



FOR LEASE



## 620 SE WATER AVENUE

**Industrial Space: ±3,436 SF with ±800 SF Office**

**620 SE Water Ave, Portland, OR 97214**

- Premier Close-in SE Portland Location
- Off-Street Parking
- Grade Level Loading
- Immediate Access to Downtown Portland, I-5, and I-84
- Freeway Visibility

**SCOTT KAPPES, SIOR**  
Principal Broker | Licensed in OR & WA  
503-517-9877 | [scottk@capacitycommercial.com](mailto:scottk@capacitycommercial.com)

**KENNY HOUSER, SIOR**  
Principal Broker | Licensed in OR & WA  
503-517-9875 | [kenny@capacitycommercial.com](mailto:kenny@capacitycommercial.com)

**CHRIS KAPPES**  
Associate Broker | Licensed in OR & WA  
503-517-7127 | [chris@capacitycommercial.com](mailto:chris@capacitycommercial.com)





PROPERTY DETAILS



**FOR  
LEASE**



| PROPERTY DETAILS |   |
|------------------|---|
| Address          | 620 SE Water Ave,<br>Portland, OR 97214 |
| Available Space  | ±3,436 SF                               |
| Office SF        | ±800 SF                                 |
| Grade Loading    | One (1) Grade Door (12' x 14')          |
| Clear Height     | 18'                                     |
| Parking          | Off-Street Parking for 3 Cars           |
| Lease Rate       | \$1.10/SF, + NNN<br>\$.13/SF, NNN's     |

**SCOTT KAPPES, SIOR**  
Principal Broker | Licensed in OR & WA  
503-517-9877 | scottk@capacitycommercial.com

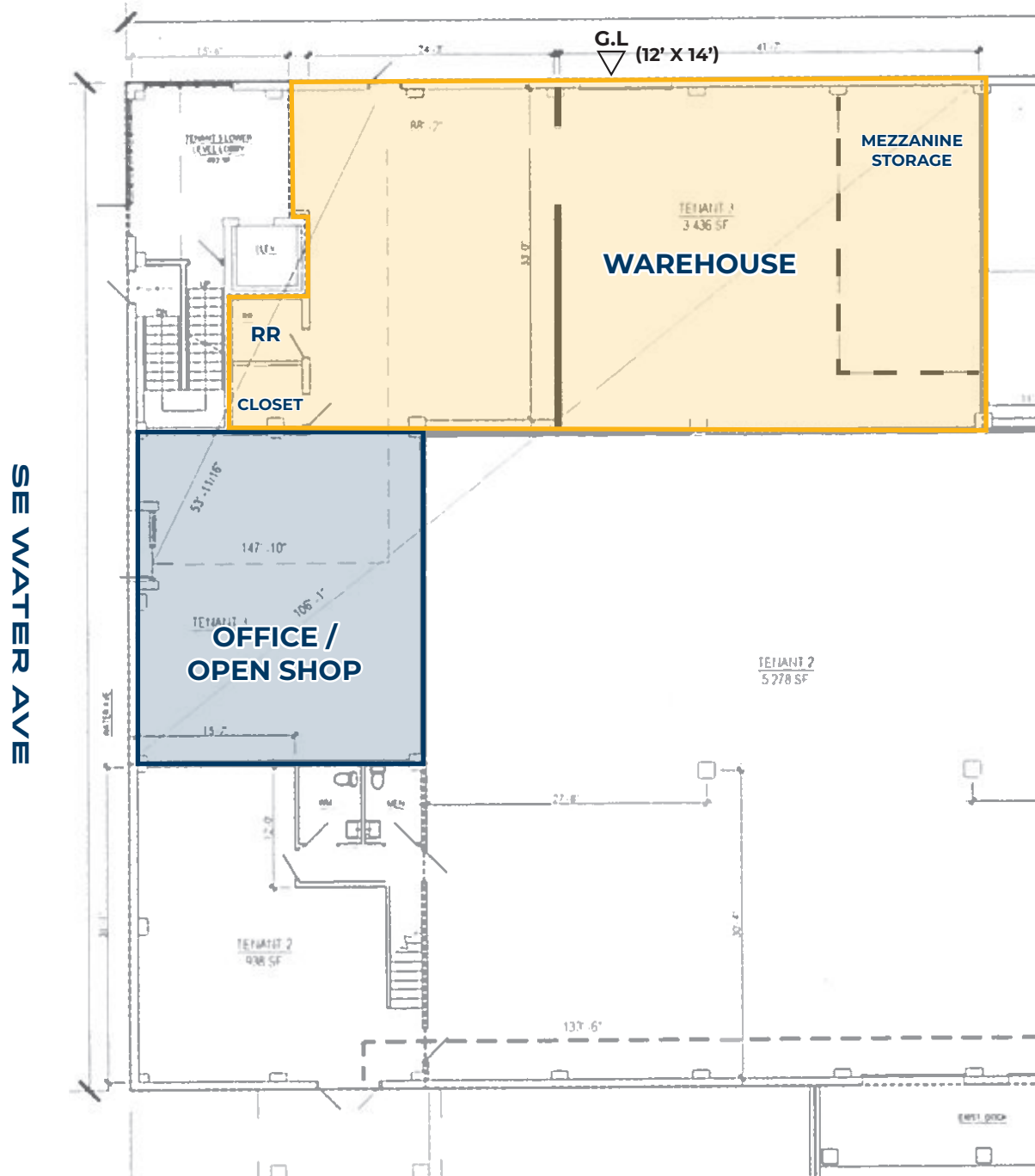
**KENNY HOUSER, SIOR**  
Principal Broker | Licensed in OR & WA  
503-517-9875 | kenny@capacitycommercial.com

**CHRIS KAPPES**  
Associate Broker | Licensed in OR & WA  
503-517-7127 | chris@capacitycommercial.com



# FLOOR PLAN

SE WASHINGTON ST







# AERIAL VIEW

