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# The Heritage Building

**Property ID: 14713144**  
<http://listing.loopnet.com/14713144>

**The Heritage Building**   
 3934 NE Martin Luther King Jr. Blvd.  
 Portland, OR 97212  
 County: Multnomah

**For more information, click to email:**  
**Eric Wentland** (503) 288-5316

**John Eric Wentland, Inc.**



For Lease		Active
<b>Primary Type:</b>	Retail	Street Retail
<b>Total Space Available:</b>	12,498 SF	
<b>Divisible To:</b>	2,000 SF	
<b>Maximum Contiguous:</b>	4,950 SF	
<b>Occupancy:</b>	58%	
<b>Building Size:</b>	29,500 SF	
<b>Year Built:</b>	2006	
<b>Date Last Verified:</b>	9/22/2006	

### Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
3934 south	4,228	2,000	4,228	\$17.94/SF/Year	Immediate	Street Retail	N/A

**Space Description:** 15 ft. ceilings, natural light, warm shell ready for buildout.

**Lease Type:** Modified Gross **Clear Ceiling Height:** 15 ft.  
**Heating:** Ground source/included in rent

3934 north	4,950	N/A	N/A	\$20.00/SF/Year	Immediate	Restaurant	N/A
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**Lease Type:** Modified Gross

cellar	3,320	N/A	N/A	\$12.70/SF/Year	Immediate	Retail (Other)	N/A
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**Space Description:** Could be hot yoga, cool wine bar or anything in between. Want it 90 degrees? Want it 55 degrees? Either way it's included with the rent.

**Lease Type:** Modified Gross **Clear Ceiling Height:** 9 ft.  
**Heating:** Ground source/included

### Additional Photos



**The Heritage Building**

**Additional Information**

**Property Description:**

One of the most sustainable and "Green" buildings in Portland. Exciting new/rehab LEED Gold sustainable building scheduled for completion late fall 2006. High ceilings, lots of glass, sprinkled building, elevator served, shower and changing rooms for bike commuters, onsite parking, great access. Several options for retail/restaurant. 12,500 feet of retail available with up to 4950 contiguous. Several options for configuration, lease includes lots of extras.

**Location Description:**

NE Martin Luther King Jr. Blvd., 2 blocks north of Fremont. If you haven't seen The Boulevard for awhile, drive north from Broadway and look at all the action. 28,000+ cars a day drive by this site and 10,000 people go to work within 1 mile.

**Zoning Description:**

EXd

<b>No. Stories:</b>	3	<b>Lot Size:</b>	27,000 SF
<b>Traffic Count:</b>	28000	<b>Cross Streets:</b>	NE MLK and NE Shaver

**Highlights**

- "Green" building
- Best value in Northeast



7/19/2006

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