

# Allan Building - High Exposure Creative Space

2421-2455 SE 11TH AVENUE, PORTLAND, OR 97214



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## FOR LEASE





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## PROPERTY DESCRIPTION

Located in Portland's Central Eastside, this 12,740 SF industrial building situated on 18,227 SF of land offers users a unique leasing opportunity. The building was renovated in 2013 and provides home to one thriving business that occupies 25% of the space. The balance of the space, totaling 9,543 SF, is available for lease. With retail exposure, off-street parking, abundant natural light and flexibility, the building offers a strong foundation for a wide array of creative or mixed-use ventures.

## PROPERTY HIGHLIGHTS

- High exposure Central Eastside location
- 12,740 SF creative industrial building situated on 18,227 SF land
- Concrete-tilt construction, built in 1966, renovated in 2013
- General Industrial, IG1 zoning
- Located steps from TriMet's FX-2 Division high-speed bus line and the Clinton St/SE 12th Ave MAX Orange Line Station

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Available SF:	1,680 - 9,543 SF
Building Size:	12,740 SF

SPACES	LEASE RATE	SPACE SIZE
2421 SE 11th Avenue	\$15.00 SF/yr	1,680 SF
2429 SE 11th Avenue	\$15.00 SF/yr	3,424 SF
2435 SE 11th Avenue	\$15.00 SF/yr	3,891 SF



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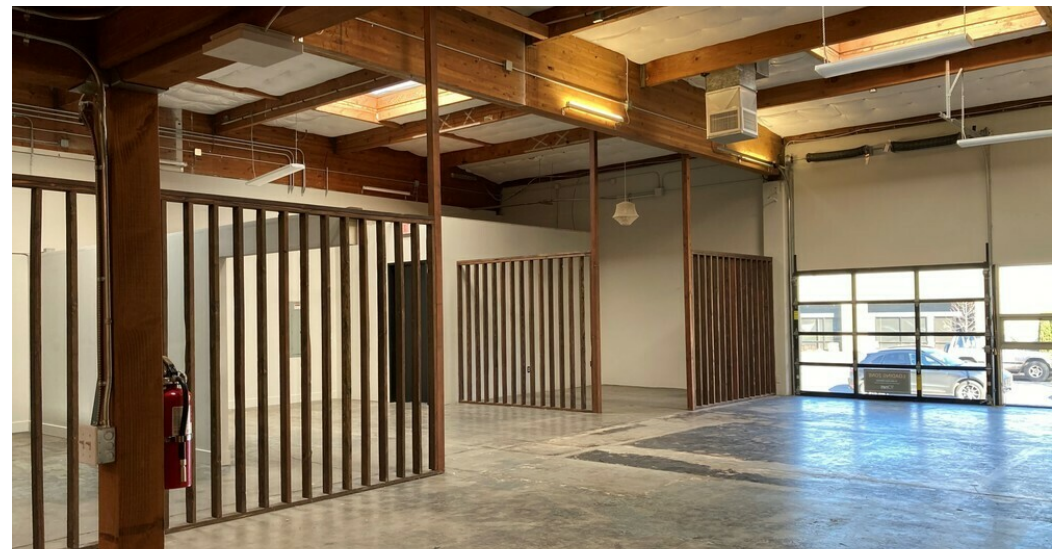
2421 SE 11th Avenue - Interior



2429 SE 11th Avenue - Interior



2421 SE 11th Avenue - Interior



2429 SE 11th Avenue - Interior



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## LOCATION OVERVIEW

Immerse yourself in the vibrant energy of Portland as you consider the prime location of the Allan Building. Nestled in the heart of this dynamic city, the area offers an array of dining, shopping, and entertainment options, all within easy reach of the property. Nearby, you'll find iconic destinations such as the Oregon Museum of Science and Industry, as well as the scenic Eastbank Esplanade, which provides a refreshing retreat along the Willamette River. With a thriving cultural scene and an eclectic mix of culinary delights, the location offers an inviting and inspiring backdrop for businesses and professionals alike.



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