

# CENTRAL EASTSIDE BUSINESS CENTER

2502-2530 SE 8th Ave | Portland, OR 97202

## FOR LEASE

### OUTSTANDING LOCATION CLOSE-IN

### PRICE REDUCTION!



### DOWNTOWN BUSINESS INCENTIVE! Get your share of \$250,000!

Temporary nonrefundable tax credit designed to incentivize commercial lease signings and lease renewals.

*\*See below for details*

## CLOSE-IN INDUSTRIAL SPACE FOR LEASE

### DETAILS

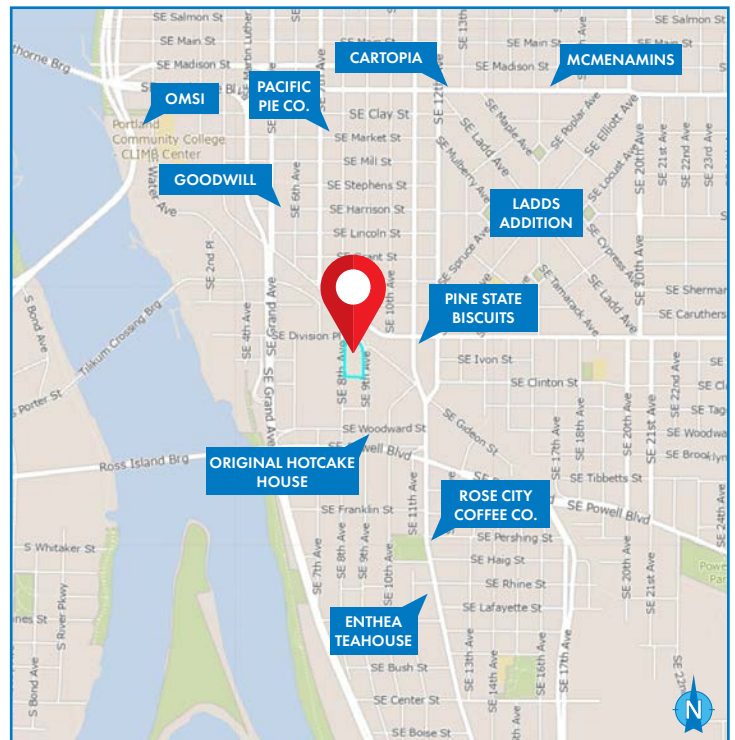
• Suite 2516: ± 7,704 SF  
~~-\$1.36~~ **\$0.90 PSF/Mo., NNN\***

**\*One month base rent abated for three or five year deal. All reasonable offers shall be considered.**

### FEATURES

- Two (2) 10' grade doors
- Two (2) restrooms
- Excellent amenities with showroom
- Office space
- Abundant parking
- Hard to find storefront visibility opportunity

*\*Space is with The Downtown Business Incentive Credit Program (DBI). Qualifying Tenants can receive up to \$250,000 in a one time, nonrefundable tax credit. [Click Here](#) for more details.*



09.05.2024

For more information or a property tour, please contact:

**NICK CHESSAR**  
 503.225.8469  
 NickC@norris-stevens.com

**SCOTT FINNEY, SIOR**  
 503.225.8431  
 ScottF@norris-stevens.com

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
 503.223.3171 • [norris-stevens.com](http://norris-stevens.com)



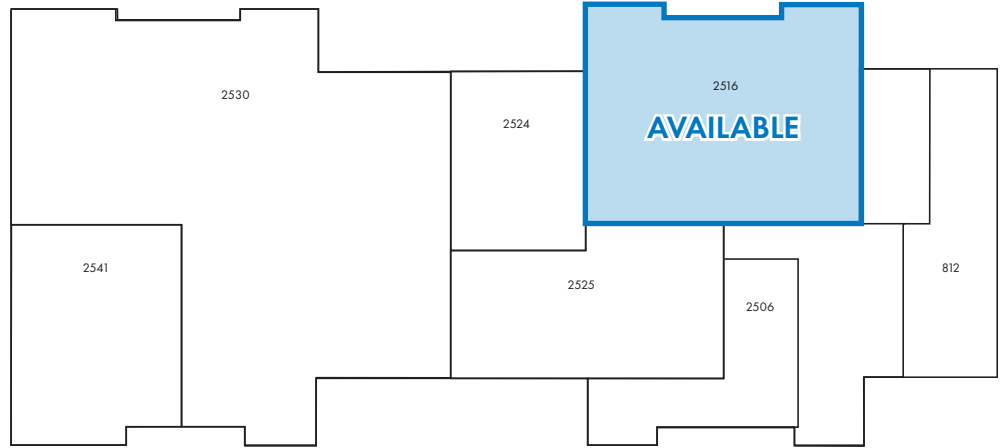
*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*

# CENTRAL EASTSIDE BUSINESS CENTER

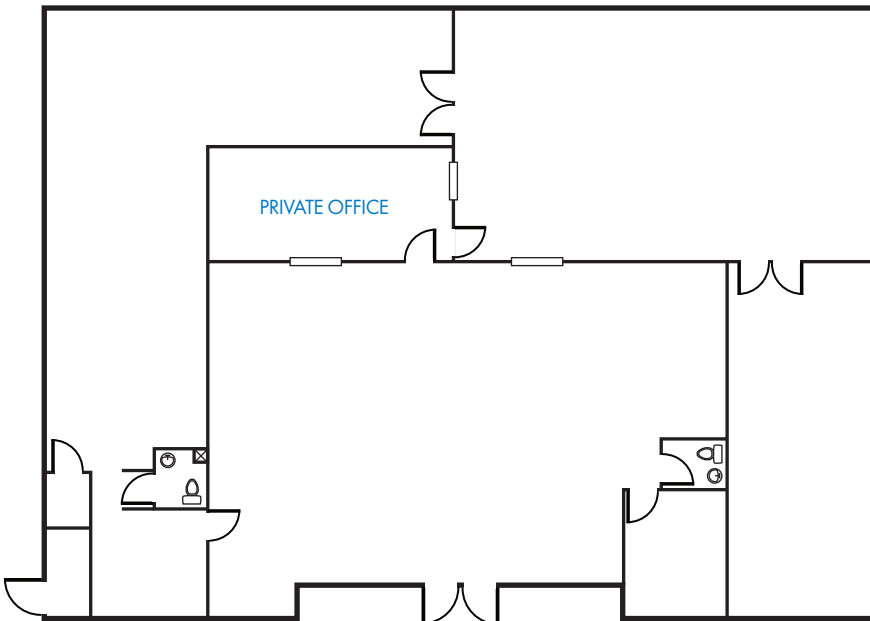
2502-2530 SE 8th Ave | Portland, OR 97202

## FOR LEASE

### FLOOR PLANS



### SUITE 2516



For more information or a property tour, please contact:

**NICK CHESSAR**  
503.225.8469  
NickC@norris-stevens.com

**SCOTT FINNEY, SIOR**  
503.225.8431  
ScottF@norris-stevens.com

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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 their own satisfaction.

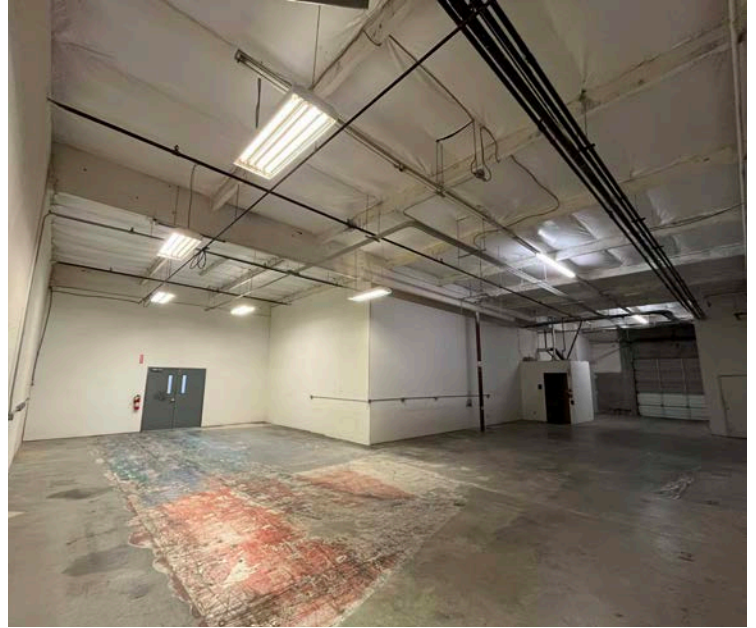
900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • norris-stevens.com

# CENTRAL EASTSIDE BUSINESS CENTER

2502-2530 SE 8th Ave | Portland, OR 97202

## FOR LEASE

### PROPERTY PHOTOS



For more information or a property tour, please contact:

**NICK CHESSAR**  
503.225.8469  
NickC@norris-stevens.com

**SCOTT FINNEY, SIOR**  
503.225.8431  
ScottF@norris-stevens.com

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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 their own satisfaction.

900 SW 5th Avenue • 17th Floor • Portland, OR 97204  
503.223.3171 • norris-stevens.com