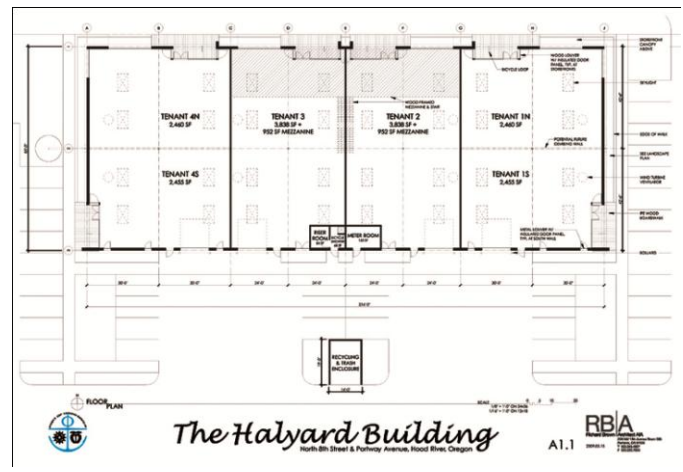
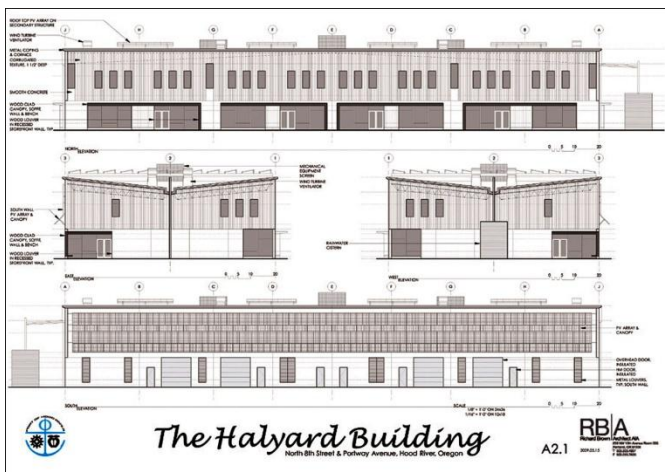




Halyard Building

707 Portway Avenue, Hood River OR 97031

- 19,952-square foot shell, including 1,904-square foot mezzanine. Another 984-square foot mezzanine possible, for a total of 20,936 square feet of internal space. Functional space designed to be dividable for various businesses with configurations including 2,455 square feet, 2,915 square feet, 4,790 square feet, 9,580 square feet and 20,936 square feet.
- Highly visible location on Hood River Waterfront Business Park 53,130-square foot (1.22-acre) parcel zoned Light Industrial south of Portway Avenue, across from Hood River Waterfront Park. Halyard Building’s pedestrian-friendly design compatible with the waterfront’s business and recreation uses.
- Columbia River location. Developed by Port of Hood River. Exceeds Port’s design guidelines.
- Designed by Richard Brown Architects, Halyard Building’s distinctive features include artful feel on concrete tilt structure. Exterior concrete textured and stained. Wood accent areas around doorways. Extended metal parapet surrounds roofline.
- Constructed in 2010. Full landscaping. 46 parking spots available.
- Close to major transportation, including Interstate 84, Highway 35 and Hood River Interstate Bridge. Close to downtown Hood River.
- Sustainable design – Halyard Building is first LEED-silver certified developed by Port (flyer attached).
- Tenant improvements negotiable.
- Monument signage.
- LEED signage.
- Security system.
- Art and bicycle racks.
- Ideal for technology, renewable energy, recreation gear and value-added agriculture companies.



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