

MAKER/FLEX SPACE FOR LEASE

8638 N CRAWFORD STREET, PORTLAND, OR 97203

**BROKER
INCENTIVE**

\$1.00/SF for
a New 5-Year
Lease Executed
by 12/31/25!



* Concept Rendering

Apex Real Estate Partners
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Director
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MAKER/FLEX SPACE FOR LEASE



Shell \pm 6,000 - 11,825 SF
Office \pm 793 SF



Contact broker for rates



Property upgrades & renovations underway



Zoning CM3 - Commercial Mixed Use 3



2 grade level doors



\pm 8,000 SF of fenced parking/yard area



2 restrooms



18' - 22' ceiling heights



Exposed wood beams and bow truss ceiling

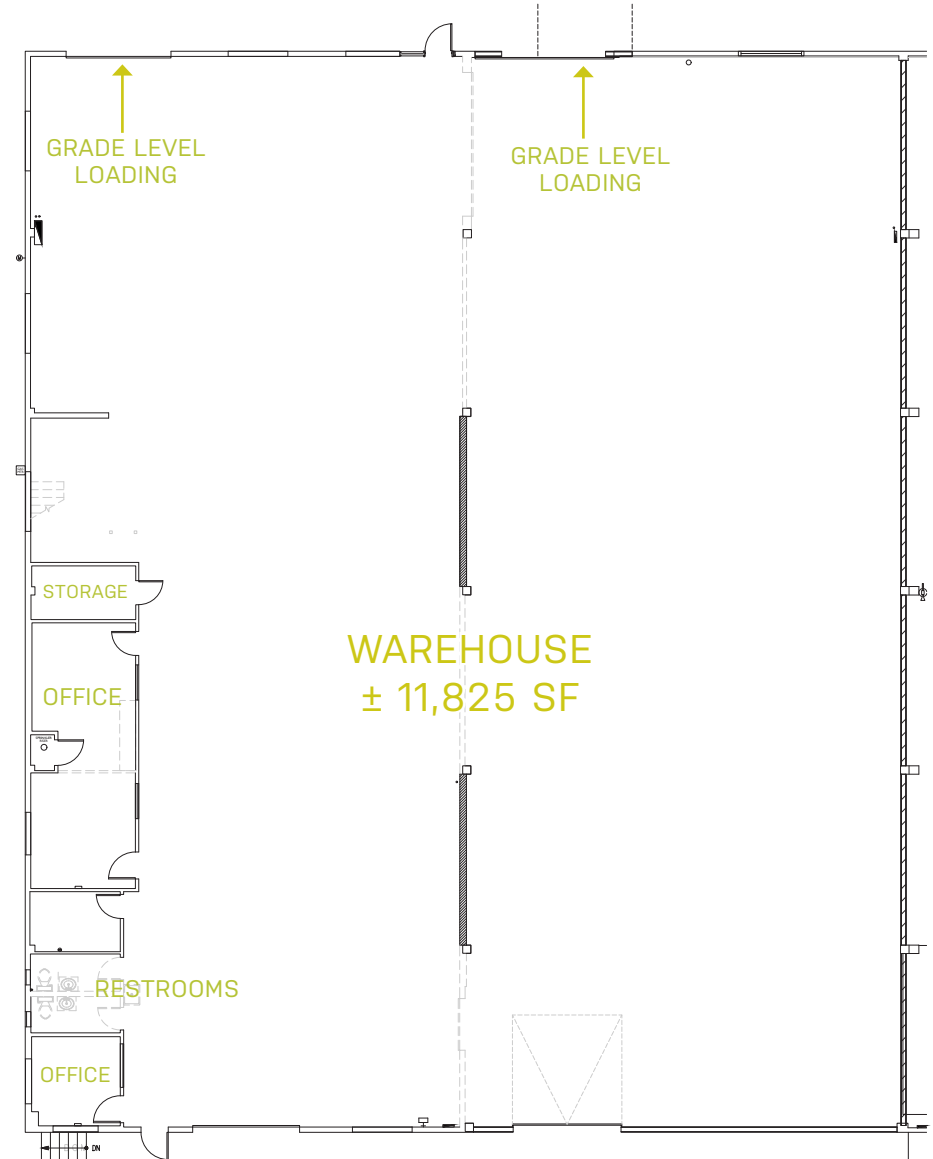


Excellent location with easy access to
St Johns Bridge and walking distance to
Cathedral Park and countless amenities



Rendering

Rendering



ST. JOHNS AREA HIGHLIGHTS

DOWNTOWN

 ShantCom YOGA	 ST. JOHNS TWIN CINEMAS	 2 STROKE COFFEE
 BURGERVILLE	 MIKASA SUSHI & RAMEN	 ST JOHNS RACQUET CENTER
	 BLUE BIRD TAVERN	

Ranger Tavern

Your Inn Tavern

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NORTH PORTLAND HEALTH CENTER

ST JOHN'S CITY PARK & COMMUNITY CENTER

THE JOINERY

DOWNTOWN ST JOHNS

WOJDER WOOD SPRINGS

URBAN GERMAN
Wursthaus

Occidental
Brewing Co.

PDXSTRENGTH

CATHEDRAL PARK & BOAT RAMP

ST JOHN'S COFFEE ROASTERS

KUNG FOOD

YU GI NONG

Naan & Curry

USPS

Starbucks

SAFEWAY

Leisure
Public House

1 MILE

ST JOHN'S BRIDGE

