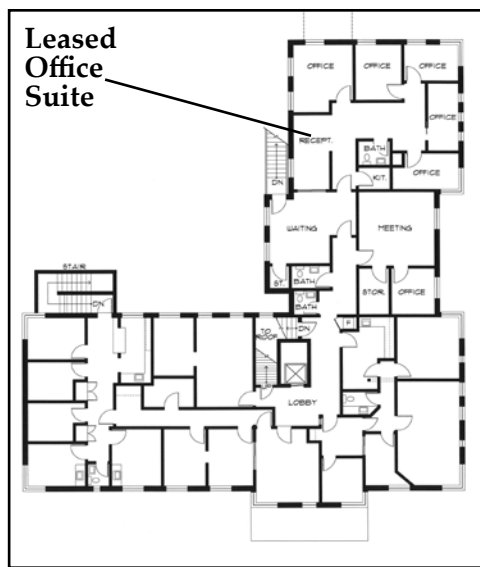


Main Floor Plan



Second Floor Plan



Basement Floor Plan

The office building, located at the corner of NE Fifth Street and N.E. Evans Street, was originally built in 1937 as a private hospital, and was then used for medical offices when it was renovated in the 1970s. The three-story building has a daylight basement with gross square feet of 16,455±, or 5,485± square feet per floor; it has 15,177± square feet of rentable space. There is one tenant on the second floor at a monthly rental of \$1,971, with the lease term of October 31, 2013. (See Supplemental Information Package for detail on lease.) The building is on a 12,000± square foot site and has a common access drive with Yamhill County offices from NE Fifth Street, and a rear parking lot for four cars. The City of McMinnville has a newer two-story parking garage across the street.

The building has concrete exterior walls with exterior brick siding, concrete floor decking and flat wood frame roof with built-up composition cover. A skybridge connects the building on the second floor to the Yamhill County building and had been used when the building was occupied by physicians. The skybridge is now inaccessible. The building has an elevator, an interior stairwell, and two exterior staircases. There are restrooms on each floor. The building is currently 85% vacant.

There are a total of eleven suites or offices. There is an outdoor stairway to access the main floor, and a ramp from the street to access the daylight basement entry. An elevator serves all three floors of the building and the building is ADA compliant. On the main floor there are four office suites that range from 575± to 1,975± square feet. Each of these suites has a restroom. Two restrooms are located by the largest suite, with access from the common hallway.

The daylight basement has its main entry from NE Evans Street, and has three office suites that range from 480± to 1,775± square feet. Each office suite has a restroom, and the mechanical room is located off the lobby. The building has a combination of roof-monitored HVAC units, heat pumps and furnace.

Overall, the building is in fair condition with some deferred maintenance, and will require significant investment for reuse and redevelopment. A Phase I assessment is available in the Supplemental Information Package, along with 2012 operating costs, zoning, schematic floor plans, preliminary title report and photos.

**LOCATION:** 422 NE Fifth Street – McMinnville, Oregon. Tax lot 2400.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 15, 2013