

OFFICE SPACE FOR LEASE

Downtown McMinnville, Oregon

Charming downtown location in an historic Craftsman house. One block from McMinnville's famous historic downtown, Third Street. Just steps away from restaurants, wine tasting and other independent businesses.

You would share space with Creative Company, a marketing and branding firm. Ideal tenants are other creatives. Are you a writer, web developer, graphic designer, illustrator or consultant looking for a unique office space? We could collaborate! Check this out!



Total 575 square feet in three connected rooms of working area on the second floor, plus closets for storage space for \$950.00 a month.

Rent includes:

- All utilities
- Free parking spaces up to two cars. There is free parking on the street.
- Janitorial services
- Telephone lines
- High speed internet connection and WiFi
- Heat and air conditioning
- Partially furnished or bring your own furniture
- Shared conference room
- Shared full size kitchen with stove, microwave and refrigerator
- Access to full color copier/printer that prints up to 11 by 17 inches

Space can be leased to a single tenant or can be divided into two sections and rented separately:

Area A: Fully furnished section (170 sq. ft.) with two work stations for \$300 per month

Area B: Two large connected rooms (400 sq. ft plus 100sq ft of storage) can accommodate up to six work stations, or four workstations and a conference room/private office for \$700 per month

Current tenant is Creative Company, Inc., 726 NE 4th Street, McMinnville, OR 97128

Please contact Samuel Moyo at Creative Company for a tour.
Phone: 503 883 4433, Cell 971.237. 7696

Second floor space, one large room with space for four workstations, plus a closet. (400 square feet) Connected to a second office space (wood paneling) which could be used as a conference room or additional workspace, 3 closets.



Long narrow room (170 square feet) with two workstations and natural light.

