

FOR LEASE

Creative Space/ Light Industrial

222 SE ALDER ST

Portland, OR 97214

PRESENTED BY:

OLESYA PROKHOROVA

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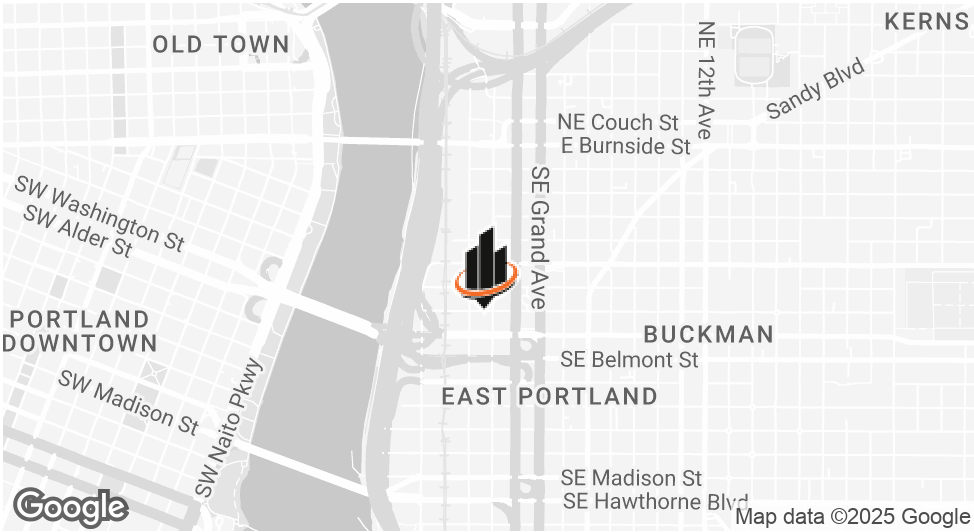
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AVAILABLE FOR LEASE



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1,539.00 - 2,563.00 per month (MG)
AVAILABLE SF:	1,319 - 1,809 SF
ZONING:	IG1
COUNTY:	Multnomah
CROSS STREETS:	SE Alder St & SE 3rd Ave
VIDEO:	View Here

PROPERTY OVERVIEW

Light industrial / creative office available for lease. Please view the virtual tour for the Suite below. Located in a heart of a diverse business district, SE Close-In is in close proximity to entertainments such as Oregon Science and Industry (OMSI), Willamette river waterfront, different food establishments and restaurants. Located within minutes from the central business district of downtown Portland, and right in between of Sellwood/Clackamas and NE Portland. Just minutes away from SE Morrison Bridge, i-5, Hawthorne and Burnside bridge.

AMENITIES INCLUDE:

- Shared kitchen area with dishwasher, refrigeration, and the food prep and storage area,
- Common restrooms and multiple secured entrances
- Shared grade door available on ground floor for ease of loading and shipping larger equipment or other inventory.
- ZONING DOES NOT WORK FOR RETAIL USE

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,319 - 1,809 SF	LEASE RATE:	\$1,539.00 - \$2,563.00 per month

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION	VIDEO
Suite 2	1,809 SF	\$2,563 per month	Located on the 1st floor, Suite 2 features large open area floor plan, conference room, tall ceilings, kitchenette, private and common area entrances. ADDITIONAL STORAGE SPACE AVAILABLE. Call for more details. \$17/sf/year. NO RETAIL USES.	View Here
Suite 9	1,319 SF	\$1,539 per month	Located on 2nd floor, Suite 9 features large open floor area, tall ceilings, private office area overlooking the common warehouse loading area, large private conference/office, storage space, large white board, utility closet, and lots of light. In close proximity to the shared kitchen and shared restrooms. Not ADA accessible. NO RETAIL USES. \$14/sf/year.	View Here

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PHOTOS



Suite 9 - SECOND FLOOR



Suite 9 - SECOND FLOOR



Suite 2 - GROUND FLOOR



Suite 2 - GROUND FLOOR

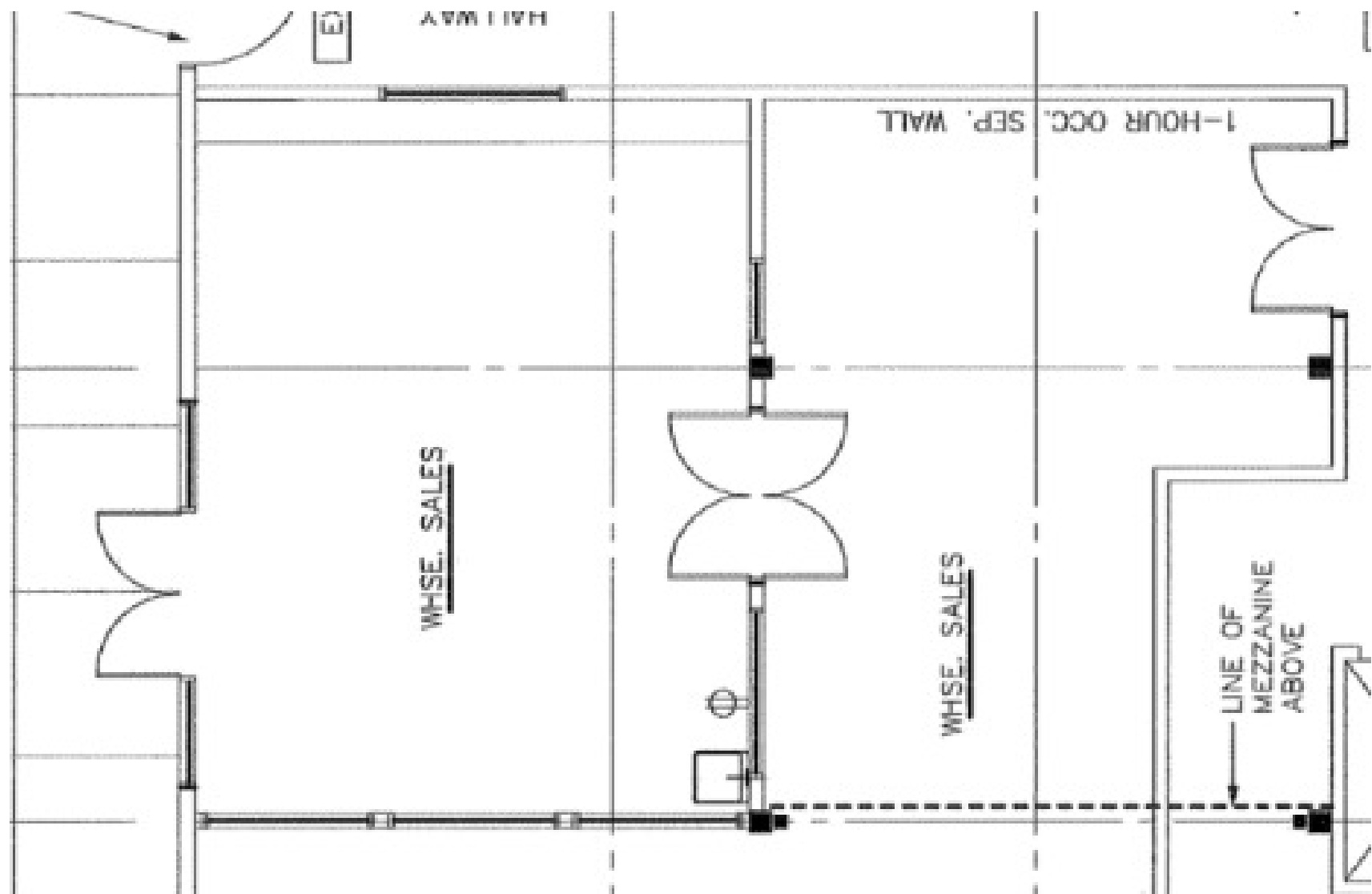
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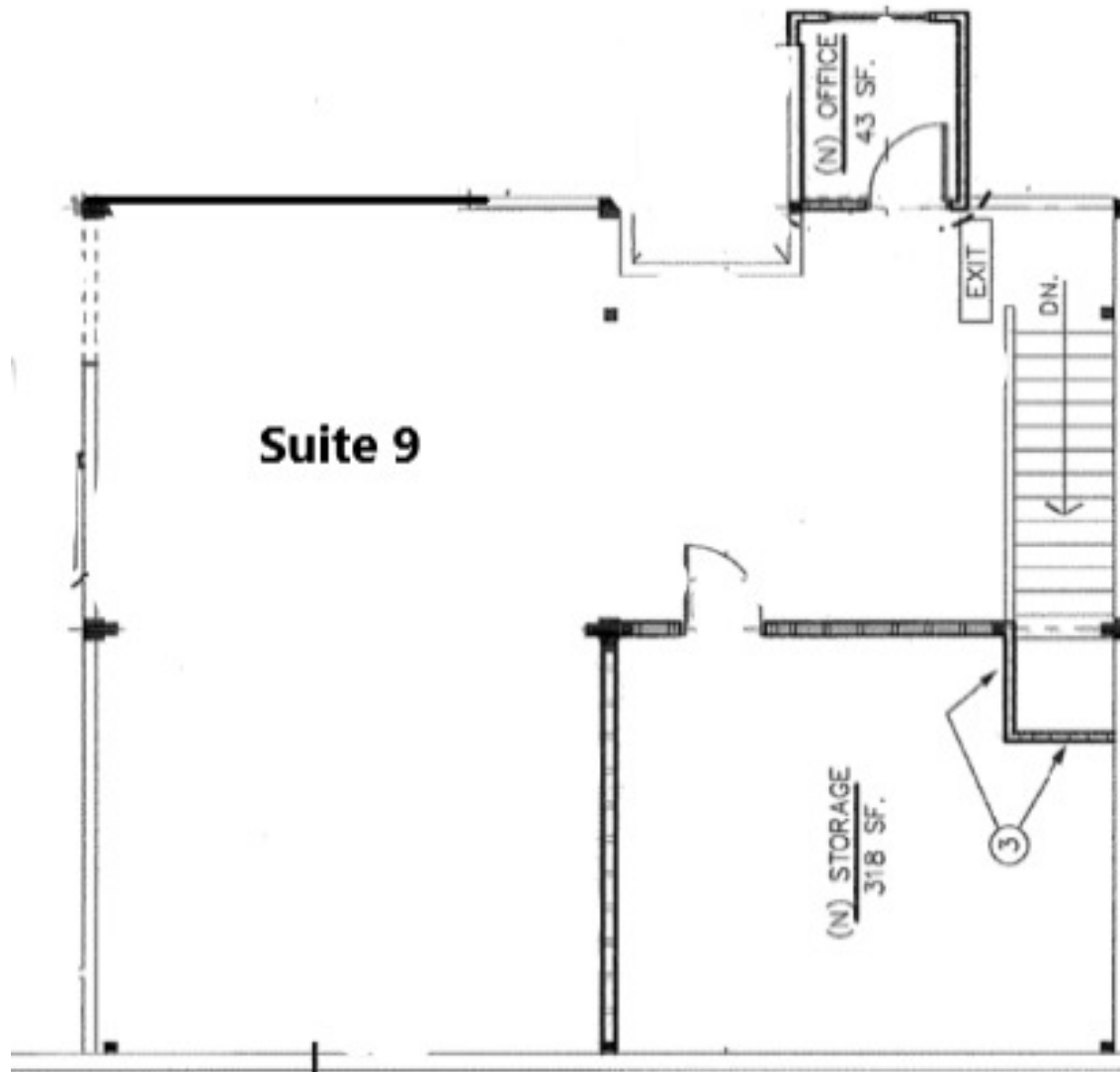
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SUITE 2 FLOOR PLAN



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SUITE 9 FLOOR PLAN



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A satellite map of East Portland, Oregon, showing the Willamette River, SE Morrison Brg, Hawthorne Bridge, and surrounding streets. A red pin marks the location of the East Portland Community Center. The map includes labels for streets such as SW Pine St, SE 3rd Ave, SE 2nd Ave, SE Morrison Brg, SE Water Ave, SE 8th Ave, SE 9th Ave, SE 10th Ave, SE 11th Ave, SE 12th Ave, SE Madison St, SE Belmont St, SE Oak St, SE Pine St, SE 16th Ave, SE Ankeny St, SE Burnside St, SE Grand Ave, SE Martin Luther King Jr Blvd, SE Morrison St, and Hawthorne Bridge. The Willamette River is labeled, and the areas 'CENTRAL EASTSIDE' and 'EAST PORTLAND' are also indicated. The map is credited to Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/GEO, Vexcel Imaging US, Inc.

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