

# FLEX SPACE FOR LEASE

\$1/SF PER MO. GROSS – 503 SANTIAM RD SE | ALBANY



## PROPERTY SUMMARY

- ◆ 8,500 SF of open space with big possibilities for your business!
- ◆ Entrance at east side (1132 Santiam Rd SE) of building.
- ◆ Beautiful large timber trusses.
- ◆ Space is dividable.
- ◆ Landlord to deliver each leased space with: rooftop HVAC system, one restroom, overhead lighting, one branch panel, perimeter walls insulated, drywalled and painted.
- ◆ Build-out to suit tenant needs to be negotiated with Landlord.
- ◆ Exterior of building will be retro-fitted to compliment Baldwin General Contracting next door.
- ◆ Plenty of parking available.
- ◆ Zoned Albany Main St.



CONTACT

**Shelley Henderson**  
Principal Broker  
Licensed in the State of Oregon

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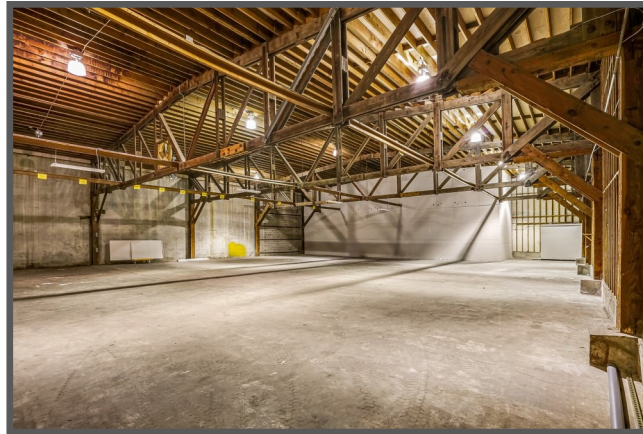
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