



**For Lease**

# 5405 SE Alexander St.- Available

5405 SE Alexander Street Hillsboro, OR 97123  
**Leasable Warehouse Space Available In Hillsboro**



# 5405 SE Alexander St.

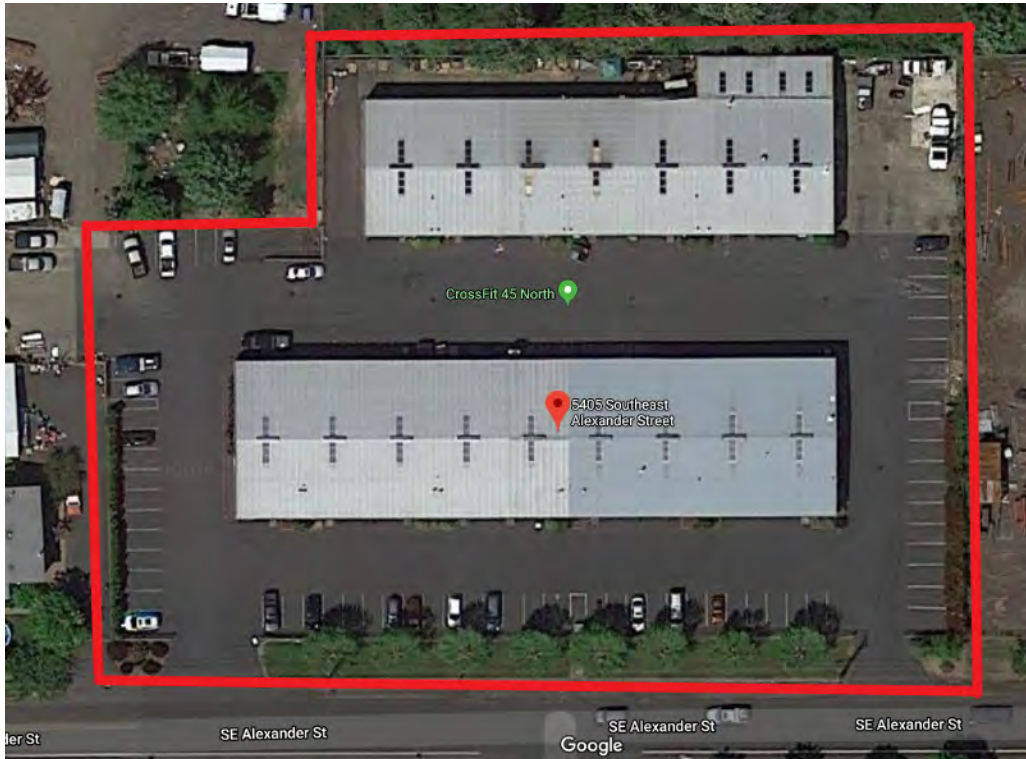
5405 SE Alexander Street Hillsboro, OR 97123

Kiely@GridPropertyManagement.com  
503-406-2726  
5405Alexander.com

## Available Suites

### AVAILABLE SUITES

- Suite F/G - Available on 04/05/2024



- The site is comprised of 2 buildings with 32,550 square feet of leasable space
- Convenient location, right off the Tualatin Valley Hwy
- Recent exterior site improvements include a full exterior repaint, updated exterior lighting, and a parking lot repair/re-coat
- Metal Butler-style, insulated, pitched-roof buildings
- 22' ceiling clearance
- Gas heat



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## Suite F/G

### Amenities

- High Ceiling Clearance Warehouse
- Existing Office Build-Out
- Small Bay
- Warehouse
- Private Restroom

### PROPERTY FEATURES

- First-year base rent of rentable space is \$15.00 per year per RSF (\$4,500.00 per month total in base rent). Tenant will be charged \$2.60 per year per square foot pro-rata allocation of triple net (NNN) costs (\$780.00 per month), resulting in all-in lease cost of \$5,280.00 per month for year 1 with 5% annual increases on base rent.
- Tenants will also pay their own electricity, gas, and garbage.
- Serious inquiries only. Courtesy to brokers.
- HVAC Maintenance: HVAC maintenance and repair will be the responsibility of the owner.



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## Contact Us!

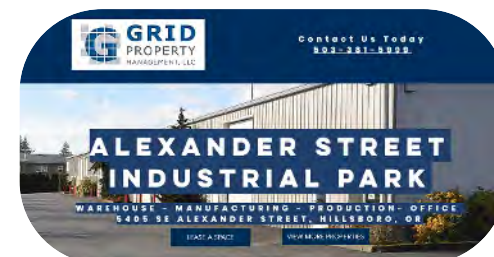
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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland



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