

FOR SALE

20,000 sf Industrial Building in the Close-In Eastside.
307 S.E. Washington St



Here is a rare industrial building located in the heart of the best commercial sub-market and most vibrant and rapidly growing neighborhoods in the city: **The Central Eastside!!!** This property is located in close proximity to over \$100 million of new or under construction development which includes; the completed 80,000 sf District Office and Boutique Grand & Stark Hotel and the under construction 130 unit luxury 7 story apartment project at SE MLK/Stark.

- 20,000 sf building with 10,000 sf on street level and 10,000 sf in basement.
- General Employment (EX) Zoning. The best and most flexible zoning in the city that allows a wide range of retail; employment and residential uses.
- 9:1 Floor Area Ratio; Allowable Heights to 200'.
- Recessed Dock Loading on SE Washington. Exterior Team Dock loading on SE 2nd Avenue.
- Located in the Central Eastside Urban Renewal Area and Enterprise Zone which allows access to multiple financial incentives and programs.

Price: \$2,200,000

For More Information Contact:

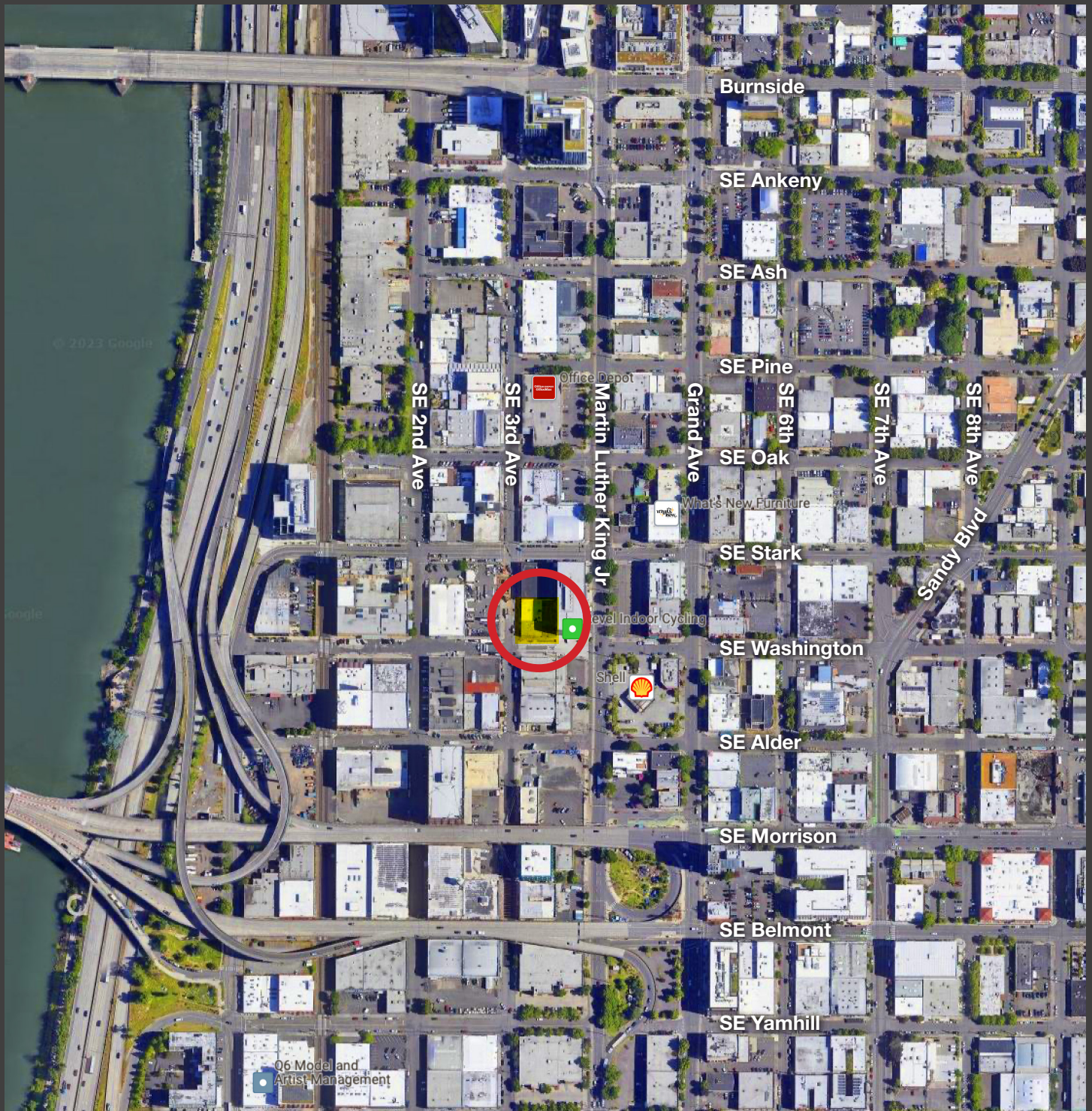
Todd DeNeffe

todd@cascadecre.com

503-705-6380


Cascade Commercial
REAL ESTATE, LLC

The Information contained in this brochure are deemed to be accurate and obtained from reliable sources but there are not guaranties as to its complete accuracy and any buyer and their representatives should do their own due diligence regarding building characteristics.



This property sits at the center of the Central Eastside Industrial District, a historically industrial area replete with warehouses that has become one of the most vital commercial districts in the city and a major destination for a host of growing companies in the Pacific Northwest. Over \$1.5 billion of new investment and development has occurred in the close proximity of 302 SE Washington resulting in over 4000 new apartments and 1 million sf of offices and several boutique hotels.

The location of 307 SE Washington is dead center in the middle of everything in the Central Eastside. Multiple retail services, food/beverage options and steps from the active SE MLK retail corridor and its 26,000 cars per day. Excellent access to Interstates 84 & I-5 as well three bridges to the core downtown and Pearl Districts.



CENTRAL EASTSIDE AT A GLANCE...

\$500 MILLION
IN CURRENT
DEVELOPMENT
PROJECTS

OVER
ONE BILLION
IN *NEW* DEVELOPMENT
FROM
2010-2022

800,000 SF
OF OFFICES
BUILT
OR
RENOVATES

LOWEST
VACANCY RATE
IN *CITY* FOR
OFFICE/INDUSTRIAL

TWO LARGE
TECHNOLOGY COMMITMENTS:
APPLE-80,000 SF
AUTODESK-100,000 SF

3,000
JOBS *ADDED*
SINCE 2015

22,000
TOTAL
EMPLOYMENT

3,200 APARTMENTS
BUILT WITH
2,000 UNITS
UNDER CONSTRUCTION OR
IN PERMITTING

Central Eastside

The Central Eastside is undergoing a steady and sustained renaissance mixing the boundless energy of technology, design, engineering, food/beverage and makers and creators of all types to quickly become one of most dynamic and emergent commercial neighborhoods on the West Coast. Having added over 2000 jobs in the last 6 years to 15,000 who already live, work, create, build and innovate, the Central Eastside is full of potential and just hitting its stride. With 3000 new apartments and 500,000 SF office and creative space completed or under construction it is place of phenomenal opportunity.



Portland's Central Eastside is the place to be. Paying homage to its industrial roots and smartly using its vintage warehouse building stock mixed with cutting edge and eclectic new development, the Central Eastside is attracting some of the best and brightest (and more fun) aspects of the creative class. It would be hard to find more diverse mix of entrepreneurship, culture and energy in such a compact and accessible area of a major city.



—New York Times, 2019

