

FOR LEASE



# Alberta Central

For Lease Bar/Restaurant Space

1719 NE Alberta  
Portland, OR

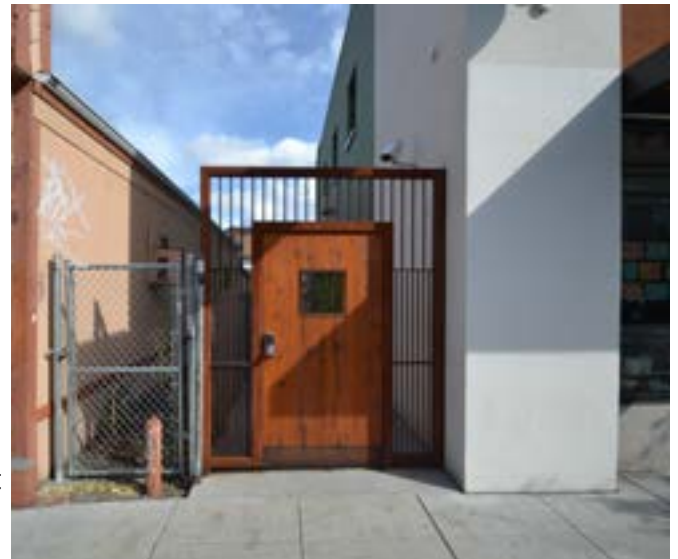
## CONTACT

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First generation turn-key bar opportunity ready for occupancy. Located in the basement at Alberta Central (neighboring tenants include: Barista, Umpqua Bank, Redsail, and Aviary) this unique bar/restaurant suite is fully built out with following features:

- Legally permitted Basement Bar/Restaurant
- Health Department Compliant
- ADA Compliant
- LL Paid over \$115/SF in TI Improvements
- Transportation SDC's Paid
- Plumbing Fixture Units SDC's Paid
- All utilities separately metered
- 200 amp power (3P - 120-208v)
- 2-Ton ductless Mitsubishi HVAC
- Intake/Exhaust Ventilation System
- Fire Sprinkler and Alarm Compliant
- GB-50 Grease Trap
- Duplex Sump Pump w/ Controls
- ADA Restroom & Mop Sink
- Custom crafted fir bar w/ 10 seats.
- Custom wood shelving and accent walls throughout
- Historic concrete ceiling and walls
- New concrete floors.
- Electrical power throughout
- Unique architectural lighting
- Datacom wired
- Food prep/work area
- Entry gate w/ electrical signage hookup



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# More Features

- 555 SF plus extra storage & food prep area
- \$1,300 per month plus NNN and Utilities
- Equipment and bar sinks not included
- Furniture not included.
- Gaming not permitted

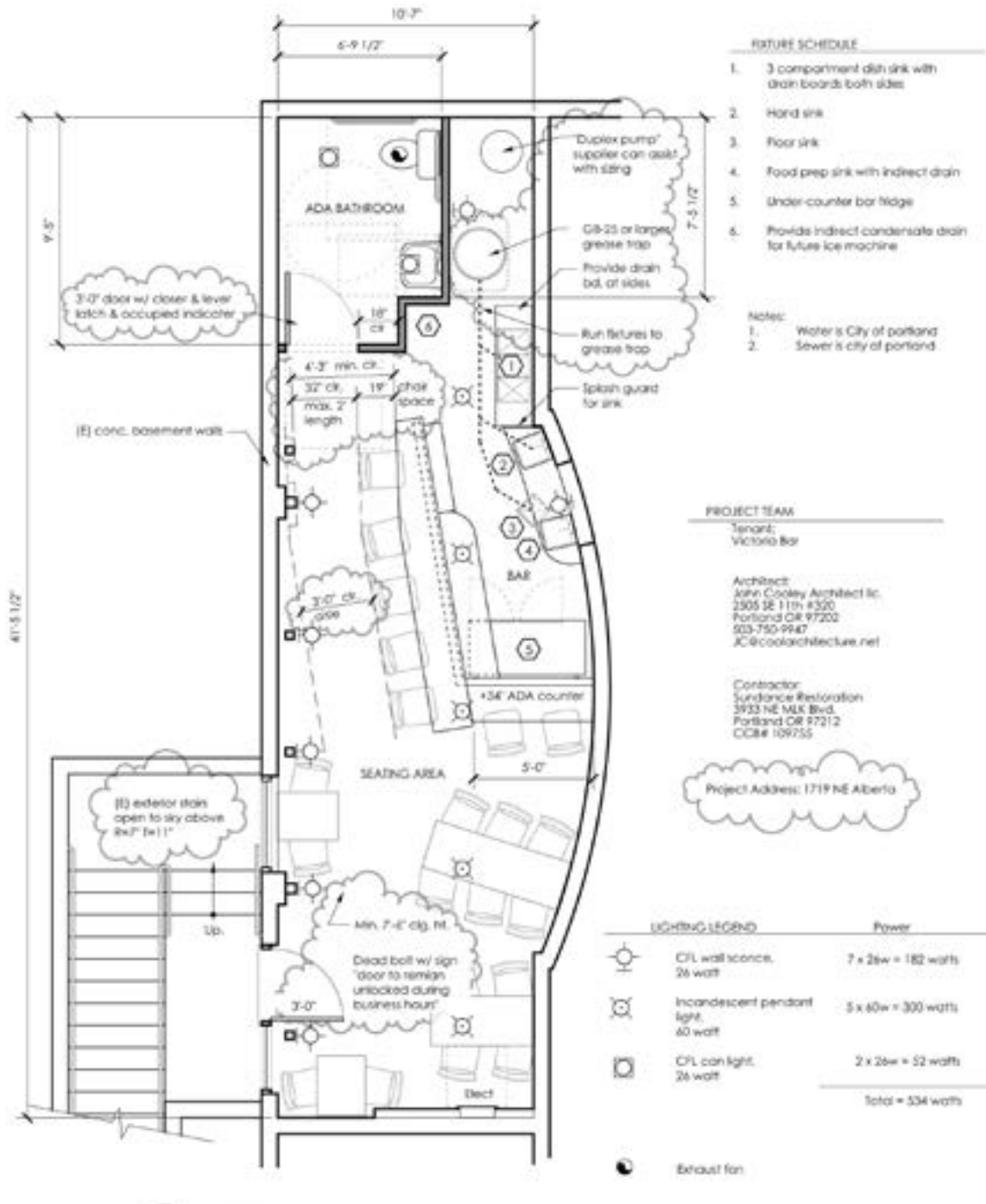


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# Floor Plan



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