

**For Lease**

# **Office**

## **Portland, Oregon**



**Square Footage**  
**1,300**

**Lease Rate:**  
**\$26/SF/Yr**

**Lease Type:**  
**Triple Net**

### **PROPERTY OVERVIEW**

- Street-front, ground-floor suite with a dedicated separate entrance off East Burnside Street
- Delivered in cold shell condition, with plumbing stubbed, concrete floors, and basic lighting in place
- Direct visibility to over 15,500 vehicles per day
- Zoned CM2, supporting retail, service, food and beverage, and personal service uses

Andi Costello  
Commercial Broker  
Licensed in Oregon and Washington  
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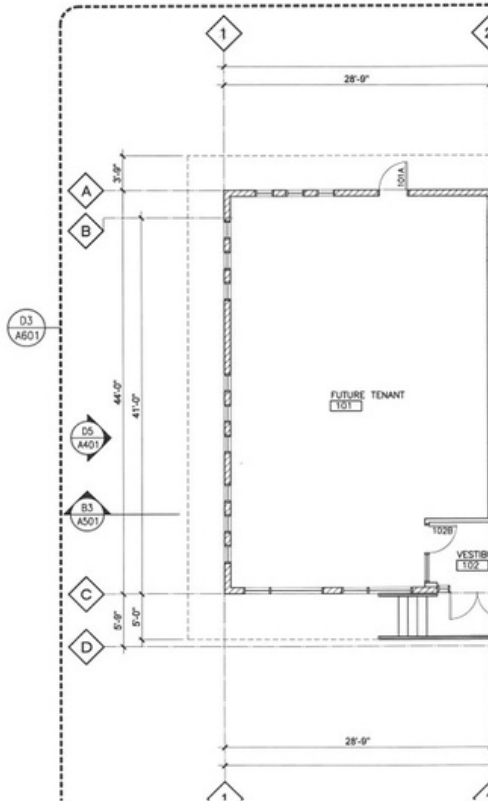


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## SUITE LAYOUT/DIMENSIONS



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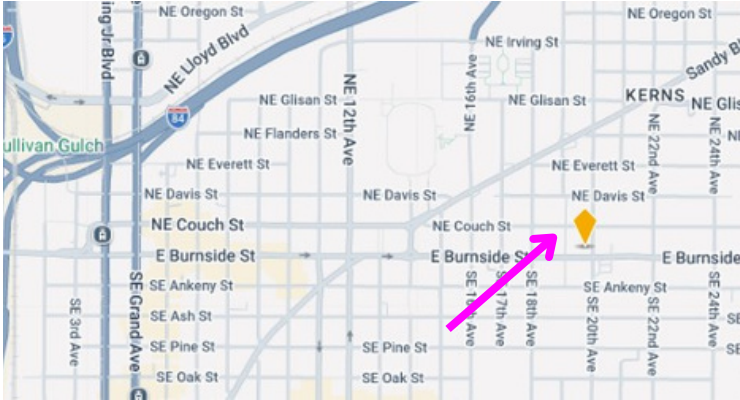
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**NAVIGATE**  
Commercial Real Estate

## **LOCATION MAP**



## **PROPERTY HIGHLIGHTS**

- Situated in a fully updated and completely renovated building
- On-site and street parking available, with excellent connectivity to the Lloyd District and SE Portland
- Lots of natural light throughout the Suite
- Located in the Kerns neighborhood, with strong pedestrian activity from the surrounding dense residential and mixed-use properties

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