

# Maker Space

522 N THOMPSON STREET, PORTLAND, OR 97227

**SIGNIFICANTLY REDUCED RATES  
FOR QUALIFIED DEALS**

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**FOR LEASE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE

522 N Thompson Street, Portland, OR 97227



## PROPERTY DESCRIPTION

Variety of space sizes available in this two story maker space. All availabilities are open with high ceilings, abundant light, and constructed with original growth timber, and exposed concrete.

## PROPERTY HIGHLIGHTS

- Shared loading dock
- Shared building conference room, freight elevator, and basement storage
- Nearby off-street parking available

## OFFERING SUMMARY

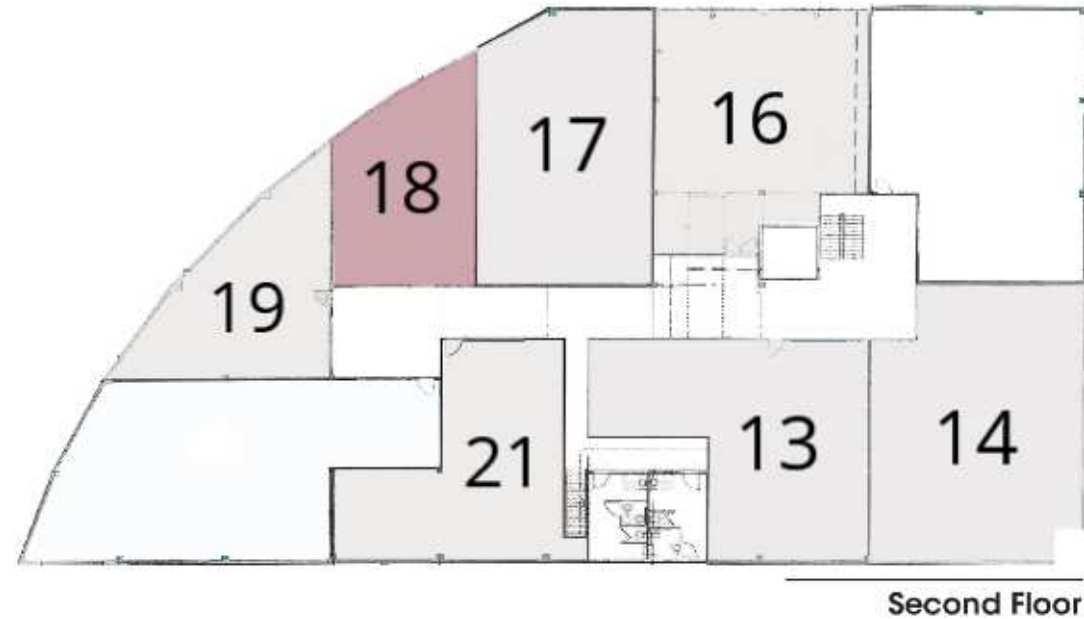
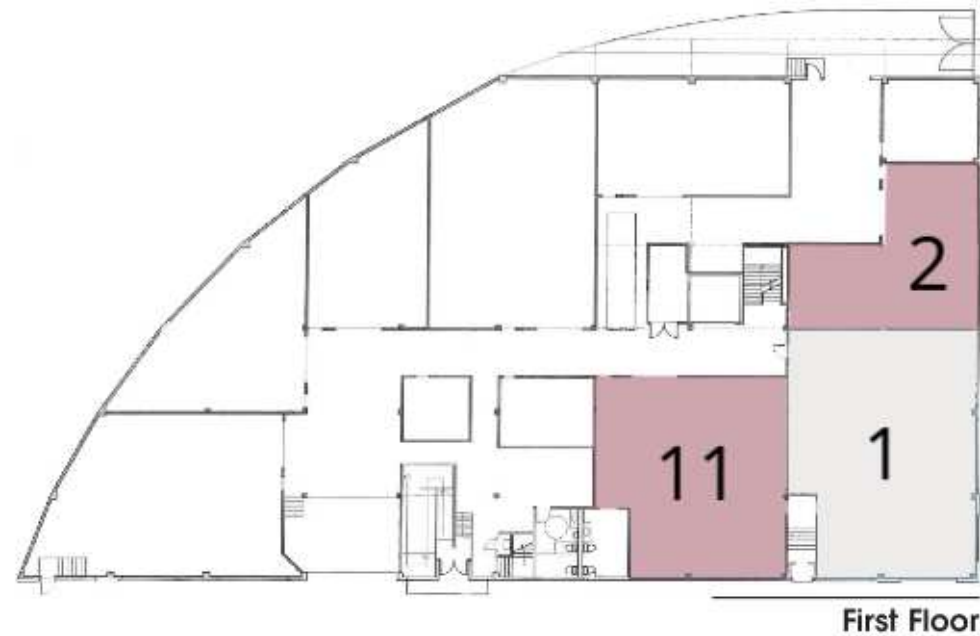
Lease Rate:	\$12/SF + NNN
NNNs (2025):	\$4.50/SF/yr (\$0.375/SF/mth)
Available SF:	1,312 - 2,454 SF
Building Size:	36,156 SF
Zoning:	IG1, General Industrial 1

SPACES	LEASE RATE	SPACE SIZE
Suite 1	\$2,289 per month	2,289 SF
Suite 13	\$2,044 per month	2,044 SF
Suite 14	\$2,454 per month	2,454 SF
Suite 16	\$2,048 per month	2,048 SF
Suite 17	\$2,055 per month	2,055 SF
Suite 19	\$1,312 per month	1,312 SF
Suite 21	\$1,662 per month	1,662 SF



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### LEGEND

- Available
- Unavailable



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### LOCATION OVERVIEW

522 N Thompson Street is located in the rapidly changing Eliot neighborhood. The property is located in close proximity to the Moda Center, Veteran's Memorial Coliseum and restaurant amenities. There is quick and immediate access to I-5 and the MAX Yellow Line.

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