



FOR LEASE

2225-2249 NORTH WILLIAMS AVENUE

PORTLAND, OR 97227

TYLER COLLINS

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PROPERTY DESCRIPTION

This industrial building offers flexible, subdividable maker-space suites zoned EG1, suited to light-industrial, fabrication, and creative users. It has a strong history as home to bike shops, art studios, warehousing, and other EG1-permitted uses, with a layout of compact units that supports leasing to a single tenant or multiple smaller users. Prospective tenants should confirm intended use against EG1 zoning requirements.

PROPERTY HIGHLIGHTS

- North Portland Market Spaces.
- No Off street Parking.

SPACES	LEASE RATE	SPACE SIZE
Suite A	Contact Brokers	2,811 SF
Suite B	Contact Brokers	2,287 SF



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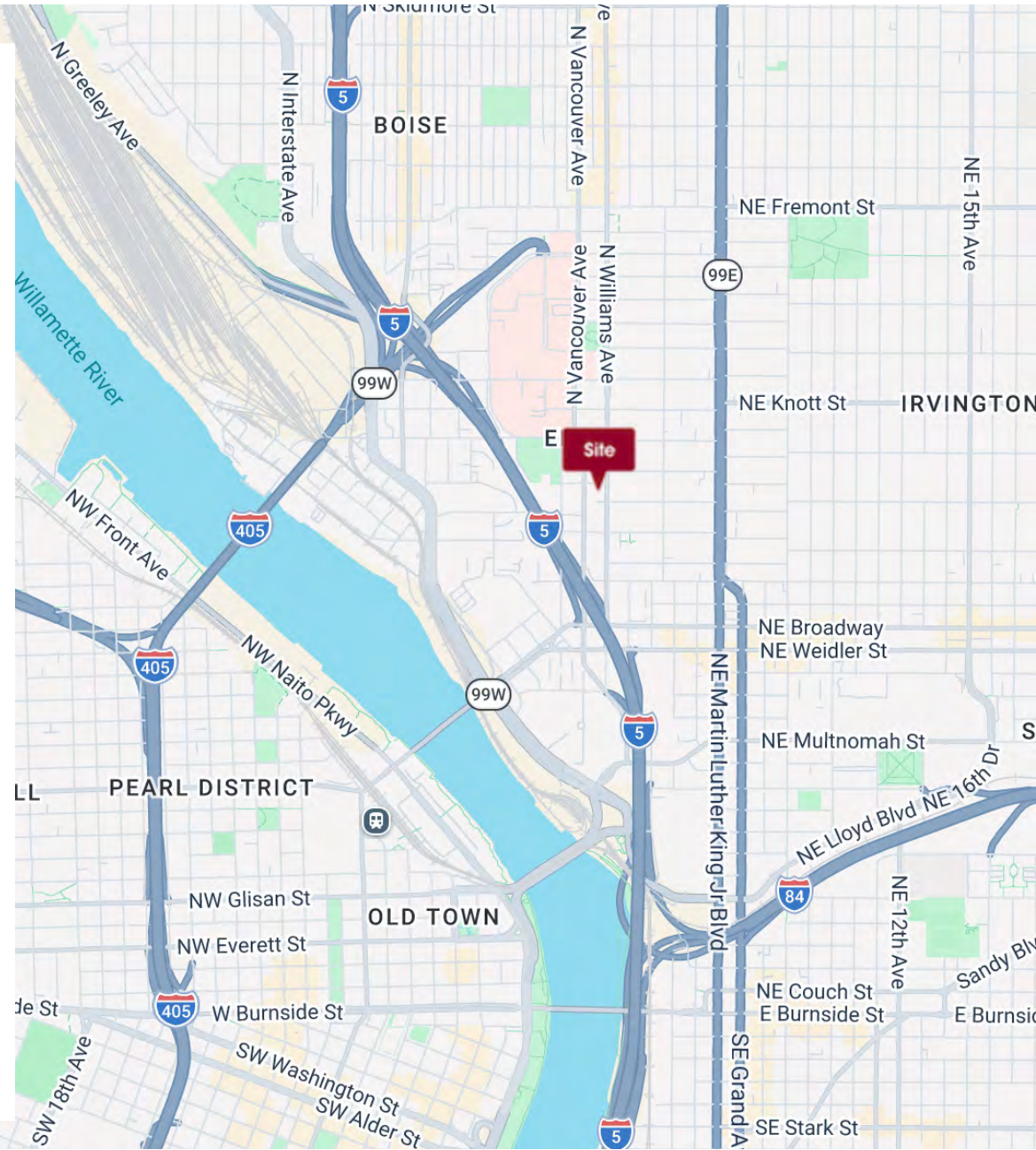
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LOCATION OVERVIEW

Located in Portland's vibrant Eliot neighborhood, this property sits along North Williams Avenue, a dynamic corridor known for its mix of industrial, commercial, and residential character just north of the city core. The site is minutes from the Rose Quarter and Moda Center, with quick access to I-5 and I-84 for easy connections to downtown Portland, Vancouver, and the greater metro area. North Williams Avenue itself is a well-established address for warehouse, distribution, and creative business uses, surrounded by a growing base of restaurants, breweries, and neighborhood amenities.

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