



THE CEELEY

Up to \$50k in City TI Grants

Lease Opportunity

**1,519 - 5,342 SF
Contiguous Space**

**1,581 SF of
Additional Space**

**Call for details
on Landlord
Contributions**



Eric Squires

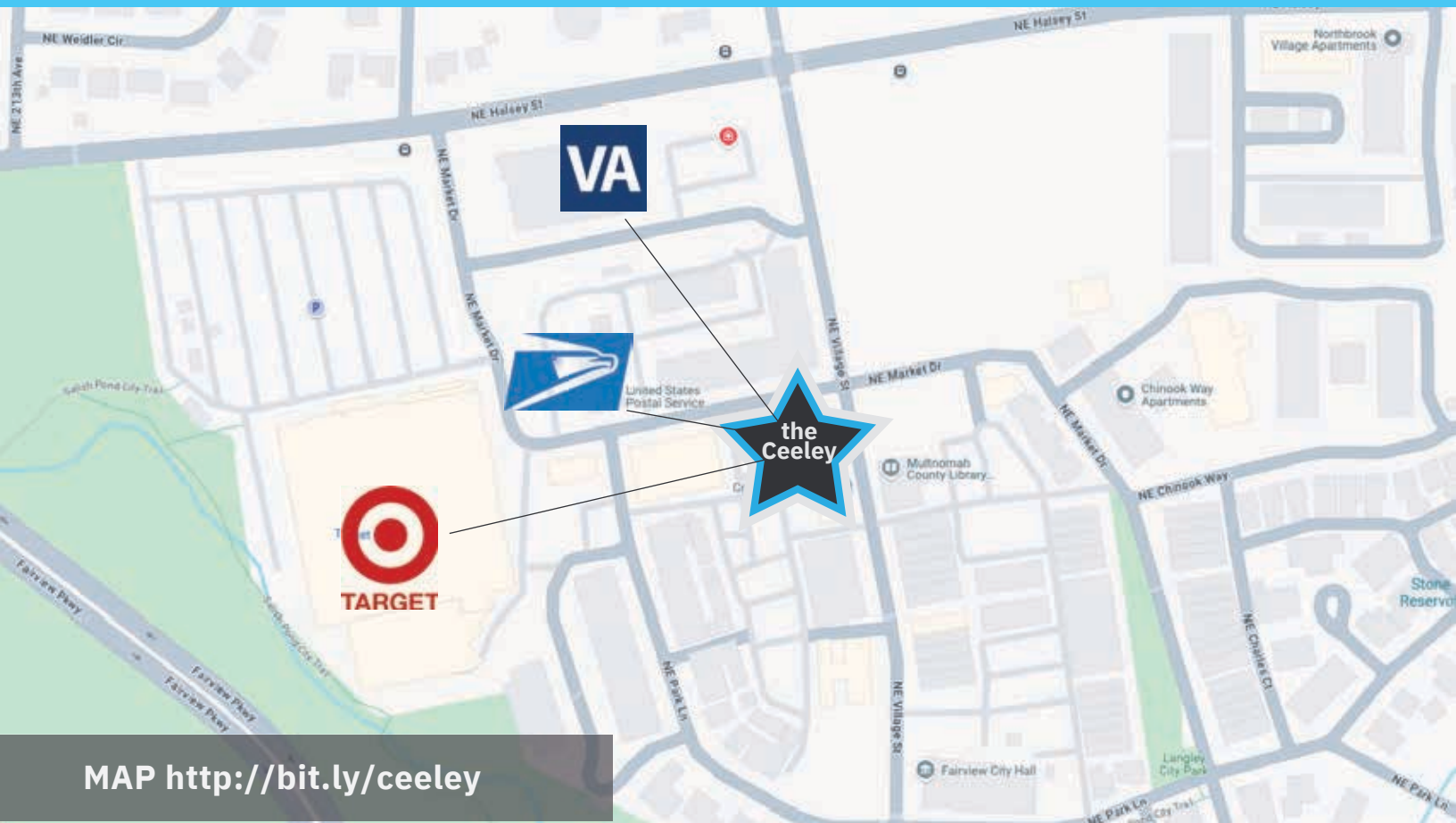
Principal Broker

Cell: 503.807.3899

eric@ericsquires.com



1625 NE Market St Fairview, OR 97024



MAP <http://bit.ly/ceeley>

Property Features

\$18 PSF / ~\$4 NNN

Transportation

PDX: 10 mi (20 min)

Max: 2 mi. to Gresham City Hall Station

Bus: #77: 675' away on NE Halsey

Amenities

North Facing Windows

New Construction

Air Conditioning

24 Hr Access

Lighting-LED

Water-City

Heating- Gas/Electric

Gas-Natural

Sewer-City

Building Features

1,519-5,317 sf contiguous space

1,581 of additional space

(1545 NE Village)

Building Class

A-New Construction

Year Built 2023

Parking

72 off-street parking stalls, including
16 commercial stalls - 8am-5pm M-F

Opportunity Zone Yes

ESFR Sprinklers: Yes

**Seeking Tenants with a Solid Plan, Experience, Bandwidth,
Funding and a Clean Credit and Rental History**

All Professionals Real Estate
20001 SW TV Hwy
Aloha, OR 97006
503.253.2100





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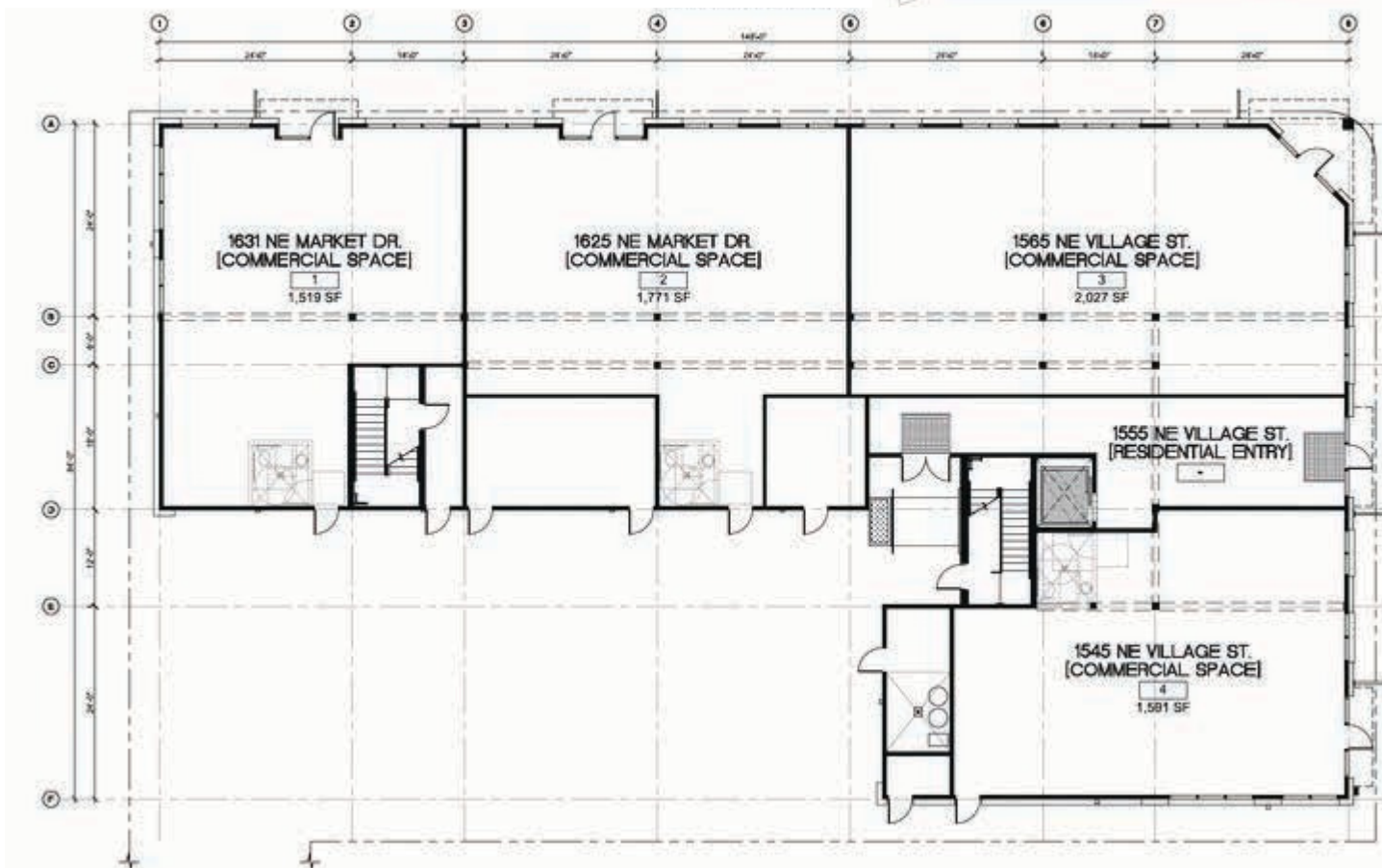
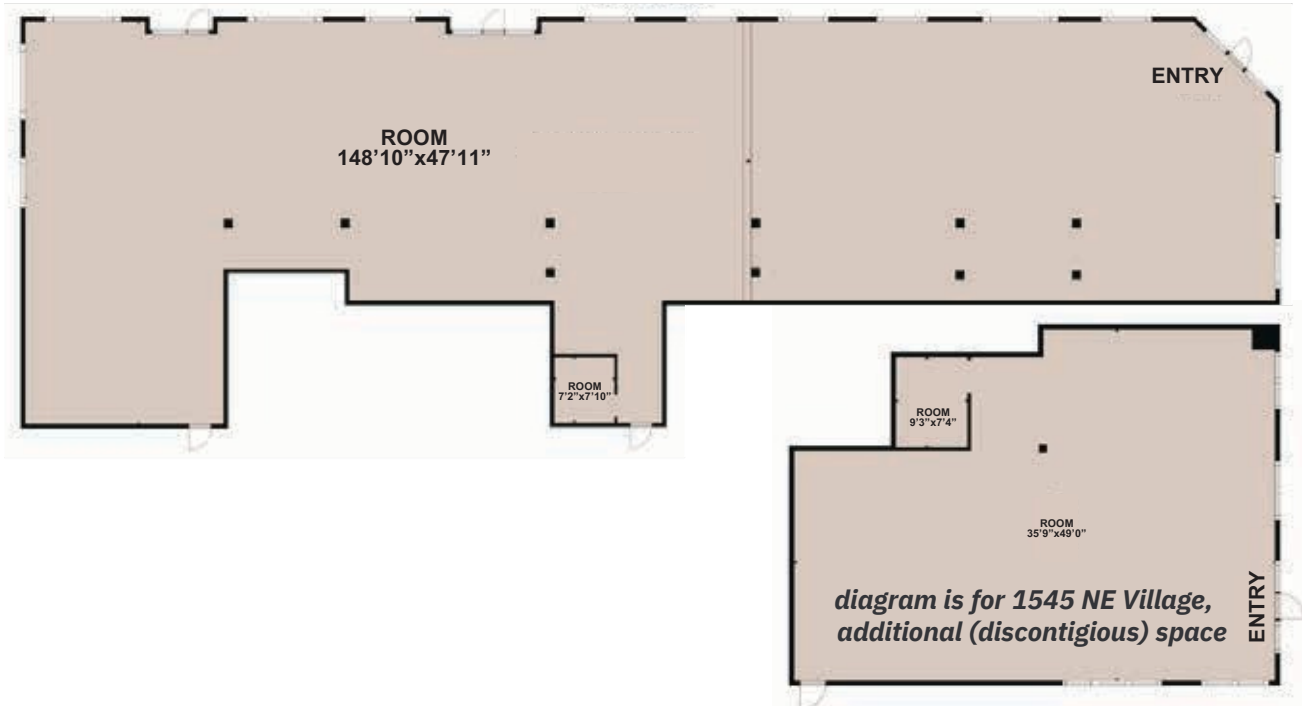




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Demise Opportunities



Fairview Municipal Code Chapter 19.135

VILLAGE MIXED USE (VMU) ZONE PERMITTED USES

Commercial Uses

- Office uses. *Examples include professional offices such as law firms, real estate offices, corporate offices.*
- Repair and service (or maintenance) enclosed within a building. *Examples include repair and service of electronics, bicycles, apparel, locksmiths.*
- Personal and business (or professional) services. *Examples include salons, pet grooming, printing and photo services, catering services.*
- Retail uses. *Examples include stores selling consumer goods such as gifts, apparel, home goods, sports gear, and groceries.*
- Eating establishments. *Examples include restaurants, bakeries, coffee shops, and may include incidental sales of alcoholic beverages.*
- Drinking establishments. *Examples include bars, cocktail lounges, taprooms.*
- Medical and dental offices, clinics, and laboratories
- Child care centers (more than 16 children)
- Bed and breakfasts
- Health and recreation facilities

Public, Institutional and Civic Uses

- For profit schools and instruction such as business school, music, martial arts and dance instruction or private school operated as a commercial enterprise

Accessory and Other

- Uses similar to those listed above (Determination made following procedures in Chapter 19.480 FMC)
- Accessory uses