



FOR LEASE



FORD BUILDING ON DIVISION

Creative Studio & Retail Spaces Available

376 SF - 2,094 SF | \$24 - \$38 /SF MG

2505 SE 11th Ave, Portland, OR 97202

- Remodeled Historic Building in Inner SE Portland; Originally Constructed by the Ford Motor Company in 1914, It Now Hosts a Variety of Retail, Arts, and Creative Studio Tenants
- Vibrant Mix of Co-Tenants Including Windowwall Salon, Airblaster, Backcountry Wines, Shoofly, Duchess Clothier, Midnight Tattoo, Brides for a Cause
- High Ceilings, Open Creative Feel, Common Area Kitchenette, Off-Street Parking, Abundant Natural Light, 24/7 Access

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PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	2505 SE 11th Ave, Portland, OR 97202
Available Space	376 SF - 2,094 SF
Lease Rate	\$24 - \$38 /SF Modified Gross
Use Type	Studio, Office, Retail

SUITE	SIZE	TYPE	RATE	AVAILABLE
Basement Creative Suites and Storage Available Inquire for Details				
104	2,094 SF	Retail	\$24 /SF +NNN	04/01/2025
107	921 SF	Studio	\$27 /SF MG	Now
108	597 SF	Studio	\$28 /SF MG	Now
124	1,902 SF	Studio / Retail	\$24 /SF MG	Now
250	948 SF	Studio	\$30 /SF MG	Now
320	376 SF	Studio	\$38 /SF MG	Now
350	1,100 SF	Studio	\$34 /SF MG	Now

Location Features

- Inner Southeast Portland in the Hosford-Abernethy Neighborhood at SE 11th Ave & SE Division
- MAX Light Rail Orange Line Station ~2 Blocks from Site
- Bustling, Walkable, Retail-and Dining-Oriented Neighborhood
- High Ceilings
- Open Creative Feel
- Common Area Kitchenette
- Off-Street Parking
- Showers
- Secure Mail Room
- Abundant Natural Light
- 24/7 Access

Nearby Highlights

- Pine State Biscuits
- Studio 45
- Genies Cafe
- Virtuous Pie
- The Baker's Mark
- Skyhook Bouldering
- Palomar
- Double Dragon

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SUITE	SIZE	TYPE	RATE	AVAILABLE	NOTES
104	2,094 SF	Retail	\$24 /SF +NNN	04/01/2025	Ground floor retail on Division St.
107	921 SF	Studio	\$27 /SF MG	Now	Ground floor south facing creative studio with rollup doors.
108	597 SF	Studio	\$28 /SF MG	Now	Ground-Floor South Facing Creative Studio with Rollup Exterior Door
124	1,902 SF	Studio / Retail	\$24 /SF MG	Now	Ground-Floor Creative Studio / Service Office / Retail Space Sidewalk Window Line with Frontage on SE Division St

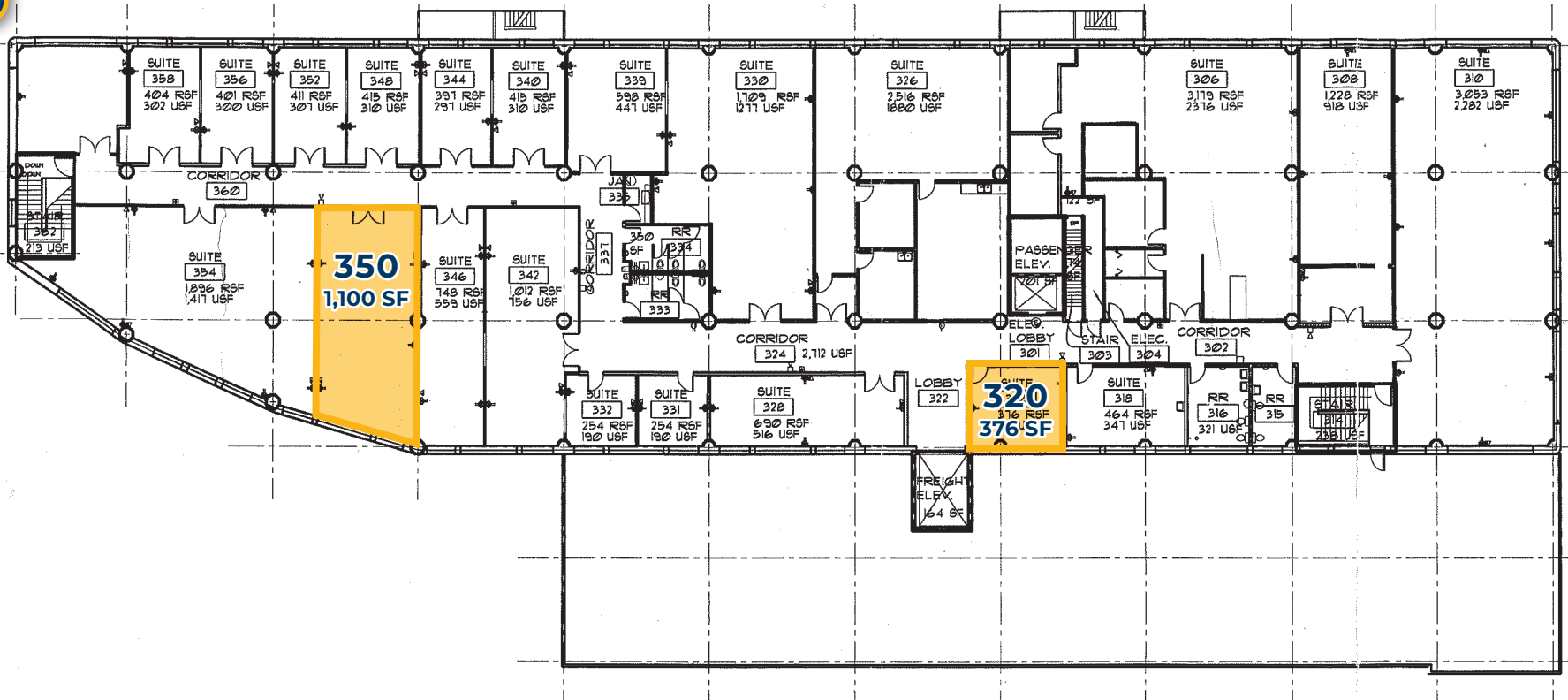
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FLOOR PLAN



FLOOR PLAN

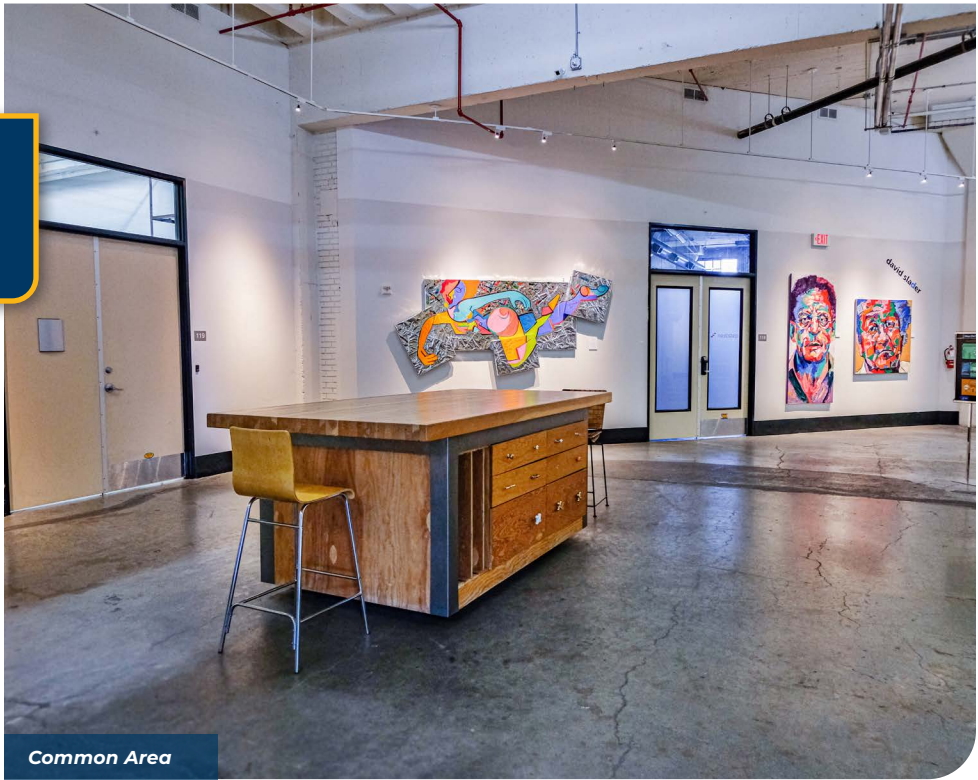
THIRD FLOOR



SUITE	SIZE	TYPE	RATE	AVAILABLE	NOTES
320	376 SF	Studio	\$38 /SF MG	Now	South-facing Creative Studio Space with Large Windows.
350	1,100 SF	Studio	\$34 /SF MG	Now	South-facing Creative Studio Space with Large Windows.



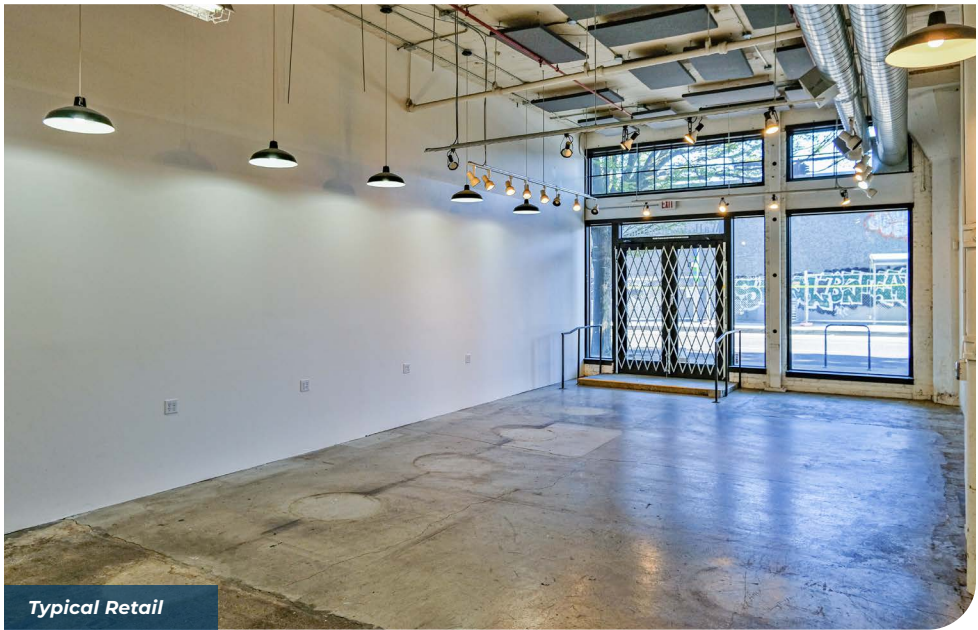
INTERIOR PHOTOS



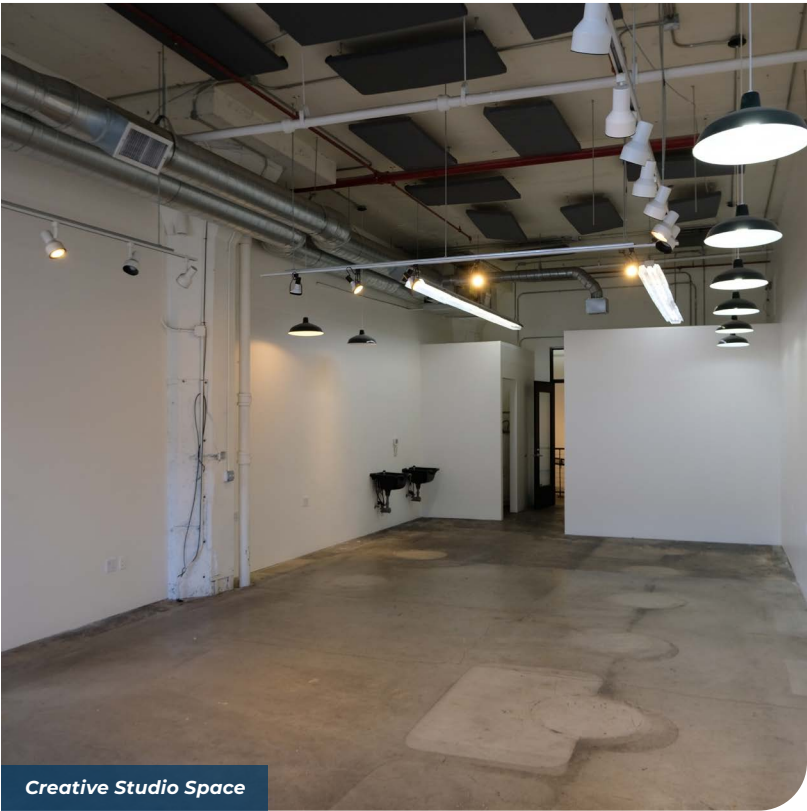
Common Area



Typical Creative Studio



Typical Retail



Creative Studio Space

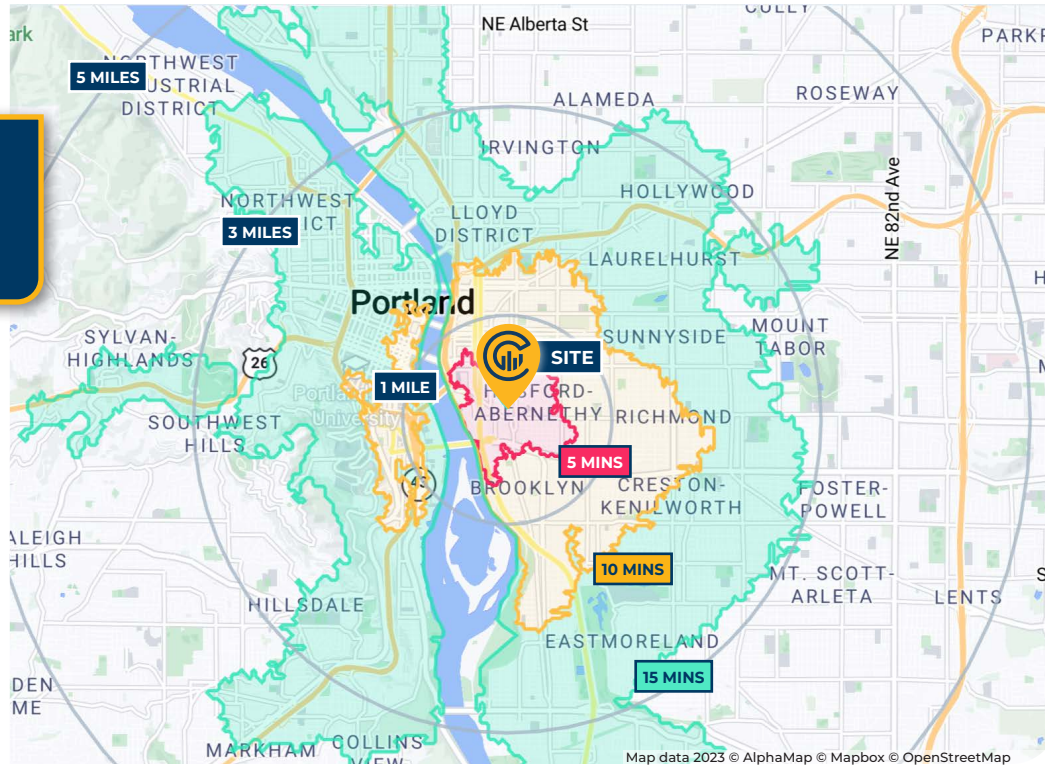


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	20,377	217,716	470,731
2028 Projected Population	19,811	210,957	451,007
2020 Census Population	21,038	217,860	477,139
2010 Census Population	16,954	182,473	421,068
Projected Annual Growth 2023 to 2028	-0.6%	-0.6%	-0.8%
Historical Annual Growth 2010 to 2023	1.6%	1.5%	0.9%
Households & Income			
2023 Estimated Households	11,501	117,010	223,960
2023 Est. Average HH Income	\$130,853	\$133,376	\$142,547
2023 Est. Median HH Income	\$103,802	\$99,604	\$102,039
2023 Est. Per Capita Income	\$74,298	\$72,146	\$68,158
Businesses			
2023 Est. Total Businesses	2,909	24,063	38,264
2023 Est. Total Employees	21,887	214,252	310,055
Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2023, TIGER Geography - RS1			



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