



FOR SALE OR LEASE



## 2415-2419 SE 11TH AVENUE

### Available:

± 5,000 SF Commercial Building | \$1,750,000  
± 2,637 SF Office Space For Lease | \$20 psf + NNN

### 2415 - 2419 SE 11th Avenue, Portland, OR 97214

- Property underwent a complete renovation in 2022
- Current tenant in place on the ground floor through November 2027
- Ideal for owner user or investor
- Convenient location close to public transportation and SE Division Street
- Fenced site provides enhanced security
- \*Owner is flexible on configurations and willing to demise if necessary

### STEPHEN OSSEY

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## PROPERTY SUMMARY



### PROPERTY DETAILS

Address	2415 - 2419 SE 11th Avenue, Portland, OR 97214
Rentable SF	5,000 SF
Sale Price	\$1,750,000
Renovation	Completed in 2022
Restrooms	3 ADA Common Area Restrooms on the main floor
Windows	Glazing replaced in 2022
Roof	Re-roofed in 2022
HVAC	New equipment installed in 2022
Site	Fenced and Secured With Gated Access
Auto Parking	1 off-street space
Zoning	The EX zone allows a full range of high density commercial, light industrial, institutional and residential uses. Specific allowable uses include but are not limited to: office, retail, manufacturing, production, childcare and schools.

### 2419

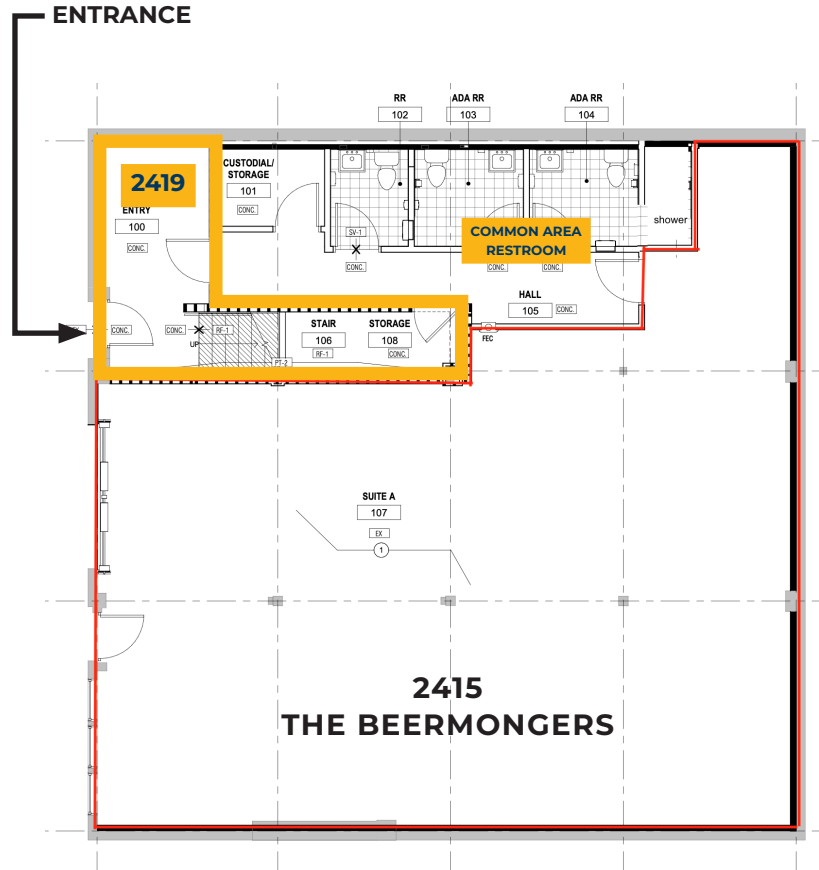
Address	2419 SE 11th Avenue, Portland, OR 97214
SF	2,637 SF
Lease Rate	\$20.00 / SF + NNN
Interior Improvements	New Carpet/Flooring, Drywall, Lighting and Paint
	2 Private Offices 1 Conference Room New Kitchenette Bike Storage

### 2415

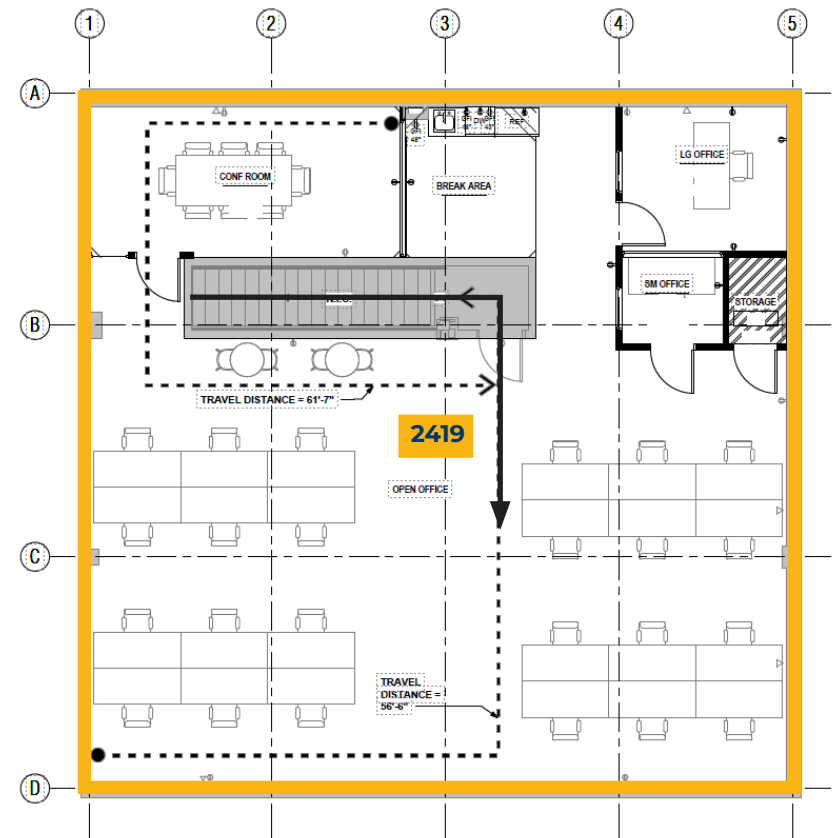
Address	2415 SE 11th Avenue, Portland, OR 97214
Tenant	The BeerMongers
SF	2,363 SF
Lease Term	Through November 2027
Monthly Rent	\$4,784.74



## FIRST FLOOR



## SECOND FLOOR







# PHOTO LIBRARY



The BeerMongers



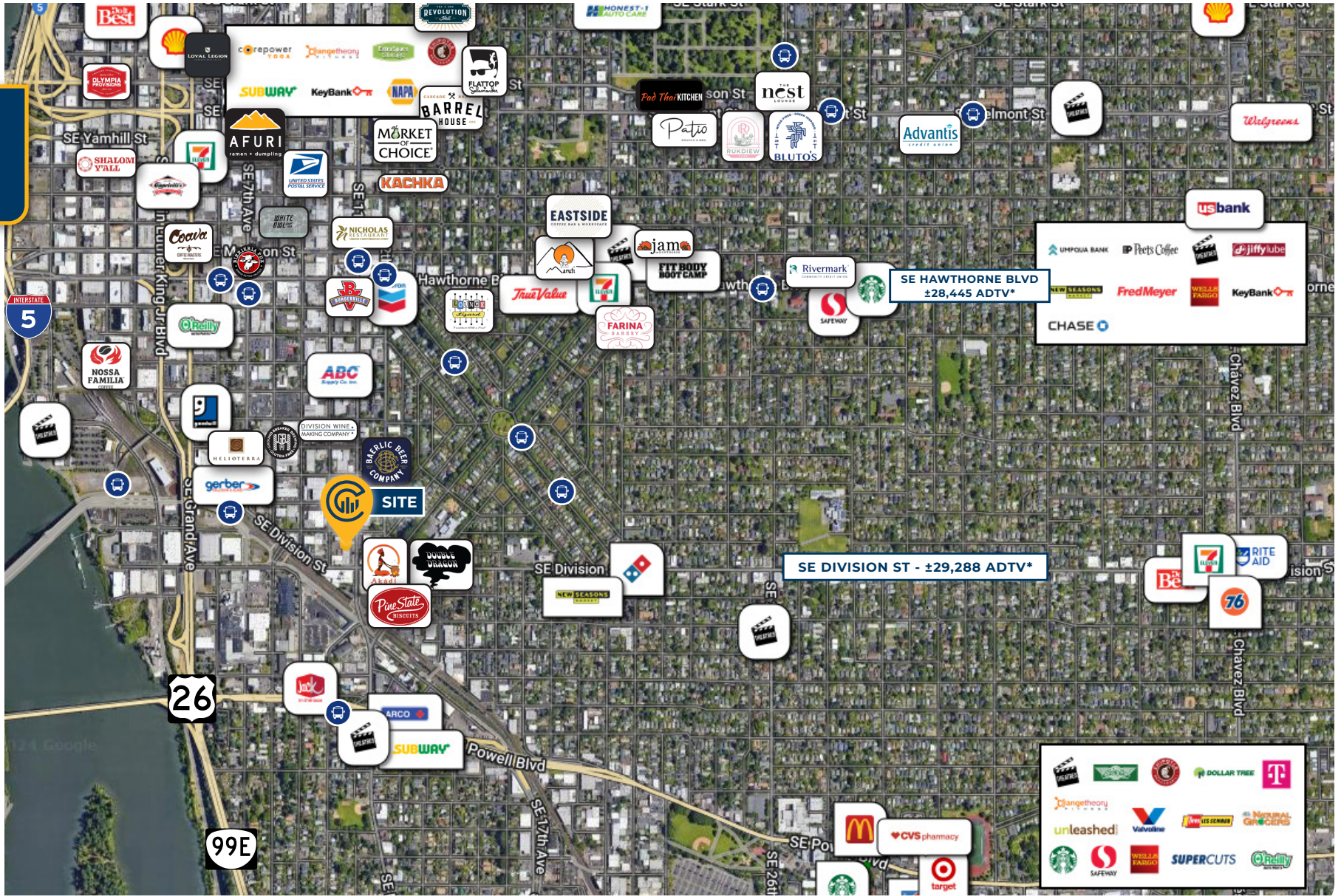
The BeerMongers







# NEIGHBORHOOD MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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