

# Power Northwest

2711 NW St. Helens  
Portland, OR

Cresa Portland helps Power Northwest consolidate their separate office and warehouse space into one location



## Client Objectives

This project allowed Power NW to move from their month-to-month office and industrial spaces and to combine the locations to be at the same site. We were quickly able to locate and secure a 6,733 SF of flex space at 2711 NW St. Helens in Portland Industrial area.

## Actions

Cresa was engaged to help find an appropriately-sized flex space that was centrally located. Cresa also helped with the LOI negotiations and navigating the lease with the tenant.

## Results

With high demand for flex space in the Portland metro area, we were able to stay in first position and structure a shorter 3 year deal, with free rent and take advantage of infrastructure already in place at the site. We were also able to avoid a personal guarantee by structuring the deal differently.



## Notable Terms & Savings

- 1 month of free rent
- Able to retain racking in place
- Able to retain and utilize forklift
- Avoid personal guarantee with increased security deposit structure



## Services Provided

Transaction Management  
Site Selection  
Lease Review



Cresa's service-oriented approach provided excellent guidance, and Michael's timely communication helped us achieve our goal of having both our office and industrial locations under the same roof.

Garrett Hartwell  
Owner  
Power Northwest

