



2275 NE McDaniel Lane, McMinnville

Lease

***Offered at \$1.25/SF Gross Lease**

***Minimum of 3-5 year lease**

Upgrades

***2019: exterior and interior paint, low pile carpet installed throughout building, plank flooring installed in foyer, sidewalks pressure washed, keyed water faucets installed on exterior faucets**

***2018: 30 year composition roof installed, new heat and ac system installed**

Building Features

***Easy access to Highway 99W and amenities**

***4150 SF, built in approximately 1990 with slab floors**

***Approximately 12+ parking spaces (shared)**

***Front & Rear entrances**

***Enclosed foyer leads to large vaulted entrance and enclosed reception counter**

***Large conference room with vaulted ceilings and large picture windows and wall for presentations**

***6 office spaces**

***Multiple open flex spaces**

***Spacious break room**

***Women's and Men's bathrooms**

***Electrical room, janitor's closet, furnace room and separate room containing water heater**