, and lockers. At an impressive 40,000 square feet, encompassing 4 floors of high-quality office space, The Waterman is prominently situated just off SE Hawthorne Blvd, has a "BikeScore" of 100, and is extremely convenient to downtown PDX, I-5, & I-84.

Commuter Amenities: â€¢ Bike Score of 100 "Biker's Paradise" â€¢ Secure Bike Storage â€¢ Bicycle Service & Repair Area â€¢ Private Storage Lockers â€¢ Two Shower Facilities

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Property Details: â€¢ 40,000 square feet of office space â€¢ Available & flexible floor plans on 4 floors â€¢ Fully furnished office space â€¢ 3rd-Party Floor Receivers â€¢ Walk Score of 86 â€¢ WiFi & 24/7 Security System â€¢ Communal Conference Room

Location Details: â€¢ Central Eastside Industrial district near restaurants, brew pubs, & bakeries â€¢ Close to bus lines & street car access â€¢ Close to I-5 and Hawthorne Bridge â€¢ Walking distance to downtown PDX â€¢ Walk Score: 86 (Very Walkable)

This is an NNN ("Triple Net") lease; for an explanation of how NNN leases work, visit our YouTube channel here: <https://www.youtube.com/watch?v=iUykpjY15HM&list=UU-UdmjipgDXkS0Celsj2s1dgd>

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Call Matt at for more information!

Matt Schweitzer

North Rim Commercial Realty

[www.TheWatermanBuilding.com](http://www.TheWatermanBuilding.com)

Visit North Rim Partners, Inc on FACEBOOK

819 SE Morrison St, Suite 110

Portland, OR 97214

Office:

Fax:

Email: [mattATnorthrimpdx](mailto:mattATnorthrimpdx)