

FOR LEASE



1311 SE 7th Ave.

Summary of Terms

Currently operating as a gluten-free and vegan commercial bakery/kitchen

Available within 30 days of agreement

Square footage: 2,500

Term Expiration: March 30, 2029

Options to Renew: 2, 5-year terms with a max annual increase of 3%

Parking: 3 spaces*

*1 24/7, 2 from 12AM-4PM daily.

For additional details, please contact:

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Main Office | 503.226.2141 | 402 NW 13th Ave., Portland, OR 97209



THE BUILDING

IDEAL BAKERY, CRAFT FOOD OR OTHER FOOD PRODUCTION CENTER

Craft delicious confections, treats, and/or beverages in this fully set up wholesale production bakery. Facilities are currently vegan and gluten-free!

- Highly visible corner on SE 7th
- Open and spacious floor plan
- Expansive window lines
- Existing co-tenancy with Jeju Restaurant
- Zoning: IG1
- Parking Available (3 spaces)

* Equipment list available upon request



THE SPACE

AVAILABLE NOW

2,500 SF

VERY WALKABL3



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GOOD TRANSIT

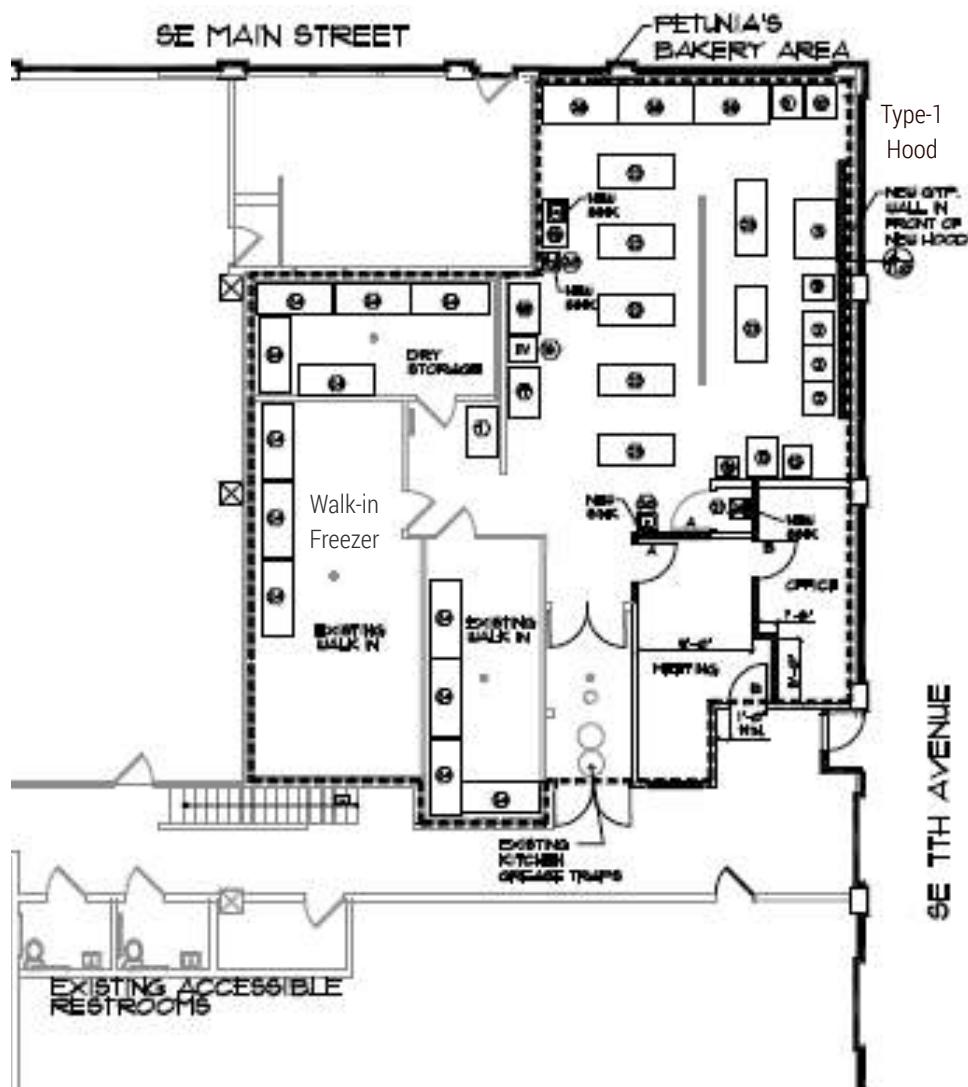


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BIKEABLE



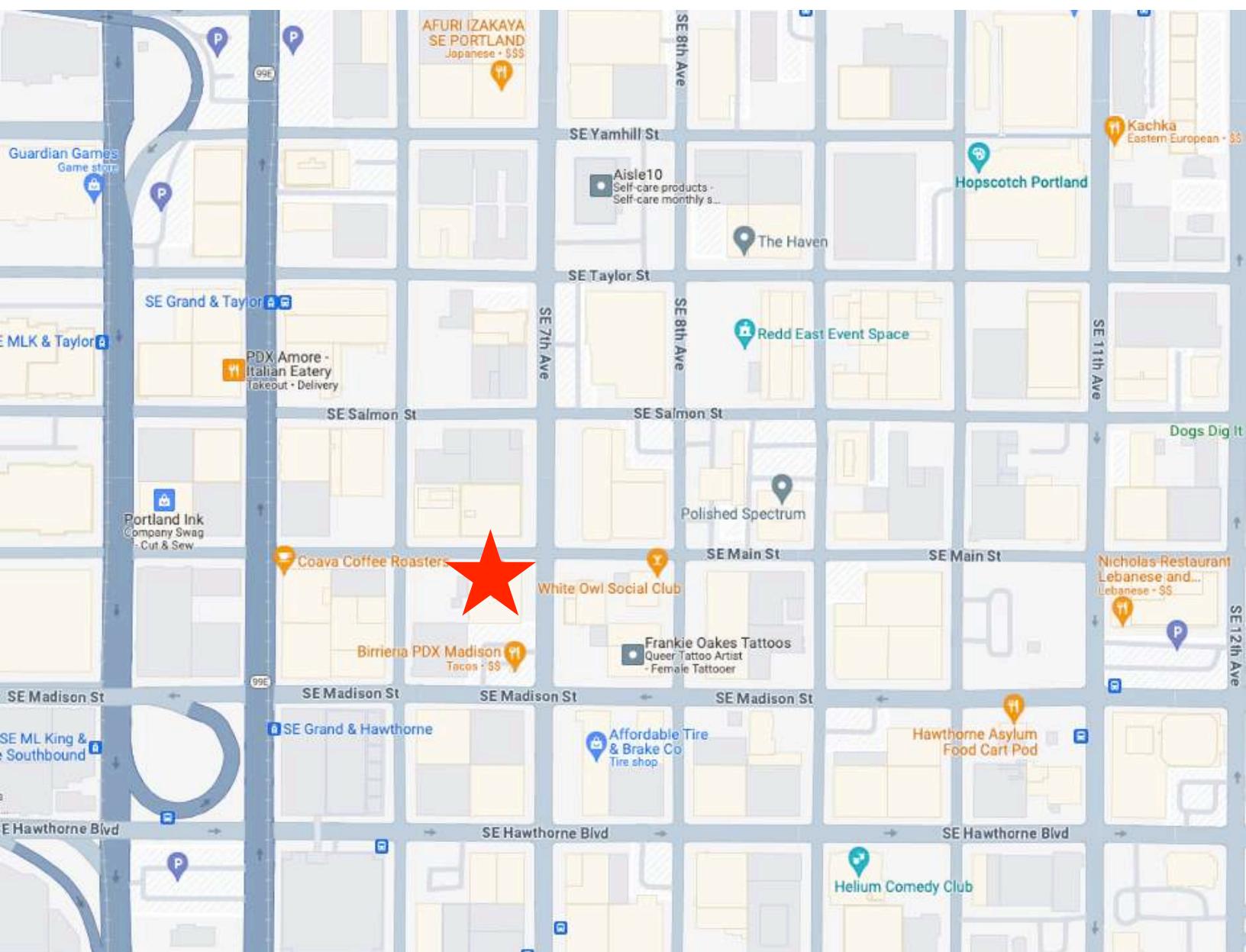
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Type 1 Hood

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THE NEIGHBORHOOD



SHOP

Market of Choice
Sprout Revolution
City Liquidators
Rejuvenation
Portland Flea
Guardian Games
City Home

EAT

Jeju
Lardo
Kachka
Afuri Izakaya
Birrieria PDX
Nicolas Restaurant
Coava Coffee Roasters

PLAY

Hopscotch PDX
Colonel Summers Park
Helium Comedy Club
The Redd
Revolution Hall
Birdie Time Pub & Mini Golf
Around Portland Tours

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to purchase or lease.