



FOR SALE Flex Office and Warehouse

2450 NW ELEVEN MILE AVENUE | GRESHAM, OREGON 97030



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Licensed in Oregon,
Washington, and Texas

Ethos Commercial Advisors LLC, an Oregon limited liability company (the "Agent"), has been engaged as the exclusive sales representative for the sale of 2450 NW Eleven Mile Avenue (the "Property") or Ownership (the "Seller"). The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions, and limitations of the Confidentiality Agreement furnished by the Agent prior to the delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed material, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the confidentiality Agreement executed and delivered by the recipient(s) to Agent.

The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission only from the Purchaser. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

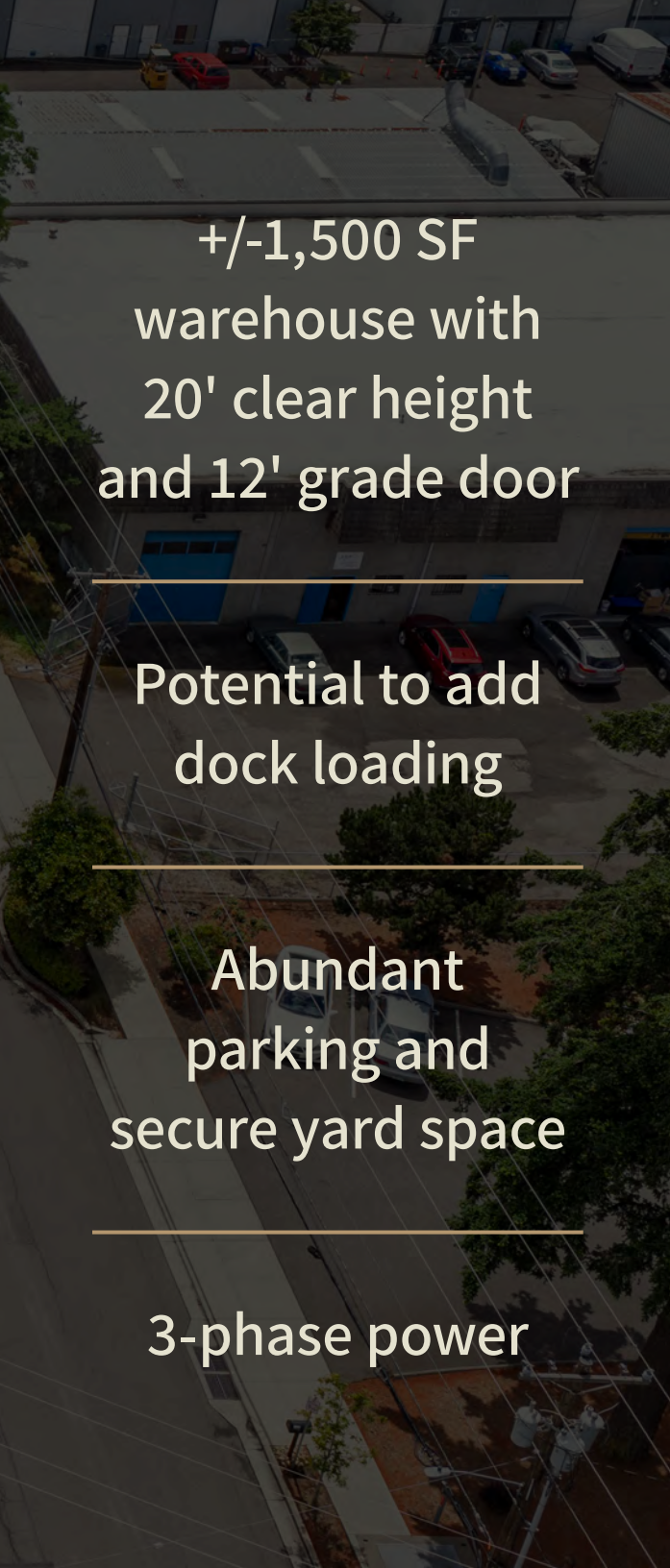
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2450

2450





+/-1,500 SF
warehouse with
20' clear height
and 12' grade door

Potential to add
dock loading

Abundant
parking and
secure yard space

3-phase power

Free-Standing Flex Office with Warehouse, Yard, and Grade Loading

Ethos Commercial Advisors LLC, as exclusive advisor, is pleased to present qualified investors and owner-users with the opportunity to acquire the fee simple interest in 2450 NW Eleven Mile Avenue, Gresham, Oregon (the "Property"), a flex office-warehouse property strategically located just northwest of Downtown Gresham.

The Property features high-quality office space with reception and a conference room for client-facing use, a functional warehouse with 20' clear height and a 12' roll-up door, ample parking, yard space, and the potential to add dock loading.

Located just south of NW Burnside Road and one block from the Ruby Junction / E 197th Avenue MAX station, the Property offers convenient access to Gresham, East Portland, Interstate 84, and the broader Portland metropolitan area. Its established commercial setting, proximity to public transit, and access to major transportation corridors make it well positioned for both owner-users and investors.



Property Summary

2450 NW Eleven Mile Avenue
Gresham, Oregon 97030

Offering Price \$1,750,000

Building Size	+/-7,650 SF (includes 1,500 SF warehouse)
Lot Size	+/-42,340 SF / 0.97 acre
Year Built / Year Renovated	1973 / 2010
Property ID	R303181
Taxes (2025)	\$16,920.37
Zoning	SC-RJ
Maximum Density	60 residential units per acre
Power	3ph 208v and 1ph 240v*
Grade / Dock Loading	1 / 1 (potential)
Clear Height	20'

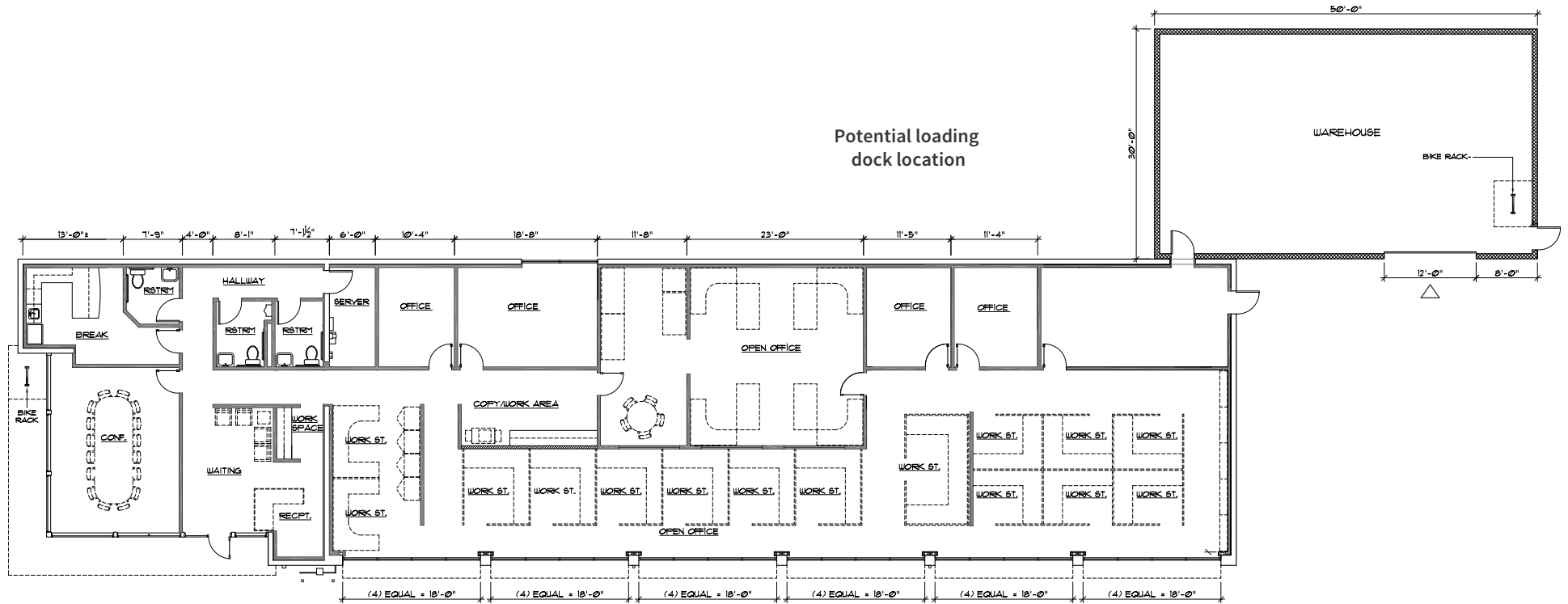
View [this doc](#) for more information

*Buyer to confirm with electrician





Floor Plan



← NW Eleven Mile Avenue →

This drawing is not to scale and is for illustrative purposes only. Furniture not included in sale price.

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Location and Amenities

*Within 5 Miles
of the Property*



275,768

Population



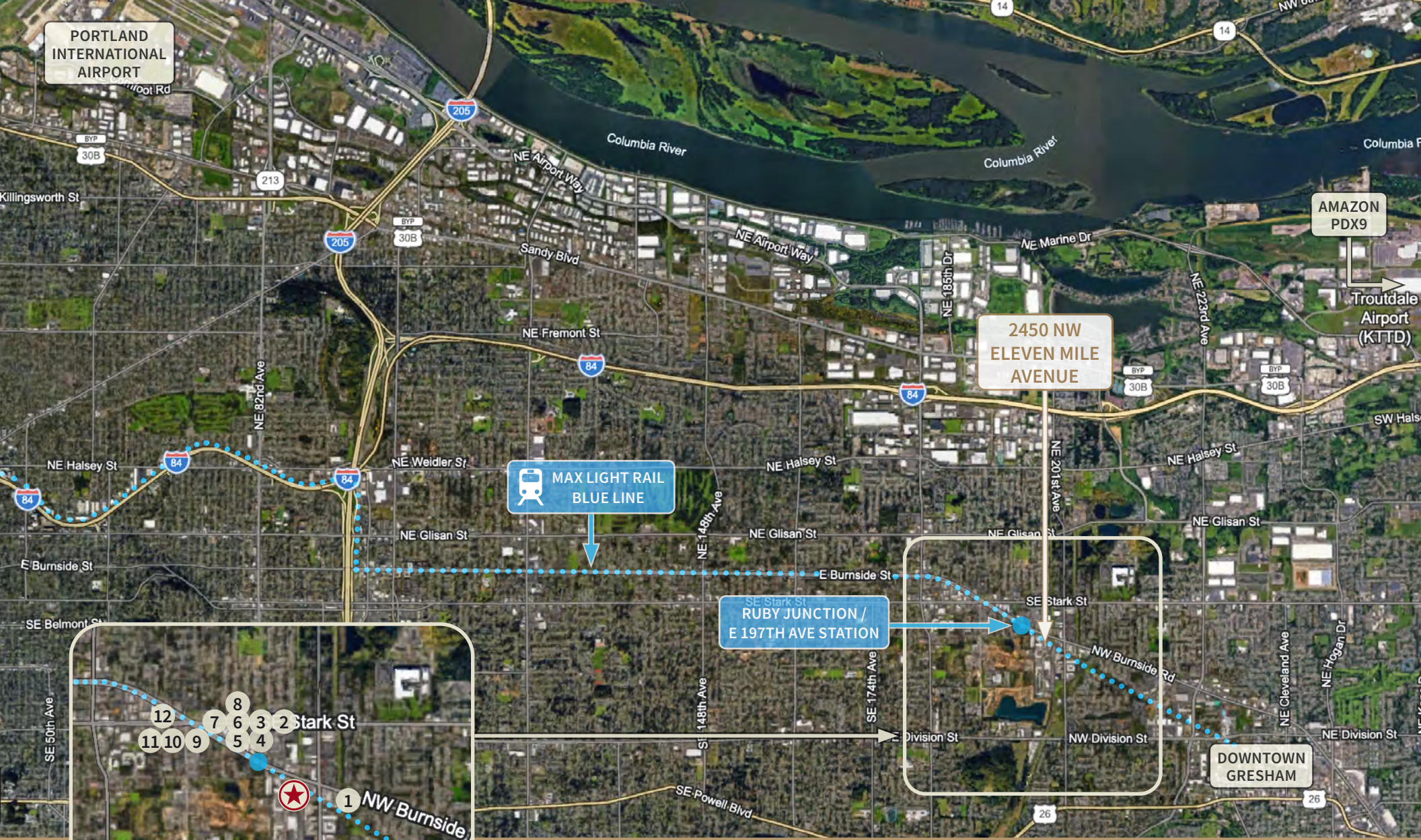
\$93,803

Average Household Income



\$444,466

Median Home Value



★ 2450 NW Eleven Mile Avenue

- 1. Gresham Food Carts
- 2. Andrew's Waterhole Sports Bar & Grill

- 3. El Indio
- 4. Taqueria Y Birrieria Amanecer
- 5. Birrieria Los 7 Hermanos
- 6. La Pulga Fantástica
- 7. Jack in the Box

- 8. Paleteria Y Neveria La Super
- 9. International Halal Market
- 10. Taqueria El Cazador
- 11. Dutch Bros Coffee
- 12. Don Pedro

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