



AVAILABLE

OWNER OCCUPIED

LEASED

FOR LEASE

ELEVATE PLAZA

615 HIGH ST, OREGON CITY, OR 97045

CLAYTON MADEY, SIOR

503.972.7277

clayton@macadamforbes.com



PROPERTY DESCRIPTION

Creative space available at the top of the Oregon City Municipal Elevator, ideal for retail or office use and offering scenic river views. The space includes an outdoor area for tenant use. Its immediate proximity to the elevator entrance brings high pedestrian traffic, making it an excellent opportunity for a restaurant or other customer-facing business.

PROPERTY HIGHLIGHTS

- On-site ownership and management
- Located directly off of the Oregon City Municipal Elevator
- Flexible space layouts
- Outdoor seating
- River views

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OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (NNN)
Available SF:	1,800 SF
Estimated NNNs:	\$8.47/SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	272	1,060	4,086
Total Population	505	2,331	9,931
Average HH Income	\$85,312	\$93,377	\$101,576



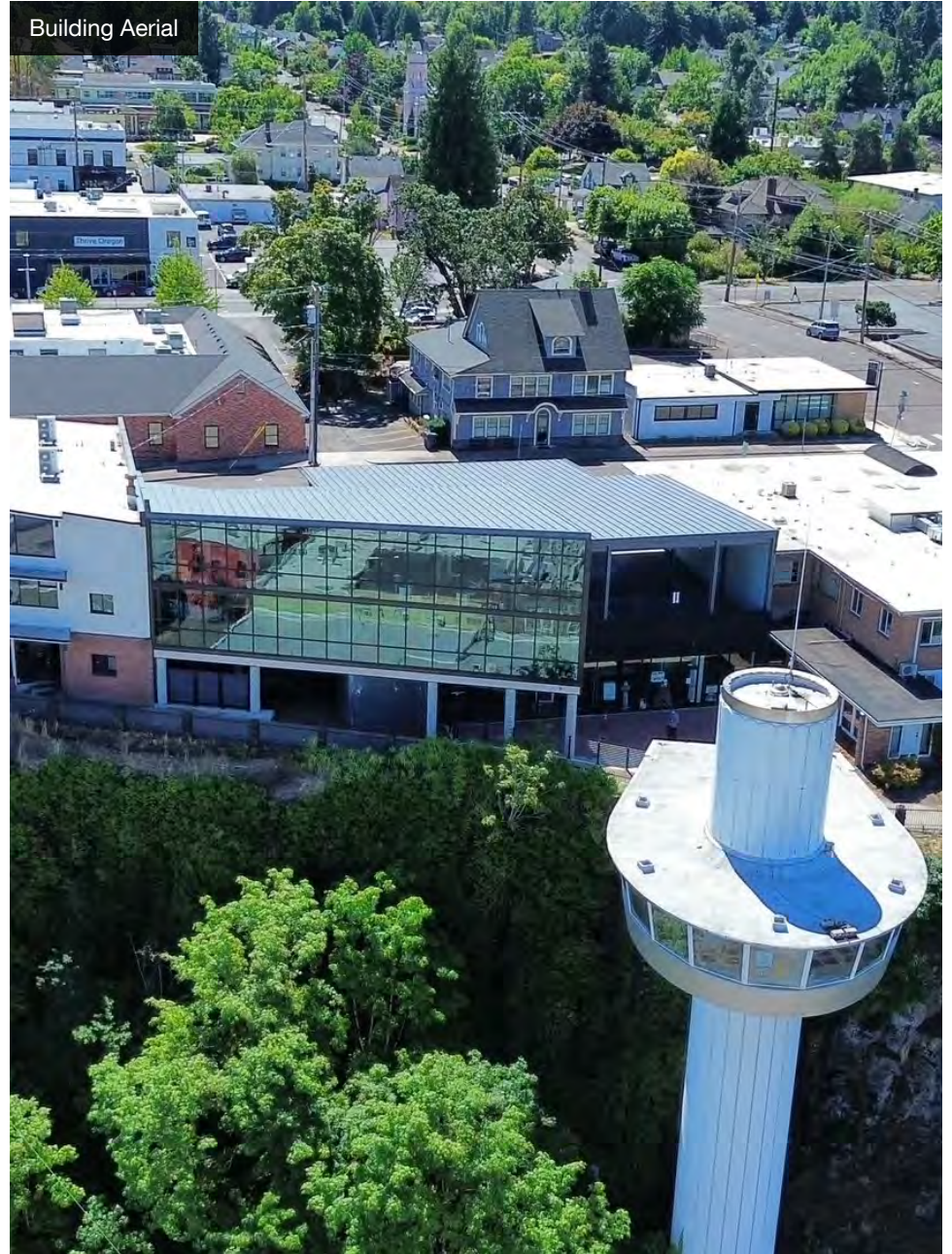
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Subject Property Front



Building Aerial



River View (Taken from Building Facing North)



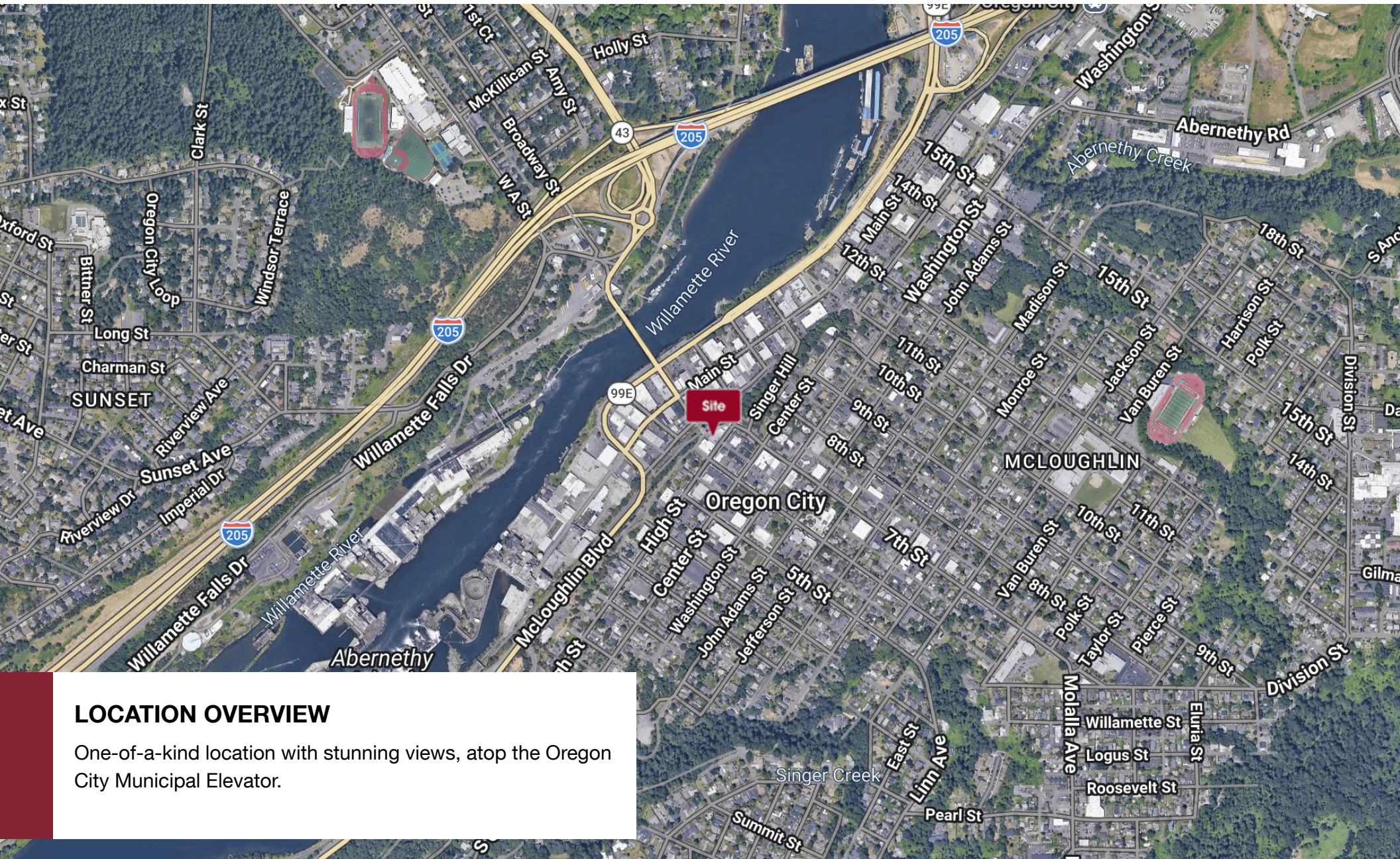
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