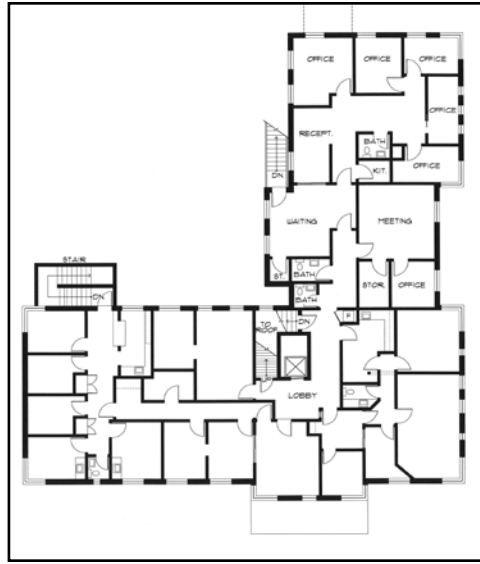
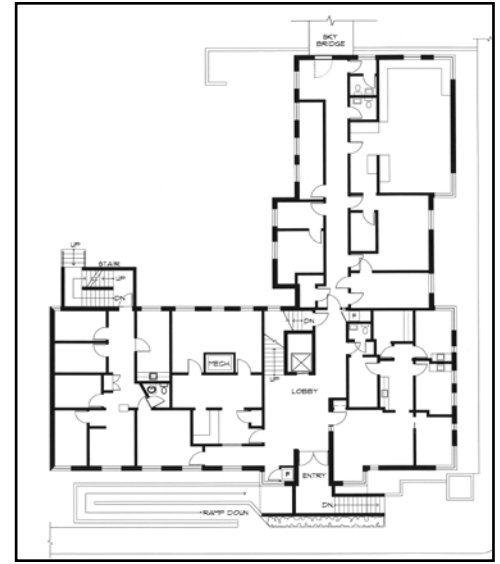


Main Floor Plan



Second Floor Plan



Basement Floor Plan

and restaurants. The McMinnville Farmers' Market is located nearby and McMinnville was recently rated second best "Foodie Town" in America by Bon Appetit magazine. McMinnville is located in the heart of Willamette Valley's wine country, midway between Portland and the Oregon Coast.

The office building, located at the corner of NE Fifth Street and Evans Street, was originally built in 1937 as a private hospital, and was later used for medical offices after 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. 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 sky bridge connects the building on the second floor to the Yamhill County building and had been used when the building was occupied by physicians. The sky bridge is now inaccessible. The building has an elevator, an interior stairwell, and two exterior staircases. There are restrooms on each floor.

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 which 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 which 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 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 21, 2014