

OFFICE FOR LEASE

UPDATED DOWNTOWN DALLAS COMMERCIAL BUILDING AVAILABLE

689 Main St, Dallas, OR 97338-1901



OFFERING SUMMARY

AVAILABLE SF:	407 - 5,776 SF
LEASE RATE:	\$11.00 - 13.00 SF/yr (MG)
LOT SIZE:	0.65 Acres
BUILDING SIZE:	10,784 SF
RENOVATED:	2018
ZONING:	CBD

PROPERTY OVERVIEW

This large, recently renovated office building has exceeding potential to serve multiple commercial related uses, including retail or office (formerly used as bank and government offices). The large storefront "Great Room" brings in natural light from Main Street with 25+ foot ceilings. The interior includes a mix of large open spaces and enclosed offices and conference spaces, 4 full restrooms with 12 fixtures, employees lounge/kitchen, and ADA elevator. The exterior features drive-through access, 22 parking spaces, and ample street parking on all 3 sides of the property.

The total building is available at 10,784 square feet with the first floor measuring 5,776 sq ft and second floor approximately 5,008 sq ft. Nearby shops and eateries boost foot traffic and liveliness in the area. Having the corner lot on the main strip grants excellent visibility in the heart of downtown Dallas, central business district. Building improvements include: halved electrical costs with new LED lamps & fixtures and motion sensors, brand new carpet tile design, contemporary interior paint, renovated kitchen, amenity spaces, and more! The heating is gas fired, forced air, zoned heat and air conditioning system included.

PROPERTY HIGHLIGHTS

- Flexible downtown zoning for a variety of uses
- Main "great room" retail / open space has 25 ft ceilings and retail storefront windows along frontage
- Building can be divided into 3 suites ranging from 407 - 5,776 sq/ft
- Parking and access resealed and re-striped

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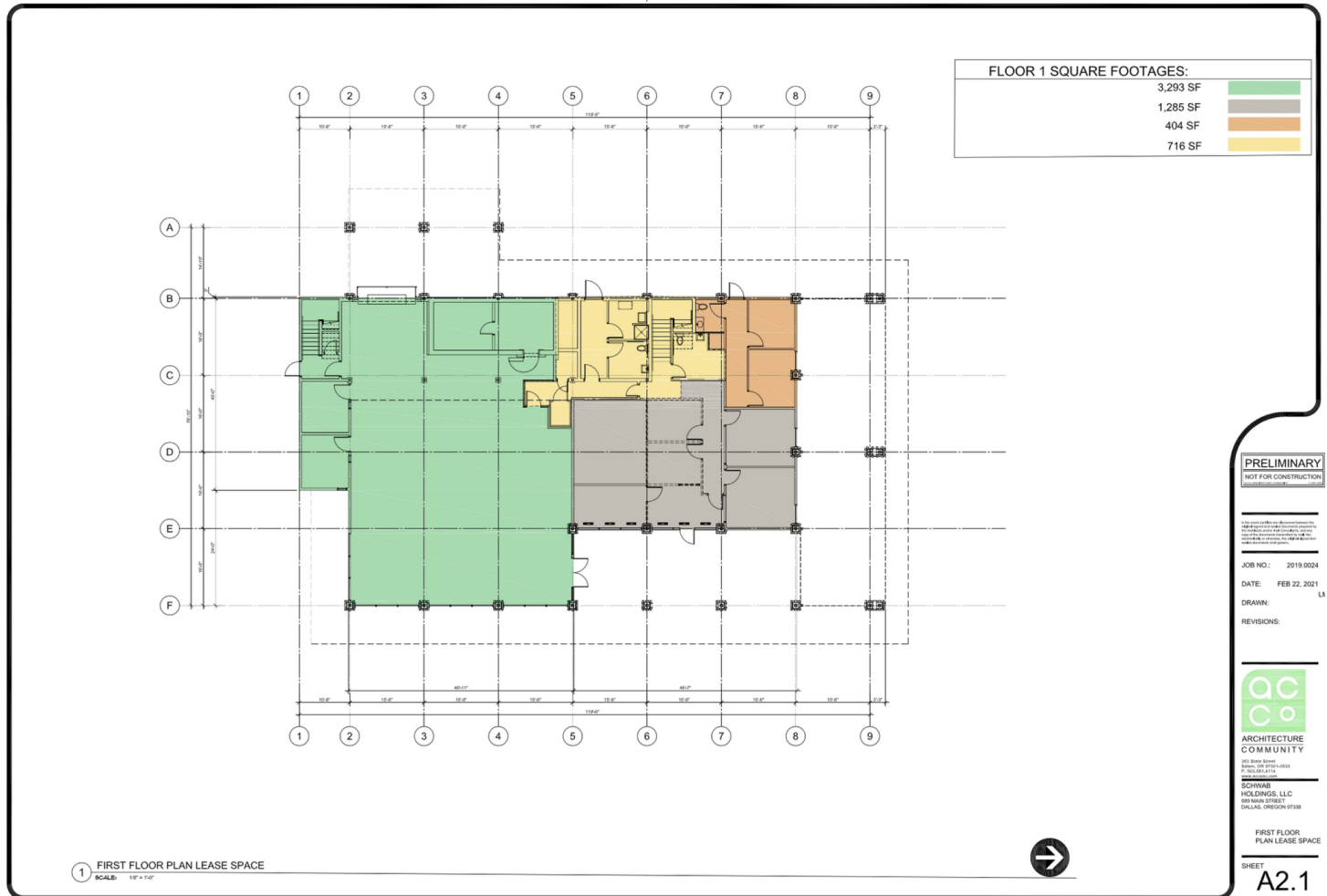
CAMERON SCHWAB
Oregon Licensed Commercial Broker // Team Schwab
O: 503.451.0745
schwab@kwcommercial.com
OR #201220872

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MULTI TENANT BREAKDOWN OPTION

689 Main St, Dallas, OR 97338-1901



1 FIRST FLOOR PLAN - LAYOUTS ARE FLEXIBLE

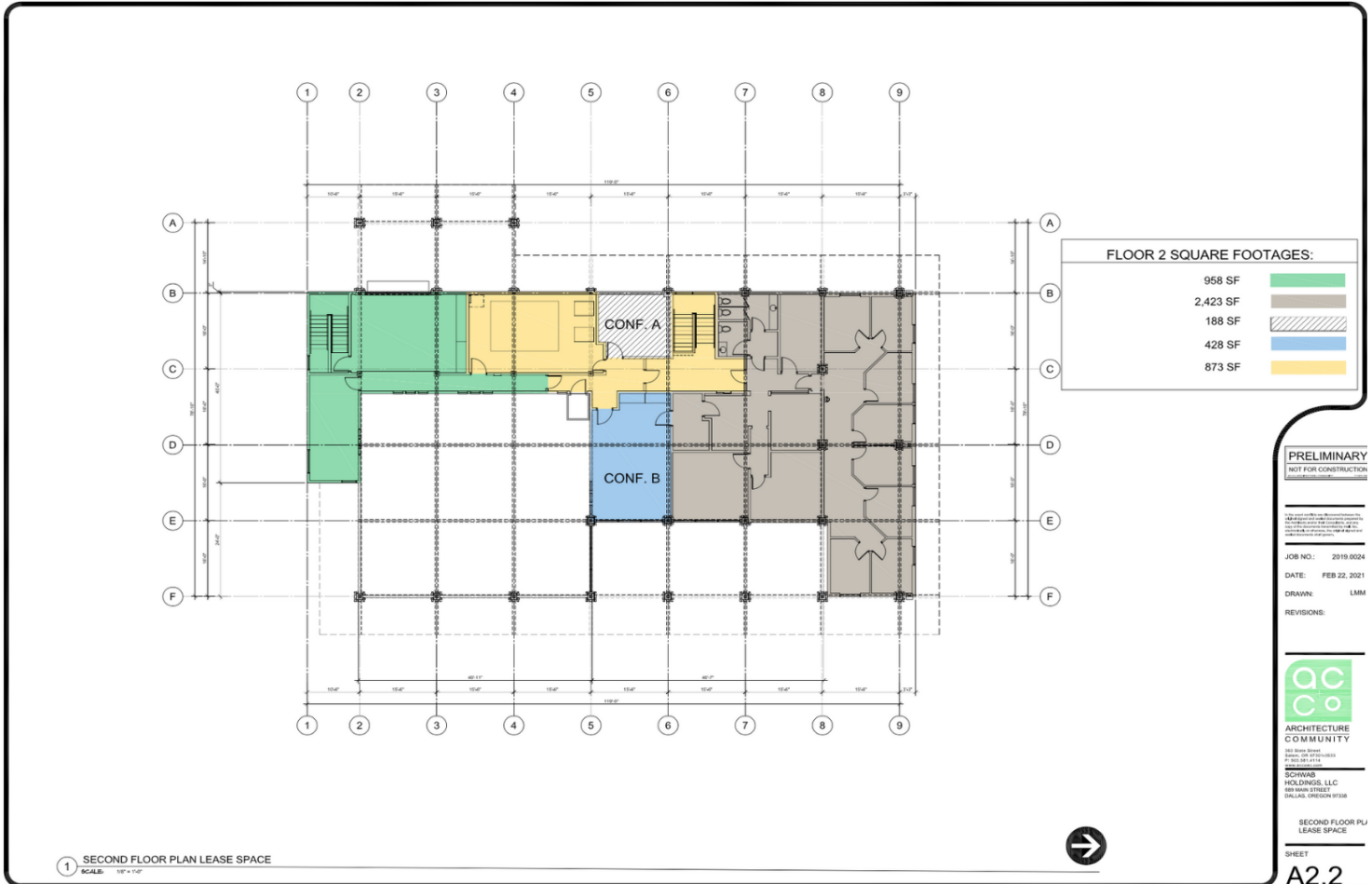
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SECOND FLOOR PLAN - LAYOUTS ARE FLEXIBLE

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PROPERTY PHOTOS

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LEASE HIGHLIGHTS

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EXTENDED PROPERTY DETAILS

- 25+ foot ceilings
- Renovated in 2018
- Drive-thru access
- TI negotiable
- Corner lot on Main Street
- Renovated amenity spaces
- New concrete sidewalks and aprons
- Heart of Downtown Dallas Historic District
- Parking and access re-sealed and re-stripped
- Brand new carpet tile design & LVT flooring
- Includes 4 full restrooms with 12 fixtures, employees lounge/kitchen, and ADA elevator
- 3 blocks from coffee shops, wine bars, banks, restaurants/cafes, fitness, etc.
- 2 blocks away from Courthouse and Post Office
- Modern ceiling tiles for aesthetics and energy / acoustical performance benefits
- New LED lamps & fixtures and motion sensors throughout the building doubled building efficiency through energy saving.
- Contemporary interior paint to compliment exposed brick & beams
- 22 on-site parking spaces + 17 street parking spaces on all 3 frontages of this property
- Nearby shops & eateries boost foot traffic & liveliness in area
- Doubled HVAC efficiency with new equip. installed May 2018
- Gas fired heat, forced air, zoned heat & air conditioning system

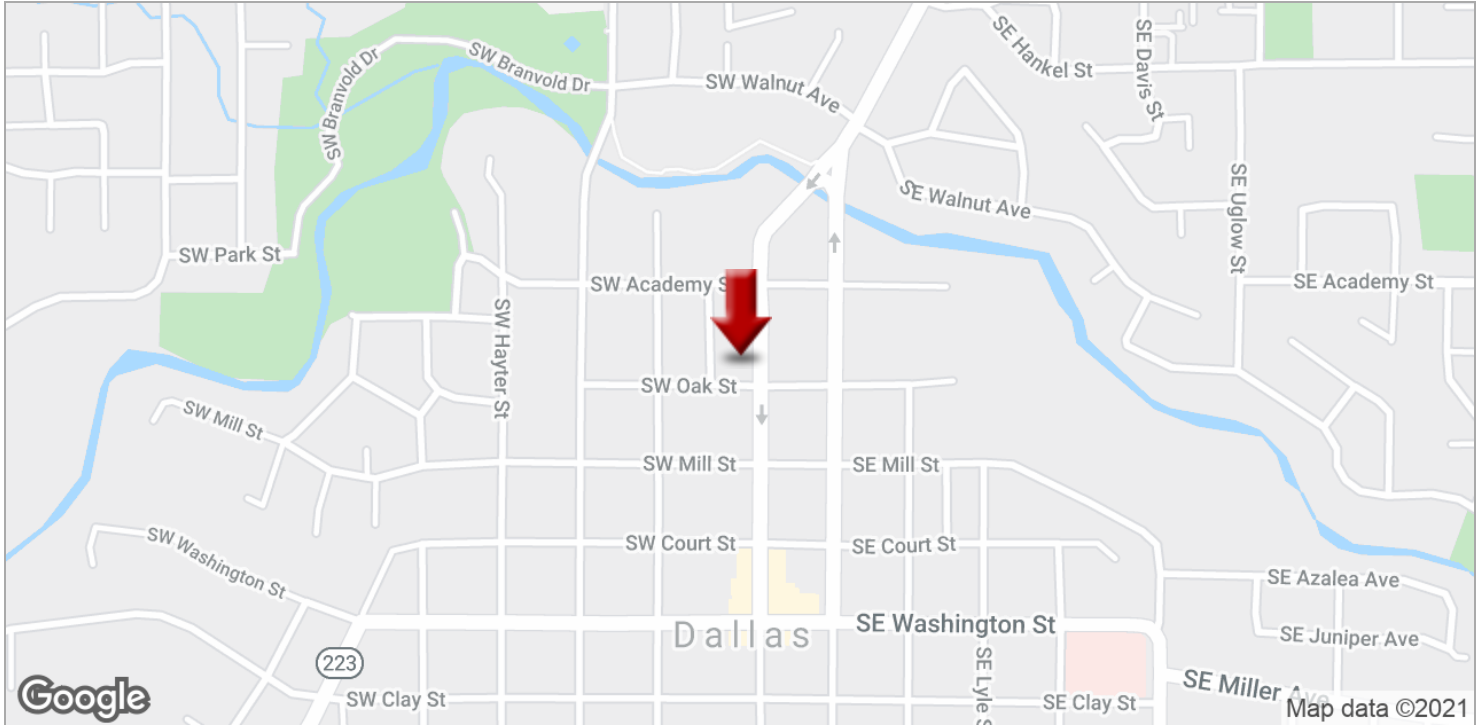
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LOCATION MAPS

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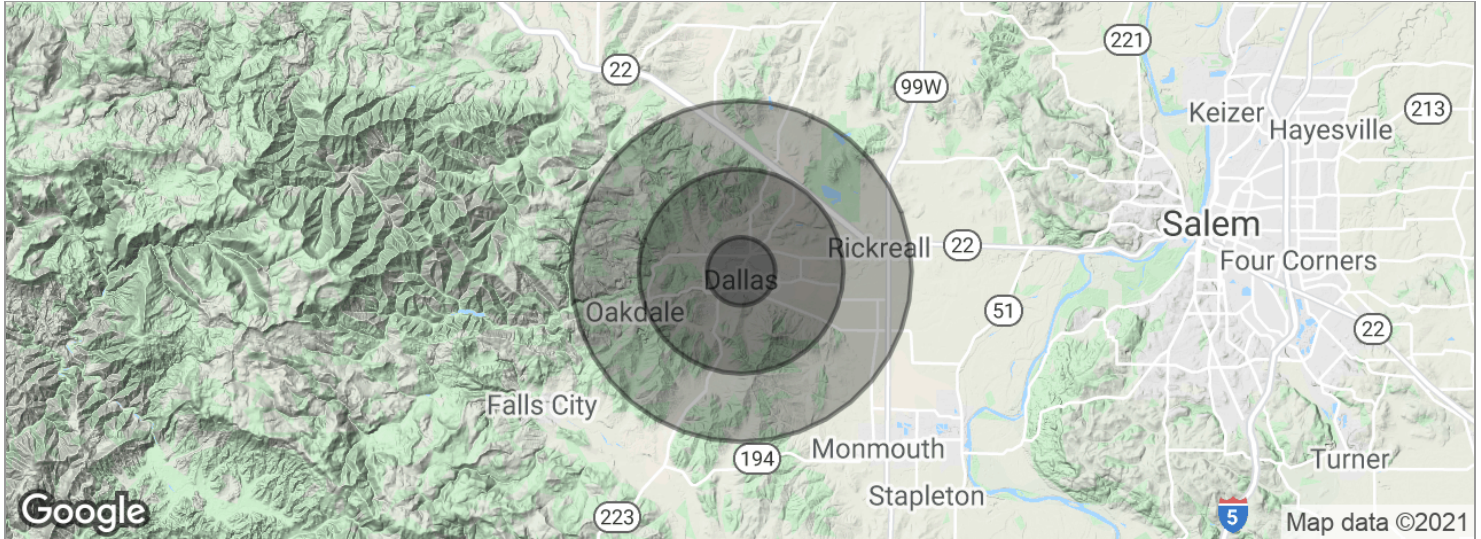
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,548	10,231	18,155
Median age	34.9	38.0	38.7
Median age (male)	37.0	38.5	38.5
Median age (Female)	33.2	37.9	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,169	3,734	6,879
# of persons per HH	3.0	2.7	2.6
Average HH income	\$52,048	\$55,954	\$57,733
Average house value	\$185,301	\$194,370	\$203,888

* Demographic data derived from 2010 US Census

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DALLAS, OR

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PRESENTED BY:

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