

FOR LEASE

Close-In Creative/Industrial/Service

80 SE Madison Street • Portland, Oregon

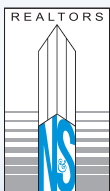


BUILDING: ± 40,000 SF Total
± 8,000 SF Per Floor
± 8,000 SF Basement

LOCATION: Central Portland
Excellent Access to I-5, I-84, 405,
& Downtown

FEATURES: Dock Loading Positions
1 Grade Level Loading Door
4,000 Lb. Freight Elevator
IG1, General Industrial 1 Zoning
Interstate Urban Renewal District

RATE: \$.35 PSF Triple Net Ground Floor
\$.25 PSF Triple Net Upper Floors
\$.20 PSF Triple Net Basement



**Norris &
Stevens Inc.**

621 SW Morrison Street, Suite 800
Portland, Oregon 97205

For More Information or a Property Tour, Please Contact:

Greg Nesting

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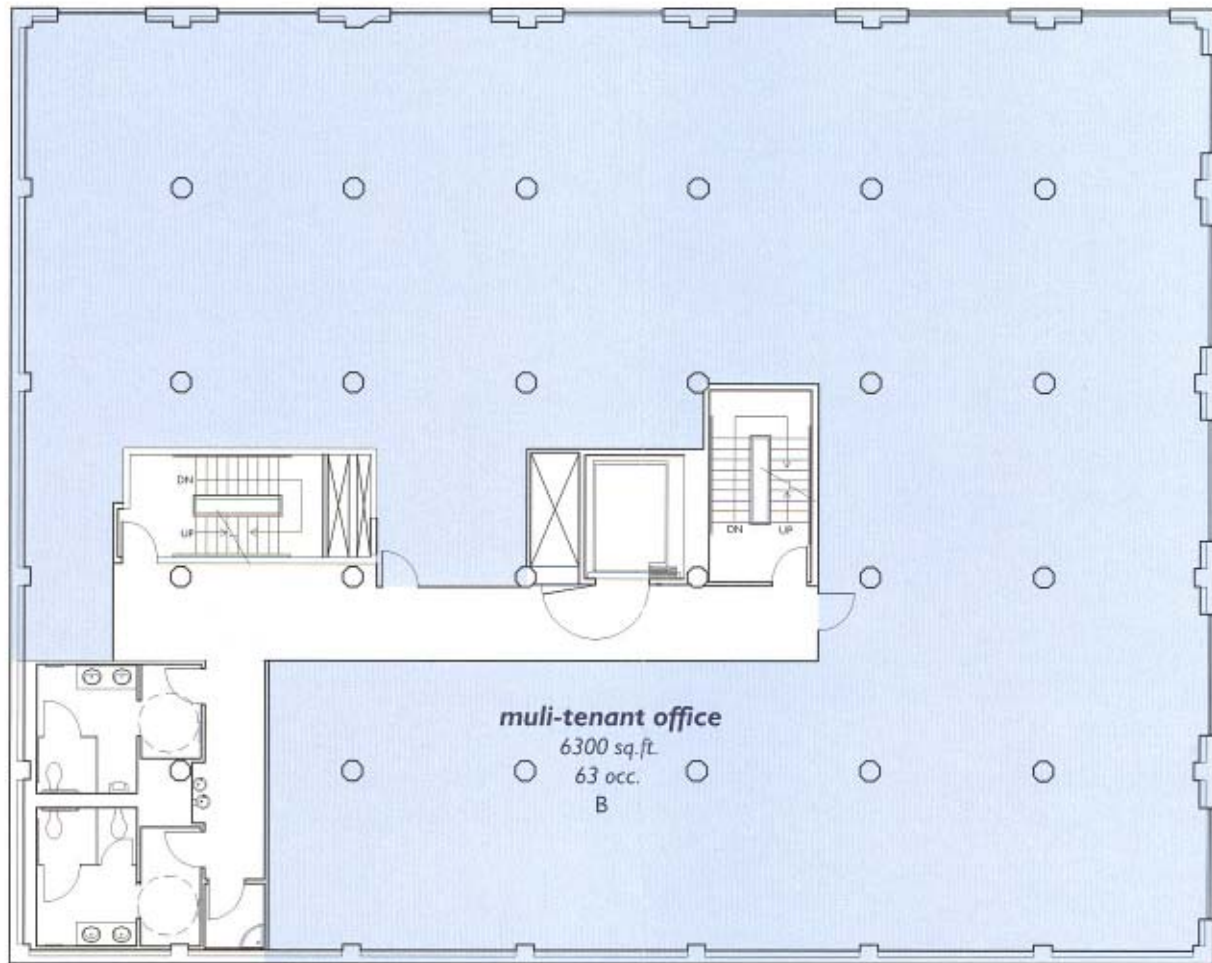
Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

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TCN
WORLDWIDE

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Proposed Floor Plan



Retail, Warehouse, or Restaurant
Conceptual Floor Plans Available



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