

Modern Flex Property in Vibrant Neighborhood

2324 SE 11TH AVENUE/1115 SE CARUTHERS STREET, PORTLAND, OR 97214



FOR LEASE



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR LEASE

2324 SE 11th Avenue / 1115 SE Caruthers Street, Portland, OR 97214

PROPERTY DESCRIPTION

Introducing a modern flex property at 2324 SE 11th Avenue / 1115 SE Caruthers Street. This space boasts abundant natural light, customizable floor plans, and a prime location that offers convenient access to local services and public transportation. The contemporary architecture provides a clean backdrop for your business, offering a dynamic and flexible environment that adapts to your needs. Elevate your business presence in Portland's Central Eastside with this exceptional leasing opportunity.

PROPERTY HIGHLIGHTS

- Modern design and architecture
- Abundant natural light
- Customizable floor plans
- Convenient access to public transportation
- Prime location in the heart of Portland

OFFERING SUMMARY

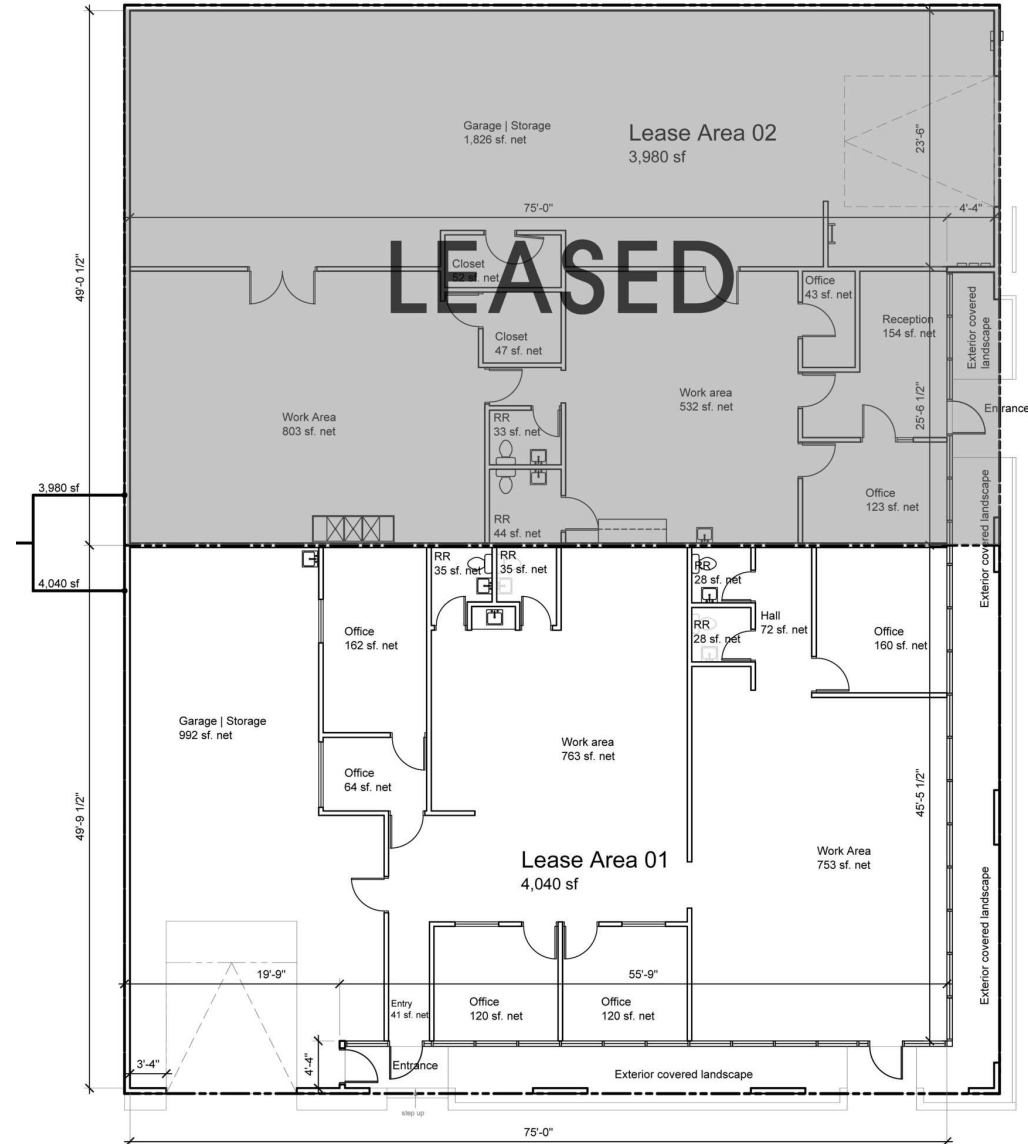
Lease Rate:	\$1.33 SF/month (NNN)
Available SF:	4,040 SF
Lot Size:	9,994 SF
Building Size:	8,020 SF

SPACES

LEASE RATE

SPACE SIZE

2324 SE 11th Avenue	\$1.33 SF/month	4,040 SF
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LOCATION DESCRIPTION

Discover the vibrant Southeast Portland neighborhood surrounding the property, filled with a diverse mix of dining, shopping, and cultural experiences. Situated in the heart of the city, the area is home to popular destinations such as the iconic Revolution Hall and the lush greenery of Ladd's Addition Rose Gardens. The nearby Hawthorne District offers a unique blend of local boutiques, coffee shops, and eclectic dining options. With easy access to public transportation and close proximity to downtown Portland, the area provides a dynamic setting for businesses looking for a prime office location with a distinctive local flair.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	465	2,212	11,579
Total Population	1,051	4,730	22,044
Average HH Income	\$121,219	\$131,396	\$127,229



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