



**FOR LEASE**

1011 SE OAK ST  
PORTLAND, OR 97214

IG-1 Warehouse Space

5,000 – 20,000 SF  
Available



# DISCLAIMER NOTICE

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This property is being marketed for lease by its owners, some of whom are licensed Real Estate Agents in the state of Oregon.

Outside broker cooperation is welcomed.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**

## LISTED BY:

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### JACOB SERRILL

Kelly Right Real Estate  
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[jacobserrill@gmail.com](mailto:jacobserrill@gmail.com)

Licenses:  
OR 201228311  
WA 23023406

# PROPERTY OVERVIEW



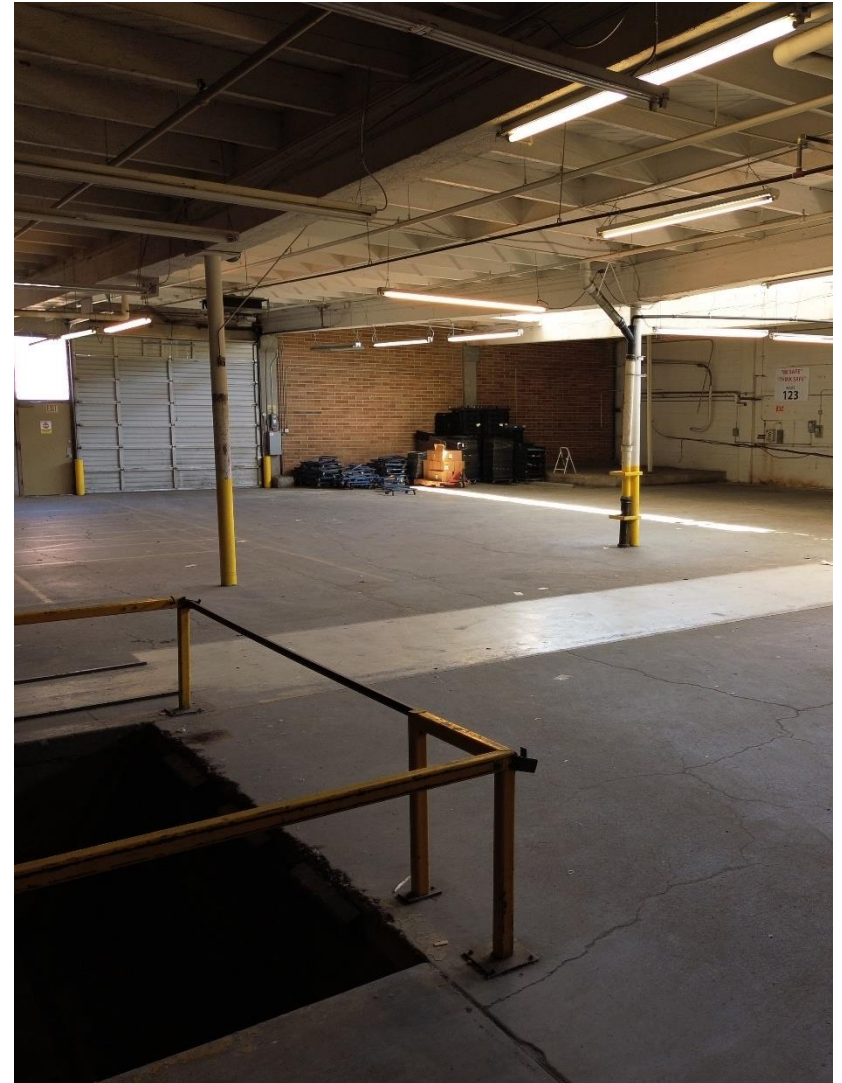
# PROPERTY OVERVIEW

1011 SE Oak St is an entire city block in SE Portland, totaling approximately 40,000sf on the ground floor and 6,800sf of mezzanine. This property is being marketed for lease by its owners, who intend to occupy roughly half of the total square footage for our business.

We are seeking tenants to occupy the remaining portion of the building, and have spaces between 5,000 – 20,000sf available. We are flexible on which area of the building we occupy, and willing to get creative when demising the space to help accommodate our future tenants needs.

## Property Highlights:

- IG-1 Zoning allows for most industrial uses
- 600A, 480V, 3 phase power available
- One dock door located off SE 10<sup>th</sup> Ave
- 6 grade doors throughout building
- Fire suppression system
- Climate controlled office
- Freeze protected warehouse
- Office space available – Ask about Tenant Improvments
- **Call for rates**



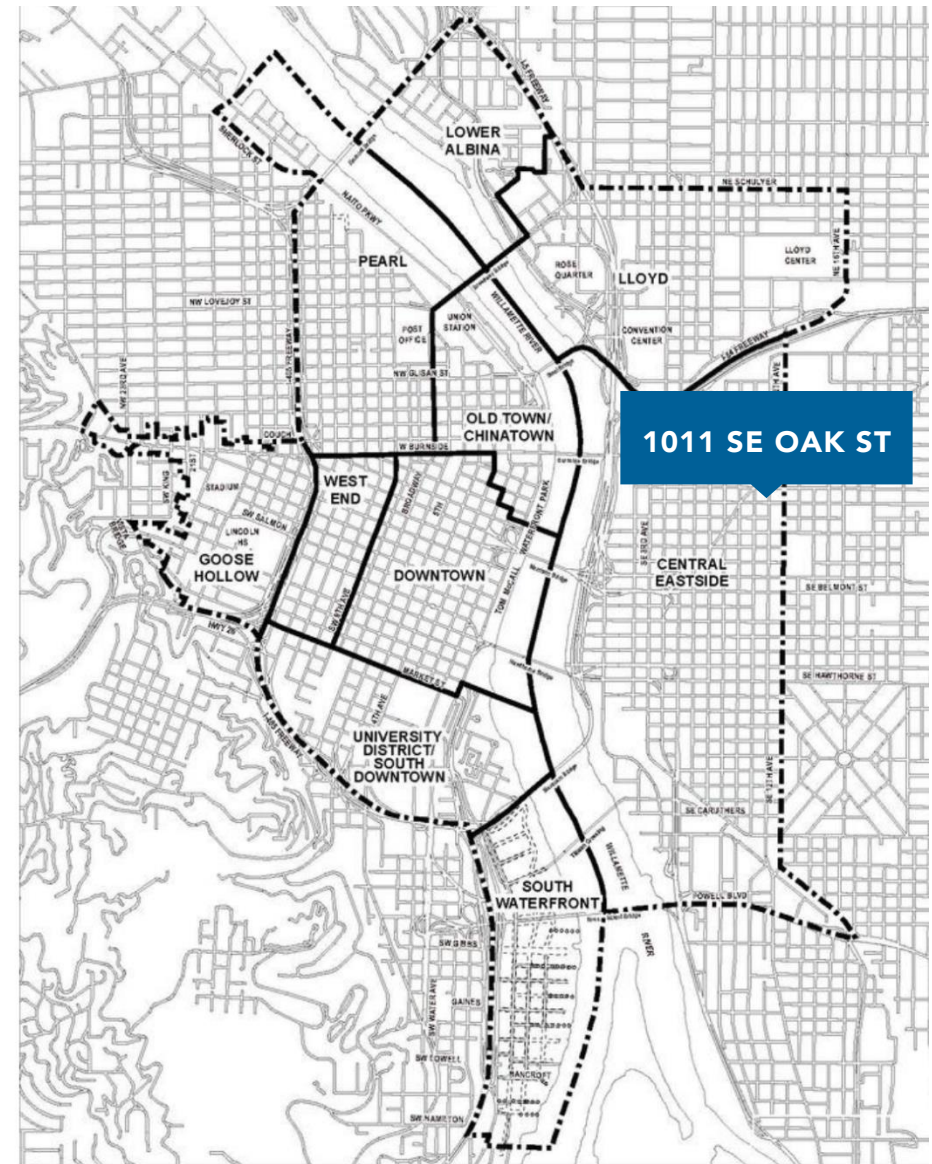
# LEASING INCENTIVE PROGRAM

Leasing space at this site makes businesses eligible for Portland's Downtown Business Incentive (DBI) credit program. Per the city's website, the DBI credit program passed ordinance on February 28<sup>th</sup>, 2024 and is a tax credit designed to incentivize commercial lease signings and lease renewals that will contribute significantly to the recover and revitalization of Portland's central city.

1011 SE Oak St falls within the Central Eastside sub-district that is eligible for this program. Any business that meets the following criteria may participate in the program:

- Be registered with the City of Portland's Revenue Division and be in compliance for the prior periods
- Enter into a new lease during the 2023 or 2024 calendar year for a building within an eligible sub-district
- Maintain 15 employees or more working at least half of their time in the leased building space over a four-year period

The maximum credit available to each eligible business is \$250,000. More information on this program can be found on the city's website.



Boundaries showing the Downtown Business Incentive Program sub-districts.

# SPACES AVAILABLE

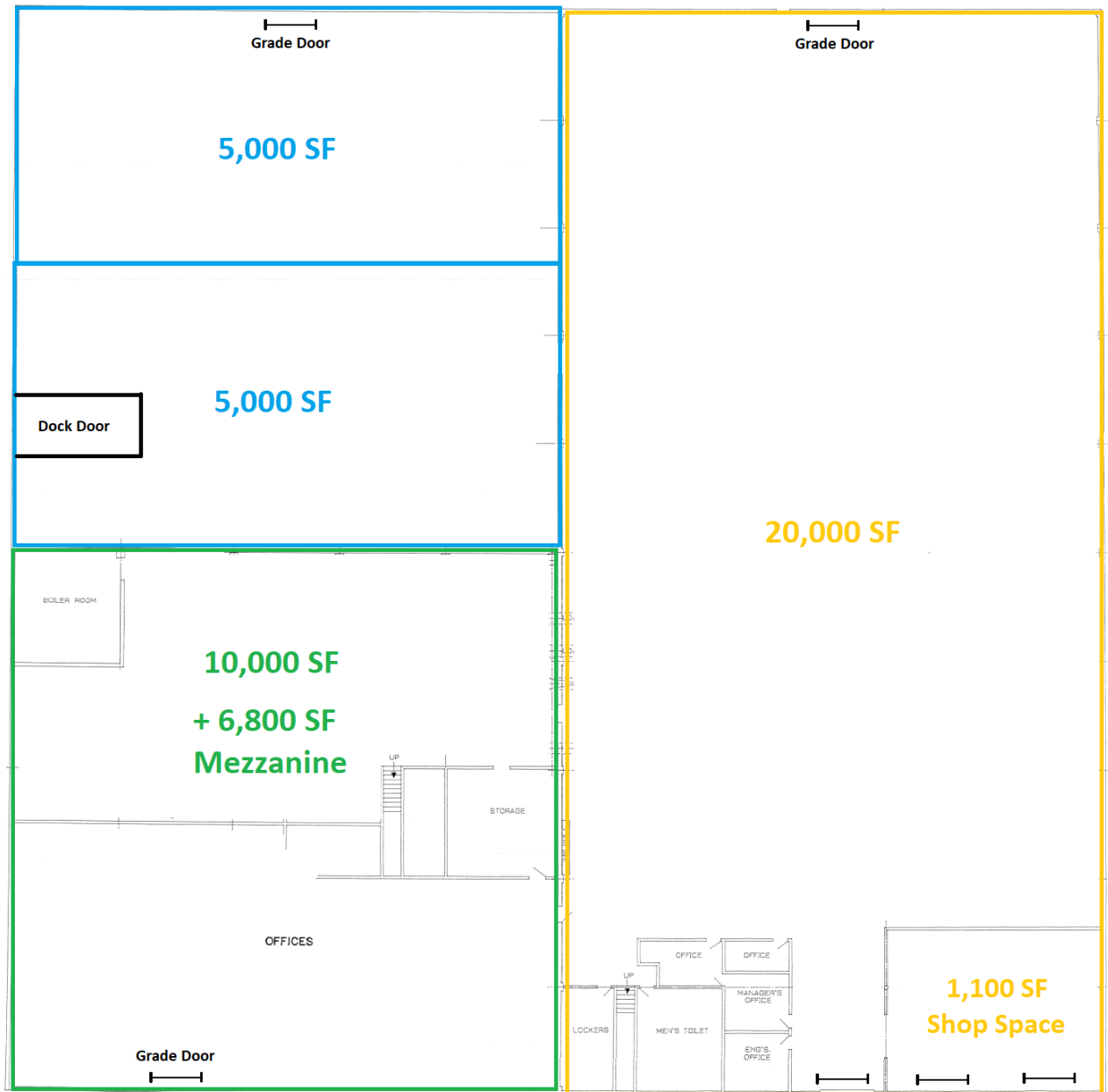
Potential spaces available are shown here. Between 5,000 – 20,000 total square feet are available for lease.

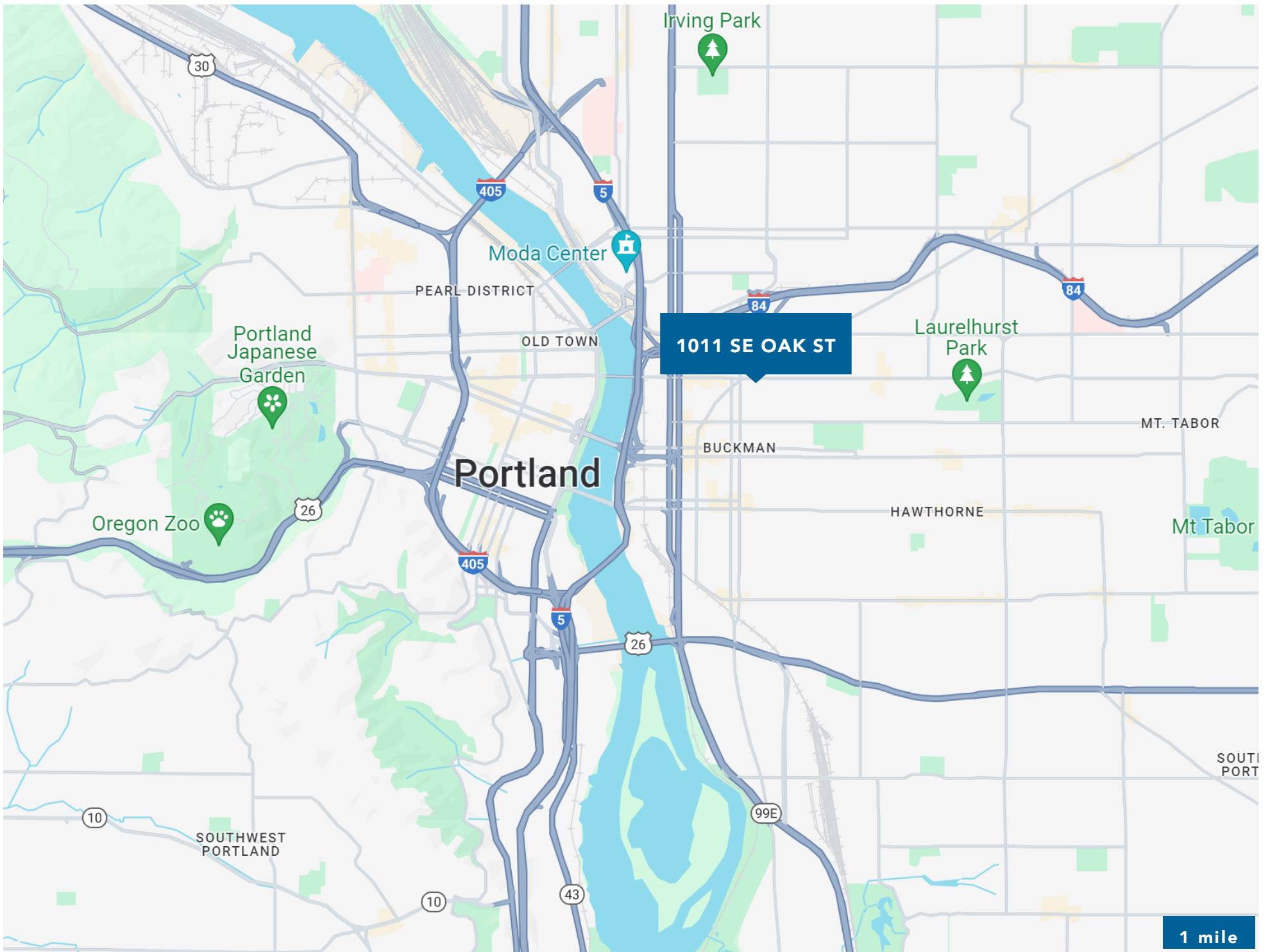
Building can be demised in any configuration. Owner will be occupying half of the available square footage but is willing to accommodate tenants space requirements.

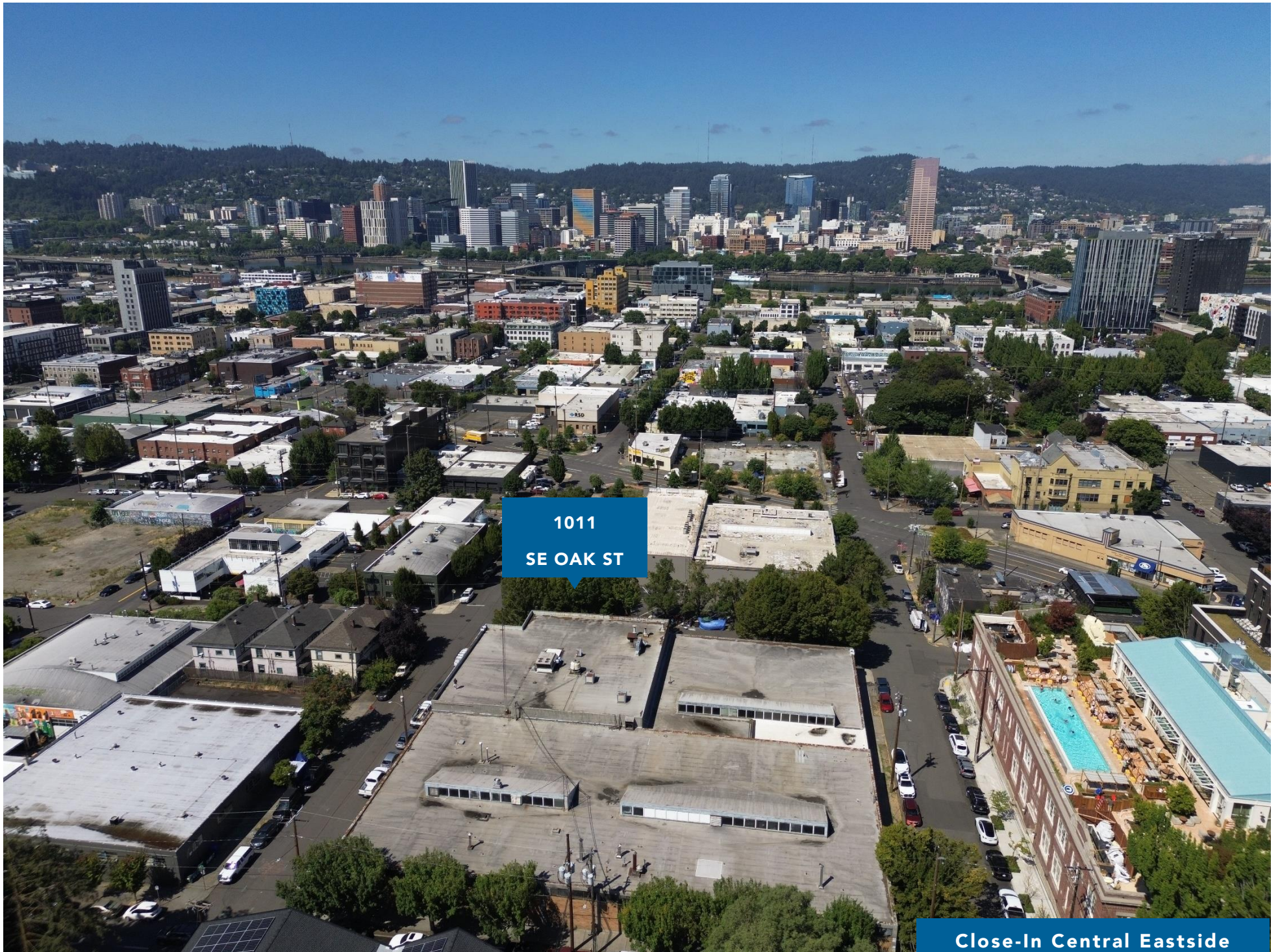
To schedule a tour of the property and/or discuss lease rate & terms, please reach out to Jacob or Joey.

Jacob Serrill  
(503) 780-7521  
jacobserrill@gmail.com

Joey Patino  
(971) 275-2469  
joeypatino164@gmail.com







1011  
SE OAK ST

Close-In Central Eastside





1011  
SE OAK ST

Next to Soho House Portland



PROPERTY LINE

50 ft.

# PROPERTY PHOTOS



# WAREHOUSE INTERIOR



# OFFICE SPACE – 3,500sf AVAILABLE

