

FOR LEASE

OFFICE · SHOWROOM · RETAIL · SERVICE

THE HERITAGE BUILDING

3934 NE MARTIN LUTHER KING JR. BLVD



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GRAND AVE.



“Lease rates all inclusive! Everything but the phone ...!”

Available Space: from 1,000 - 5,500 SF

Amenities:

- Covered Bike Parking
- Basement Showers
- On-site Flex Car
- Unlimited Heated Water
- High Ceilings
- City Center Location
- Urban Renewal District
- Off-street Parking

Monthly Lease Rate Includes:

- Property Taxes & Property Insurance
- Building Management & Maintenance
- Janitorial for Community Area
- Water, Sewer, Electric, & Gas
- Unlimited Heating & Cooling
- Access Control Fees
- Alarm System

Green Building Features – LEED Certified:

- Ground source geo-thermal heating and cooling
- Multi-step air filtration and heat recovery ventilation for optimum air quality
- Rain water harvested to meet the demands of toilet flushing, and all storm water managed onsite. Not a drop makes it to the Willamette!

ERIC WENTLAND, Principal -- 5 0 3 . 2 8 8 . 5 3 1 6

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Picture: Mike Rice Real Estate © 2017



DEMOGRAPHICS

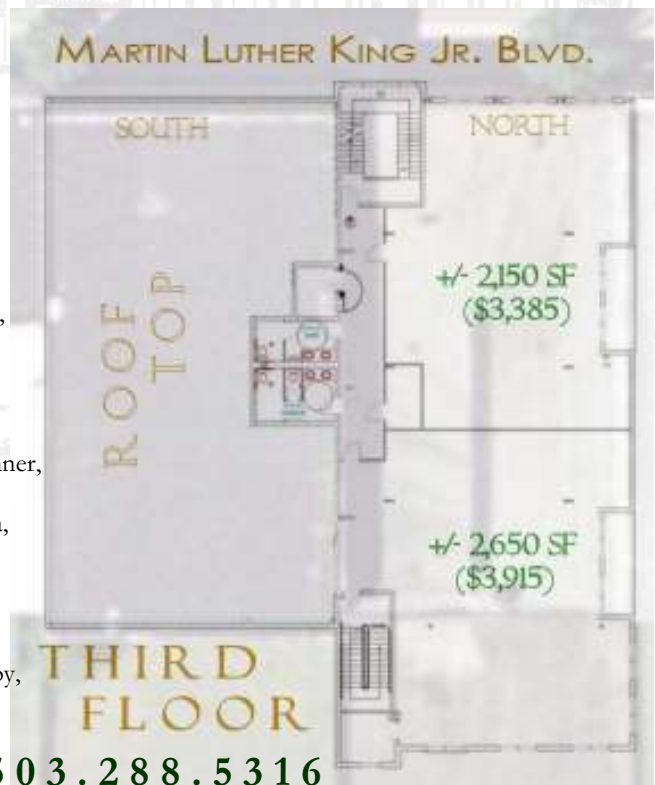
	1 mile	3 mile	5 mile
Population	19,158	131,941	251,107
Households	7,751	62,920	115,120
Average Household Income	\$50,667	\$52,089	\$56,942
Total Number of Businesses	1,280	15,025	21,875
Total Number of Employees	21,859	186,232	293,918

NEIGHBORHOOD BUSINESSES

Restaurants: Starbucks, Pix, 5th Quadrant, Goldrush Coffee Bar, Echo, Horn of Africa, Tiny's Café, Wendy's, Burgerville, Subway, Red Robin, Big Town Hero, Hannah Bee's, Spice, Bridges Café, Carbonni's Pizza, Wayne's Chicago Redhots, Barbarama, Javarama

Retail: Nike Outlet Store, Addidas Outlet, Parr Lumber, Walgreen's, Payless Shoes, Safeway, Cricket Wireless, Blockbuster, Portland Sign and Banner, Macs Radiator, Hankin's Hardware, Top To Bottom, Dirty Little Secret, Mid-K Beauty Supply, European Institute of Cosmetology, Broadway Toyota, Fischel's Contemporary Furniture

Business: Albina Bank, Wells Fargo, Bank of America, Western Union, US Bank, Pacific Continental Bank, Henry V Event Company, Cash Connection, DePaul Industries, Therapeutic Associates Physical Therapy, The Portland Observer, Allstate Insurance, Portland Community Media, Friends of Trees



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