

OFFICE PROPERTY FOR LEASE

620 NE THIRD STREET, MCMINNVILLE, OR



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OFFERING SUMMARY

Lease Rate: \$1.70 SF/month (MG)

Available SF: 2,600 SF

PROPERTY OVERVIEW

No Expense spared on this remodeled Office or Retail space in the heart of McMinnville's downtown business district.

PROPERTY HIGHLIGHTS

- Historic building with all systems and surfaces updated for 2020
- Generous window-line on to Third Street, the epicenter of Oregon Wine County
- Plumbed for kitchenette
- 2 ADA restrooms
- Roll-up door off alley
- Potential access to rooftop deck.

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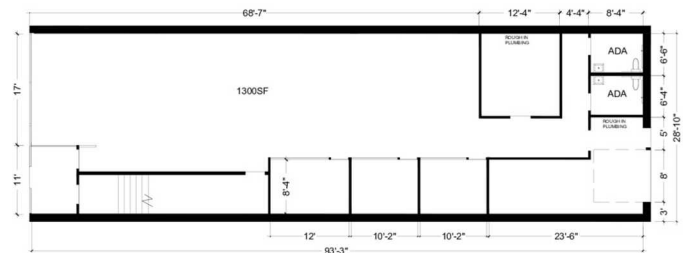
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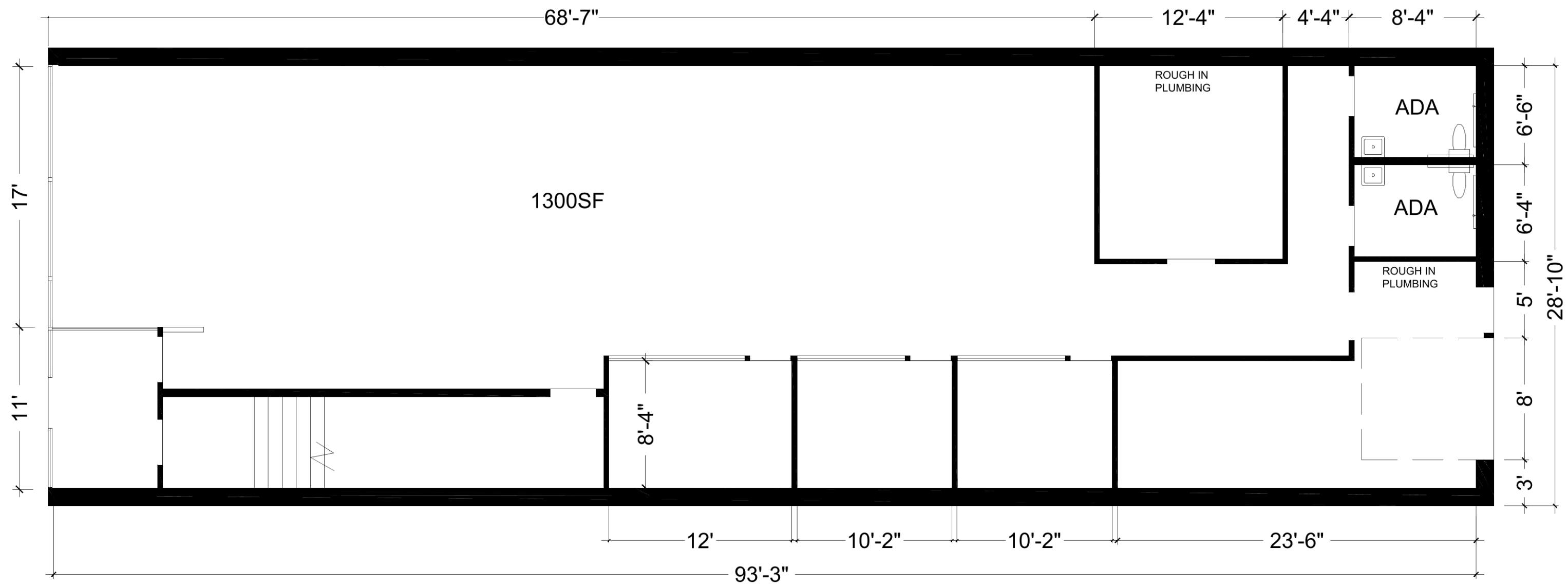
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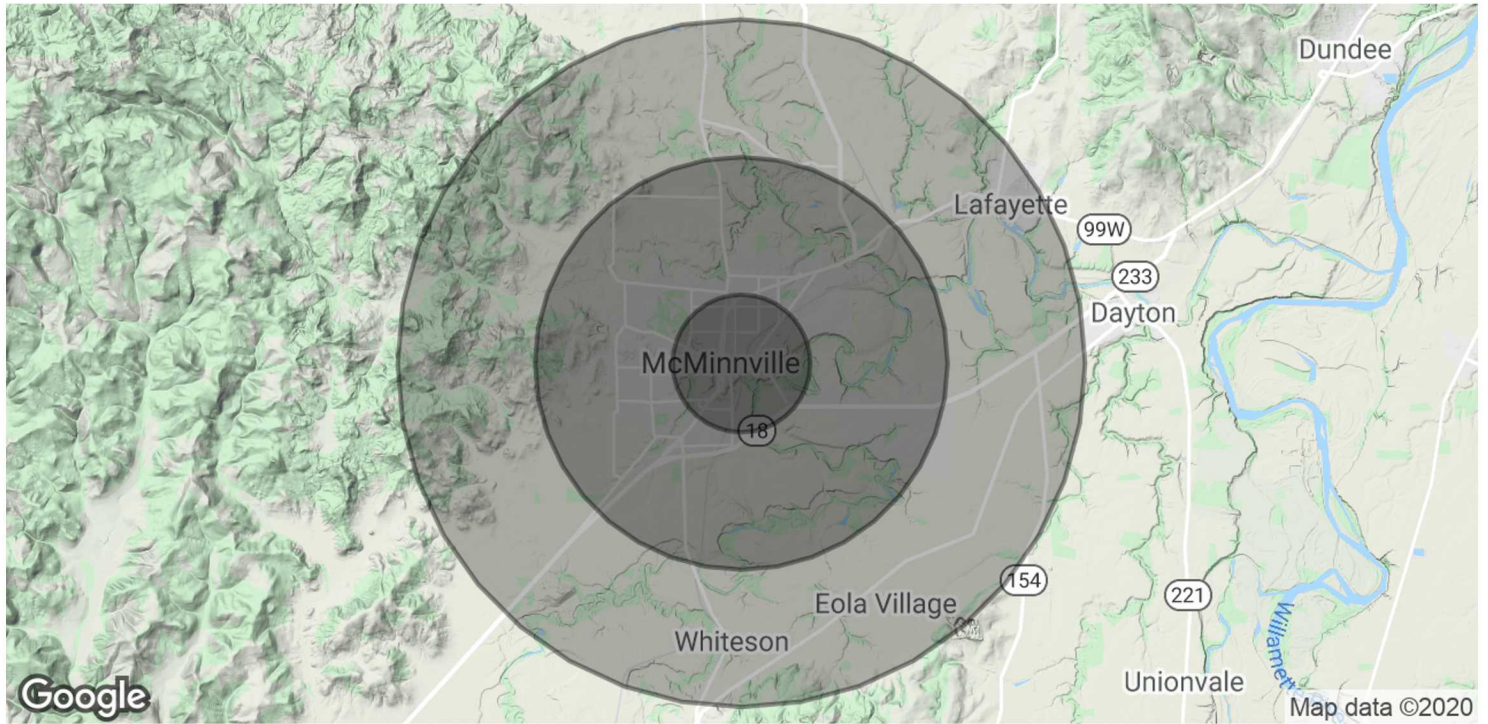
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,379	39,601	46,199
Average age	29.7	33.7	34.7
Average age (Male)	28.7	32.0	32.4
Average age (Female)	30.2	34.9	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,802	14,344	16,687
# of persons per HH	3.0	2.8	2.8
Average HH income	\$46,808	\$54,393	\$57,376
Average house value	\$279,223	\$275,601	\$281,893

* Demographic data derived from 2010 US Census