



FOR LEASE: 2712 N Mississippi Ave, Portland, Oregon 97227

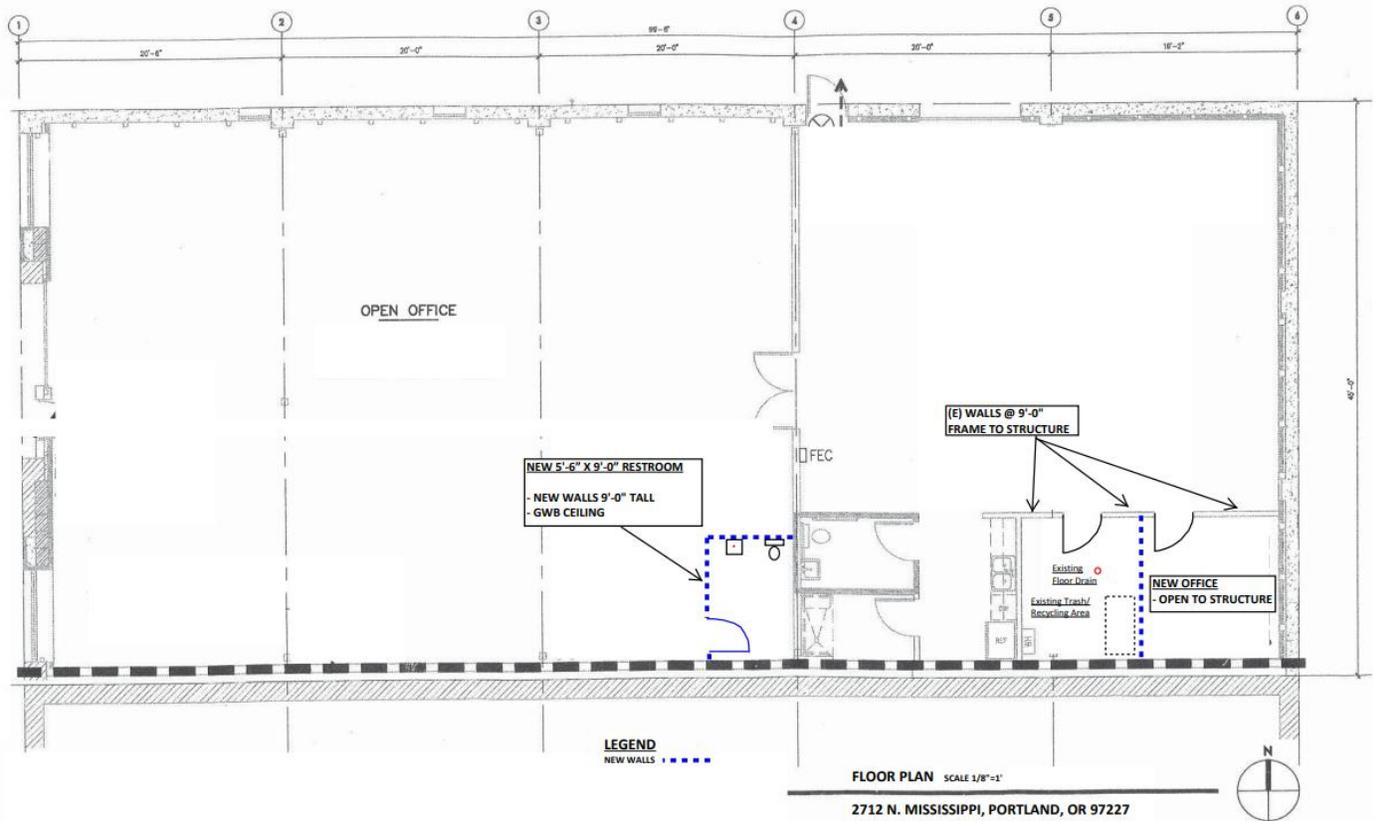
*Seismically Upgraded Building with
Fenced Parking/Yard*



- **Lot: +/-11,250 Sq. Ft.**
 - Fenced with automatic gate. Lighted. Two (EV) Electric Vehicle charging stations.
- **Building: +/-4,500 Sq. Ft.**
 - Fully renovated 1924 building including seismic upgrades.
 - Exposed wood beams, polished concrete floors, skylights.
 - Updated Mechanical, Electrical and Plumbing. Fiber internet.
 - ADA Upgrades: Parking, Bathrooms, and Entry.
 - Roll-Up Door.
- **Zoning: EX (General Employment)**
 - Allows a wide range of commercial uses. Lot is zoned IG1.
- **Pricing: \$24 per Sq. Ft. plus NNN**



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Andrew Bean, SIOR

503-819-5381

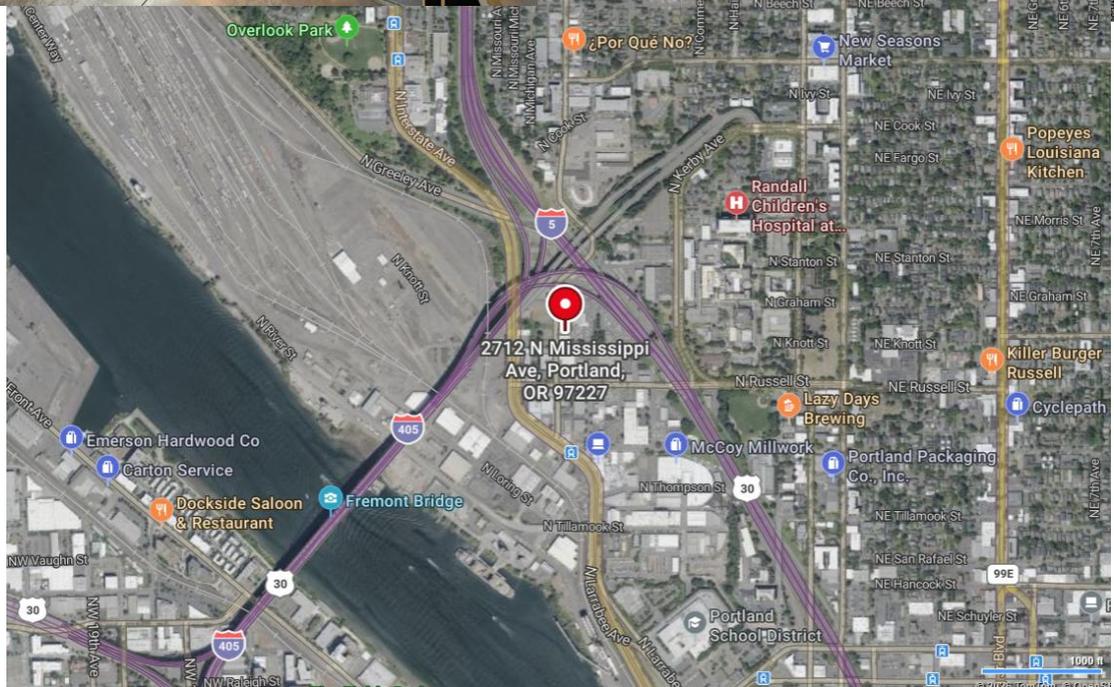
andrew@andrewbeanrealty.com

This information has been obtained by others and deemed to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

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