



Presented By: Jennifer Feero
 Willamette West Realtors
Phone: 503-708-2658 **E-mail:** jenfeero@gmail.com
COMMERCIAL LEASE **Status:** ACT **12/15/2017** **6:49:47 PM**
ML#: 17593210 **Area:** 156
Addr: 850 SW BOOTH BEND RD **Ste/Unit#:**
City: McMinnville **Zip:** 97128
Zoning:
County: Yamhill **Tax ID:**
PropType: FLEX
Legal: .64 ACRES IN SEC 29 T4S R4W
Public Internet/Address Display: Y/Y

BUILDING INFORMATION

Apx Tot Avl SQFT: 5162 **Divide Y/N:** Y **Min. Div. SQFT:** 0 **Max. Contig. SQFT:** 0 **SQFT Type:** RSF
Apx Ofc SQFT: **Apx Whse SQFT:** **Apx Mfg SQFT:** **Apx Retail SQFT:**
Yr Built: 1999 / **Parking:** **Parking Ratio:** **Parking Desc:**
#Stories / #Buildings: 1 / 1 **Ceiling HT in FT:** 9 **Telecom. Access:** work stations wired
Truck Dr: **Dock Height:** **Door Height:** **Loading:**
Present Use: OFFICE **Features:** 1LEVEL, GRNDLVL, OFFICE, OS-LITE, SIGN

LEASE INFORMATION

Perf Lngth of Lease: 3-5YRS **Base Lease Rate:** \$1.00
Electric Incd: **Gas Incd:**
Water/Sewer Incd: **Janitorial Incd:**
Insurance Incd: **RE Tax Incd:**
Cams Included: **TI Allowance:**
Other Utilities Incd: **Lessee Operating Exp:**
Pricing Comments:

For Sale: **Doc Avail:** **Lease Type:** 3NETLSE

REMARKS

Xst/Dir: Hwy 99W to Booth Bend Road
Public: Single Level office building w/ terrific space. Lobby area, patio, Conference Rm, lunch rm, laundry, full bath w/ shower, laundry area. 25 parking spaces, 2 heat pumps, security system, key swipe system. Wired for computers/AV/Phones. Full building available for lease, or separate. Car Charging station. Convenient Location close to Hwy 18 Access and Hwy 99. Short Drive to South side businesses and to Historic Downtown McMinnville.

LAND INFORMATION

Rd Surface: PAVED **Lot Size:** 20K-.99AC **Rd Frontage:**
Lot Dimensions: **Approx. Lot SQFT:** **Acres:** 0.64
Topography: **Soil Cond:**

UTILITIES INFORMATION

Heat: HT-PUMP **Cool:** HT-PUMP **Volts:** **Amps:**
Utilities: CABLETV, GAS, PHONE, POWER, SEWER, WATER

LEASE INFORMATION

Leased: **Leased SQFT:**

Features – 850 SW Booth Bend Road, McMinnville, Oregon

Stacy Martin Willamette West Realtors 503-560-2144

Excellent location close to Hwy 18 and 99, with easy access to downtown McMinnville.

Space

- *5162 SF available to lease**
- *Space can be easily sub-divided**
- *25 Parking Spaces**
- *Level, 1 story property, ADA accessible**

Floor Plan

- *Lobby/Reception Area**
- *Board Room with AV, Projector, Screen**
- *Kitchenette/Break Room**
- *Open spaces with the ability to subdivide via cubicles**
- *Private rooms for offices or meeting rooms**
- *ADA accessible bathrooms**
- *Bathroom with full shower**
- *Secure storage areas**
- *Courtyard**

Extras

- *Central Server Room**
- *2 Heat Pumps, 1 Gas Furnace/AC**
- *Alarm System**
- *All works spaces wired for telephone and internet**
- *Electric Car Charging Station**
- *Exterior Key Pad Access**

Total 20 of 32
Photos

MLS#: 17593210 Address: 850 SW BOOTH BEND RD Area: 156 Property Category: Commercial
Lease

[Delete](#)[Lightbox](#)[Copy from MLS#](#)[Upload Photo\(s\)](#)[Toggle Cmd](#)[Grid View \(Large\) ▼](#)

Photos

Drag and drop an image to reorder the photos.

[View](#) [Replace](#)[View](#) [Delete](#) [Caption](#) [Replace](#)[View](#) [Delete](#) [Caption](#) [Replace](#)[View](#) [Delete](#) [Caption](#) [Replace](#)[View](#) [Delete](#) [Caption](#) [Replace](#)[View](#) [Delete](#) [Caption](#) [Replace](#)[View](#) [Delete](#) [Caption](#) [Replace](#)[View](#) [Delete](#) [Caption](#) [Replace](#)[View](#) [Delete](#) [Caption](#) [Replace](#)☐ #10☐ #11☐ #12



☐ #13



☐ #14



☐ #15



[View](#) [Delete](#) [Caption](#) [Replace](#)



[View](#) [Delete](#) [Caption](#) [Replace](#)



[View](#) [Delete](#) [Caption](#) [Replace](#)



[View](#) [Delete](#) [Caption](#) [Replace](#)



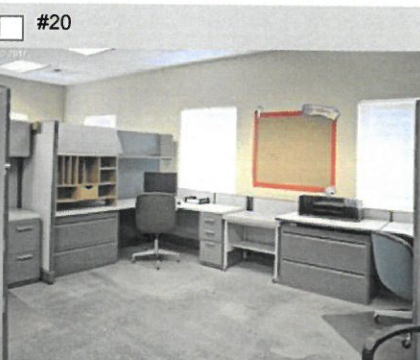
[View](#) [Delete](#) [Caption](#) [Replace](#)



[View](#) [Delete](#) [Caption](#) [Replace](#)



[View](#) [Delete](#) [Caption](#) [Replace](#)



[View](#) [Delete](#) [Caption](#) [Replace](#)

Note: Your submission of any photograph or other graphic material constitutes your authorization for RMLS™ to cause such submission to be published anywhere the MLS information is to be published, and your representation that you have the full legal right to give such authorization.

© RMLS™ 2017. ALL RIGHTS RESERVED - INFORMATION NOT GUARANTEED AND SHOULD BE VERIFIED.