

ONE TENANT SPACE LEFT!

FOR LEASE



## SE CLAY CREATIVE/FLEX SPACES

633 SE CLAY ST | PORTLAND, OR 97206

For more information or a property tour, please contact:

**GREG NESTING**

503.225.8440

GregN@norris-stevens.com

**DOUG CARTER**

503.225.8499

DougC@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

01/26/2026

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204  
503.223.3171 • NORRIS-STEVENS.COM

# SE CLAY CREATIVE/FLEX SPACES

633 SE Clay St | Portland, OR 97206

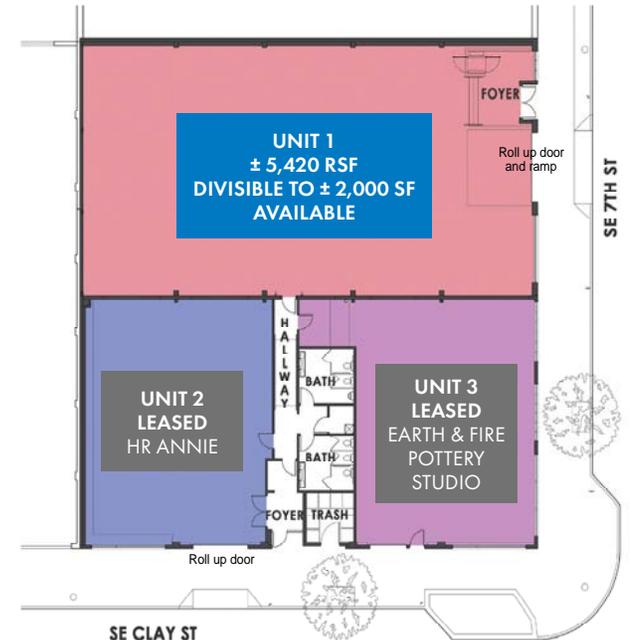
## CREATIVE OFFICE SPACE FOR LEASE

### DETAILS

- Lease rate: \$19.00 PSF, NNN
- Space size:
  - Unit 1: ± 5,420 RSF, divisible to ± 2,000 SF
  - ~~Unit 2: ± 2,204 RSF LEASED~~
  - ~~Unit 3: ± 2,249 RSF LEASED~~

### FEATURES

- Fully renovated with HVAC, electrical, plumbing, roof, windows, and doors
- Generous TI allowance available for buildout
- Open exposed ceilings
- Owner owned, dedicated on-site parking lot for tenants
- Built in 1925; Completely restored in 2025
- Great natural lighting, new skylights
- Walking distance to many great services
- Secure entrance and mailboxes
- Original old-growth timber beams
- 12.5' – 14.5' clear height
- Glass roll-up door
- East facing windows



For more information or a property tour, please contact:

**GREG NESTING**

503.225.8440

GregN@norris-stevens.com

**DOUG CARTER**

503.225.8499

DougC@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

AMO

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204

503.223.3171 • NORRIS-STEVENS.COM



# SE CLAY CREATIVE/FLEX SPACES

633 SE Clay St | Portland, OR 97206



For more information or a property tour, please contact:

**GREG NESTING**

503.225.8440

GregN@norris-stevens.com

**DOUG CARTER**

503.225.8499

DougC@norris-stevens.com

*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.*

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

AMO

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204

503.223.3171 • NORRIS-STEVENS.COM

PROPERTY AERIAL

SE CLAY CREATIVE/FLEX SPACES

633 SE Clay St | Portland, OR 97206

PRECISION IMAGES

MULTNOMAH COUNTY  
PARKING GARAGE

SE 6TH AVE

SE CLAY  
CREATIVE  
SPACES

PACIFIC  
PIECO

SE CLAY ST

PARKING LOT  
OWNED BY  
BUILDING

ELEPHANTS  
DELICATESSEN  
CENTRAL  
KITCHEN

SE 7TH AVE

ELEPHANTS  
DELICATESSEN  
CENTRAL  
OFFICES

For more information or a property tour, please contact:

**GREG NESTING**

503.225.8440

GregN@norris-stevens.com

**DOUG CARTER**

503.225.8499

DougC@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

AMO

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204

503.223.3171 • NORRIS-STEVENS.COM

AREA MAP

SE CLAY CREATIVE/FLEX SPACES

633 SE Clay St | Portland, OR 97206



For more information or a property tour, please contact:

**GREG NESTING**  
 503.225.8440  
 GregN@norris-stevens.com

**DOUG CARTER**  
 503.225.8499  
 DougC@norris-stevens.com

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES



900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204  
 503.223.3171 • NORRIS-STEVENS.COM

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.