

# DRCOMM

Dwell Realty Commercial

## FOR LEASE

### Beatrice Morrow Commercial Space

#### FEATURES INCLUDE:

- South Space 2,214 Sf
- North Space 3,423 Sf - [Leased]
- NE MLK Blvd Signage Opportunities
- On-site Parking
- Suites Have ADA Restroom(s)
- Sprinkler System
- Desirable Retail Corridor



## 3340 NE MLK JR BLVD Portland, OR 97212

Have your company be part of the community-serving commercial retail space at the Beatrice Morrow, former site of the Grant Warehouse on NE Martin Luther King Jr. Blvd. between Cook and Ivy Streets. The Beatrice Morrow has two prime retail spots available immediately. New construction with ample light from numerous windows allows for a wide variety of retail or office uses. Anticipated continued growth in the area make this highly visible space with reasonable pricing a must see.

**CALL FOR PRICING:**

**Chris Guinn III • Real Estate Broker**

503-703-4462 • cgiii@gmail.com

5265 NE MLK JR Blvd. Portland, OR 97211

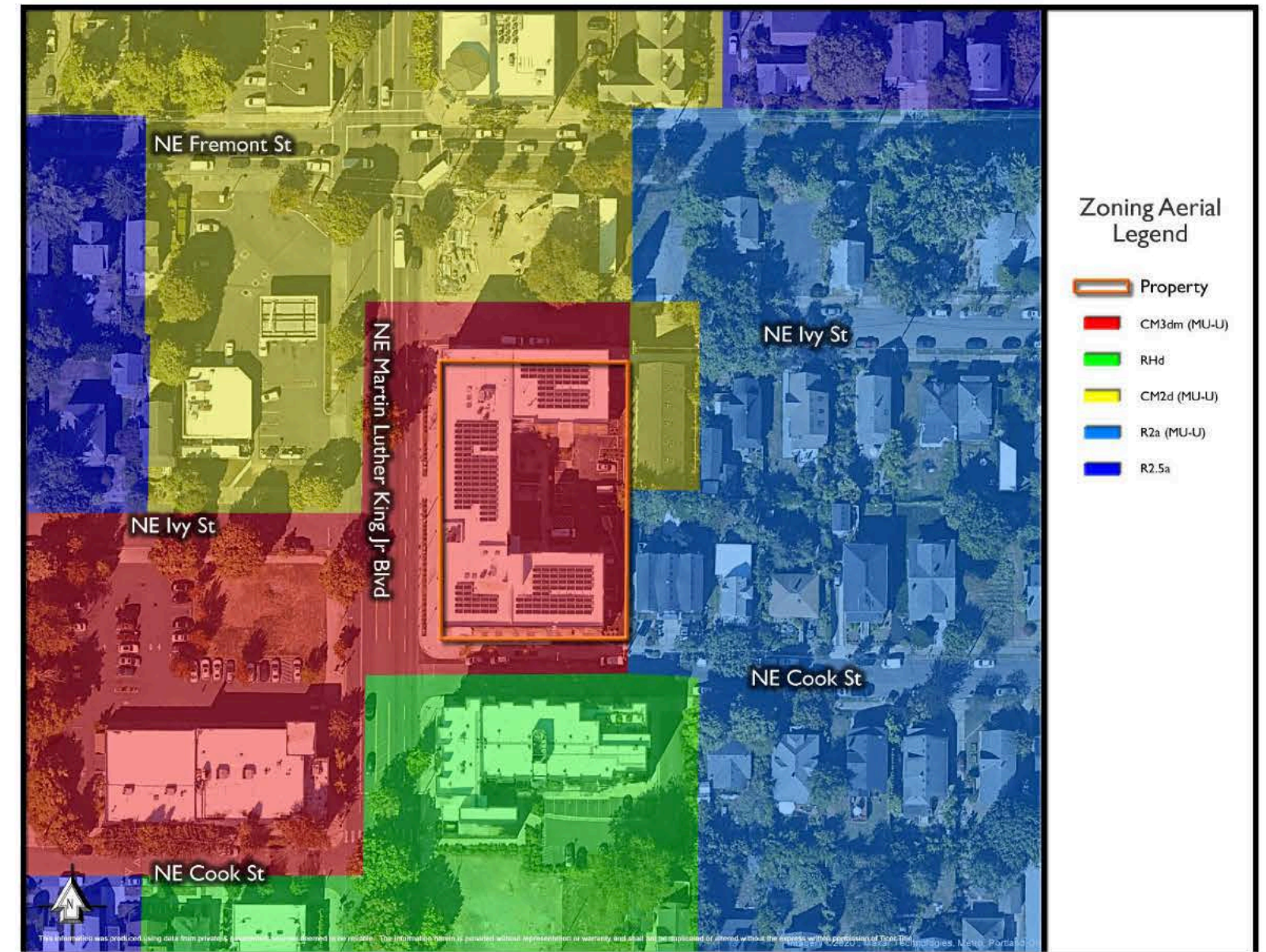
**Jenn Lizer • Real Estate Broker**

503-888-8553 • Jennlizer@me.com

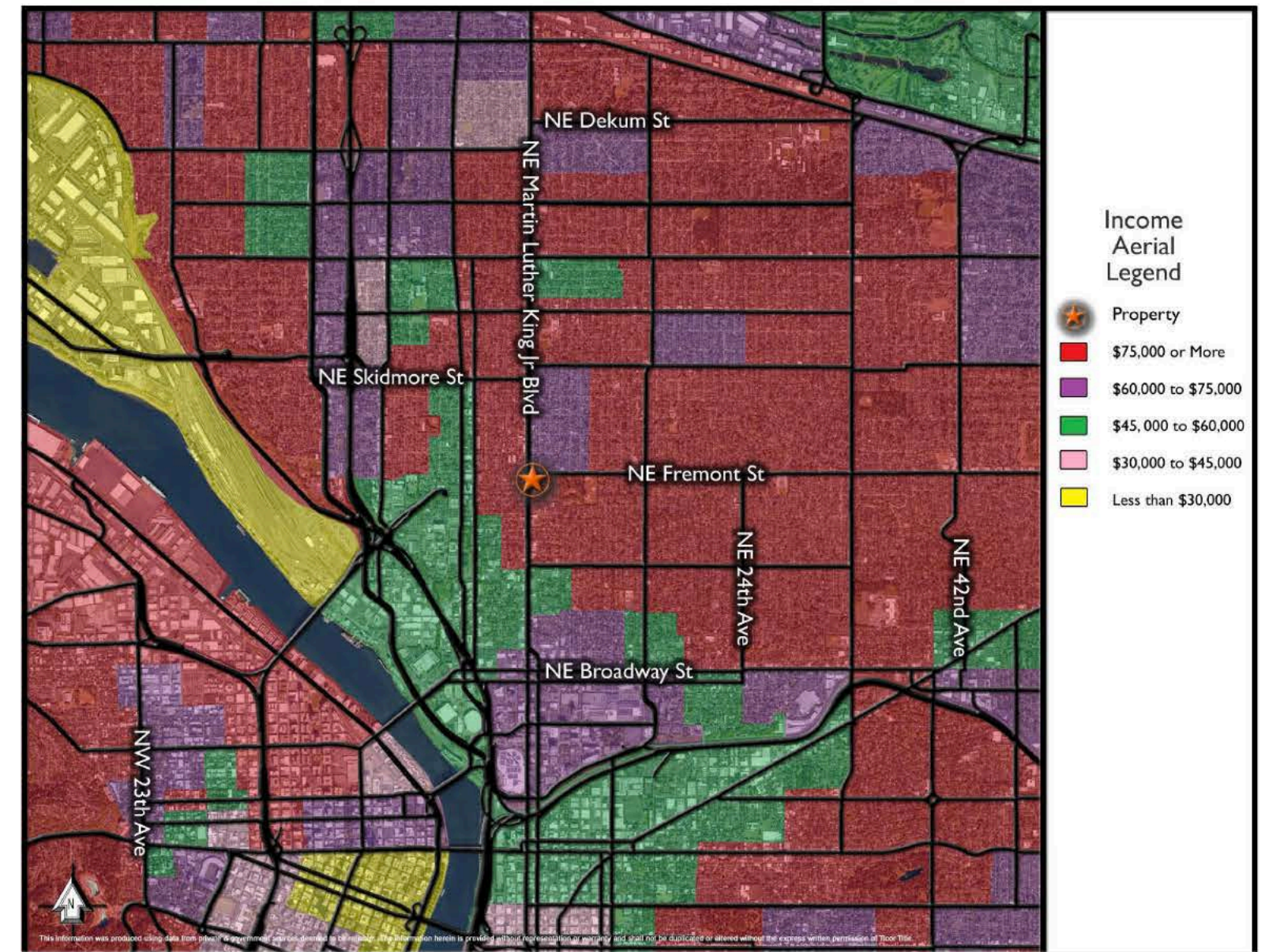
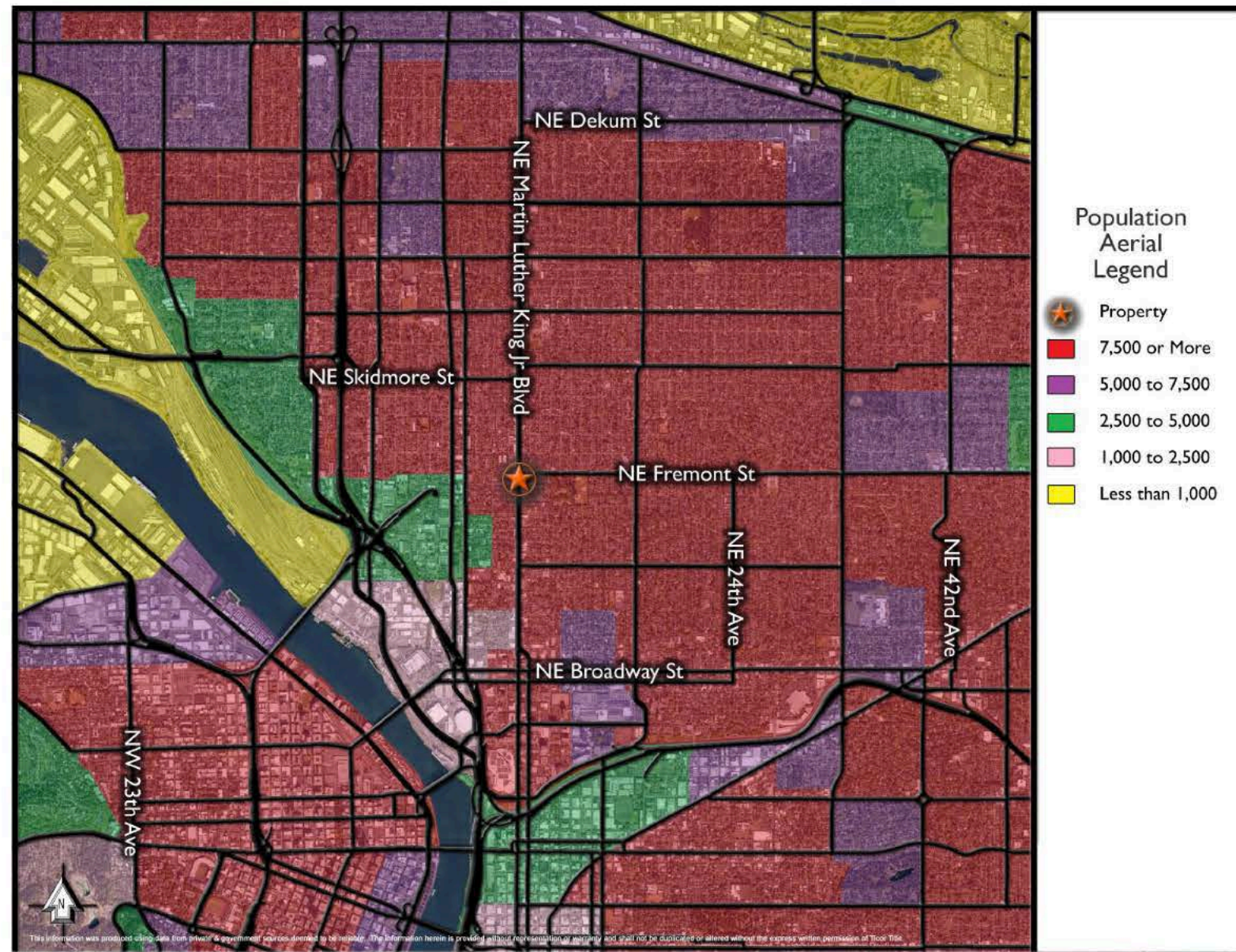
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\*The information contained herein is deemed reliable, but cannot be guaranteed as to its accuracy, and should be independently verified.\*









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## NORTH SPACE - Leased

Square Footage	3,423 SF
Monthly Rent	\$5,400
Lease Term	5 years
Use	Office/Retail
Lease Type	NNN
Estimated Expenses	\$3-5 SF/Year

## SOUTH SPACE - Available

Square Footage	2,214 SF
Monthly Rent	\$3,500
Lease Term	5 years
Use	Office/Retail
Lease Type	NNN
Estimated Expenses	\$3-5 SF/Year



SITE & GROUND FLOOR PLAN

GRANT WAREHOUSE



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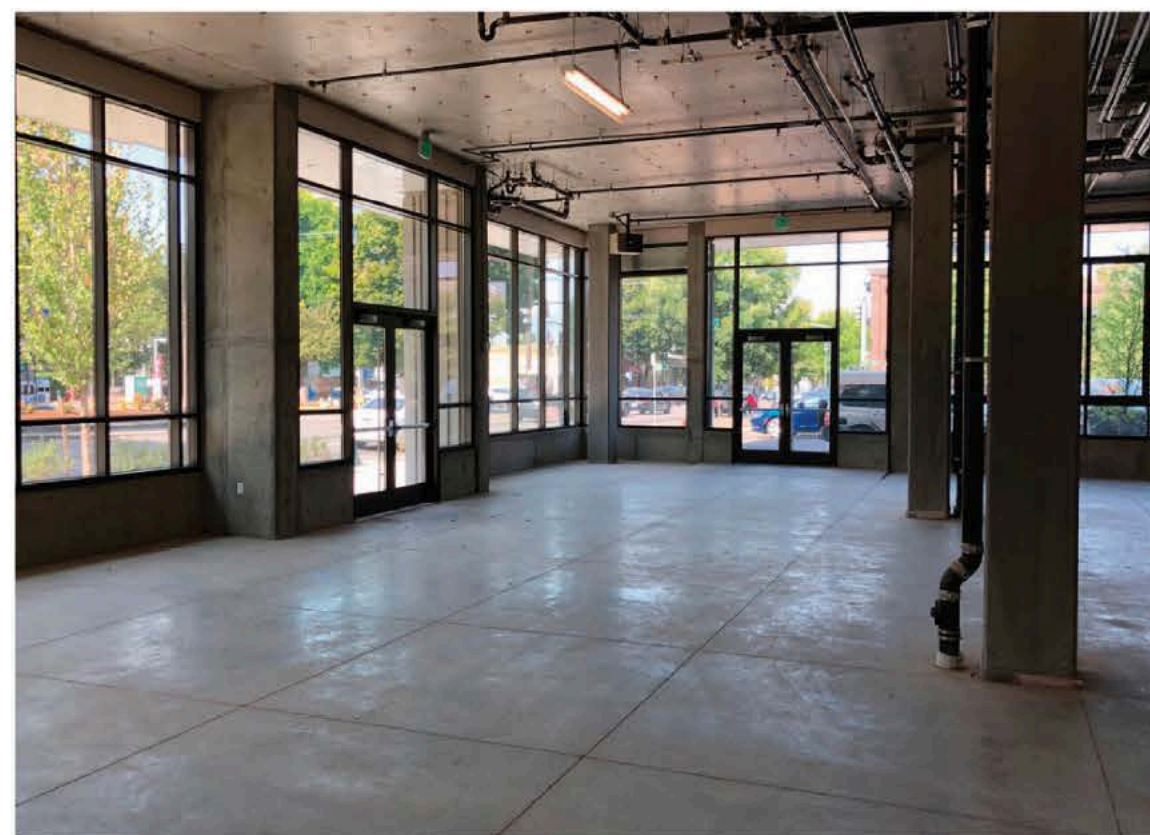
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