

# THE Bohemian

CREATIVE WORKSPACES AVAILABLE

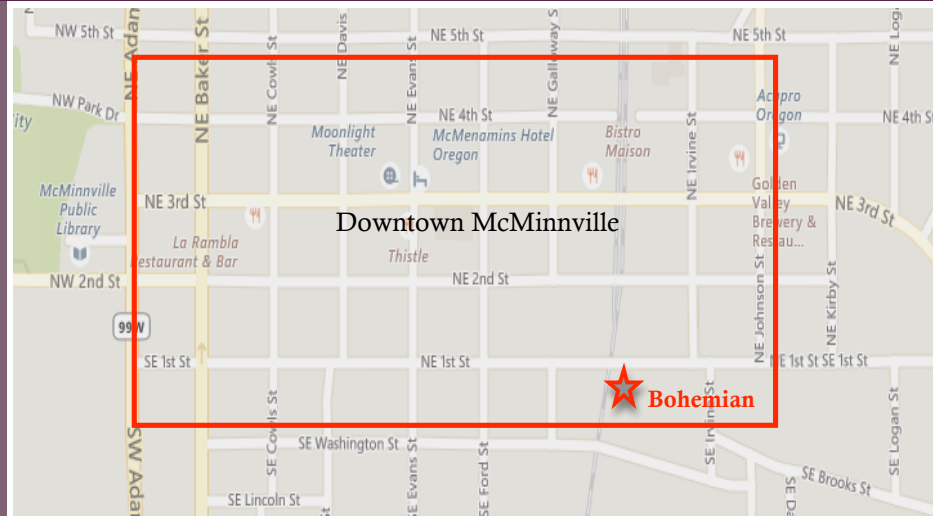
Downtown McMinnville, OR

802 SE 1st Street

Artists. Craftsmen.  
Café. Retail.  
Brewpub. Showroom.  
Restaurant.  
Temperature-  
controlled warehouse.  
Event space.

\$12/ft/yr NNN

Up to 10,000 ft.<sup>2</sup>, dividable & outdoor seating available



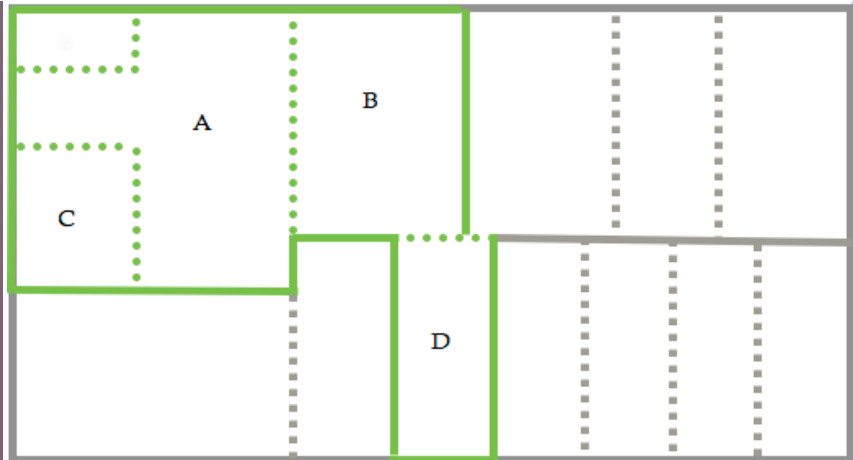
NEW OWNER, NEW LOOK, PROGRESSIVE  
RENOVATIONS UNDERWAY, & JUST 2 BLOCKS FROM  
THE HEART OF DOWNTOWN MAC (3<sup>RD</sup> STREET)

3 PHASE POWER IN PLACE

AMPLE ON-SITE PARKING. ADA BATHROOMS.

C-3 ZONING. NEW HEAT PUMPS, HVAC.

WINE TASTING ROOM ON-SITE – VINUM FERUS



**Kelly McDonald**

Real Estate Broker / Commercial Division

(503) 209-9591 (Cell)

[kmcdonald@bhhsnw.com](mailto:kmcdonald@bhhsnw.com)

OR License # 201221911