



2446 SE LADD AVENUE

FOR LEASE | PORTLAND, OR



**Kidder
Mathews**

Single Story Freestanding Building located on
SE Division at SE Ladd with Off-Street Parking

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FOR LEASE - CREATIVE/FLEX SPACE

2446 SE Ladd Avenue

PORTLAND, OR



Property Overview

2446 SE Ladd Ave is a locally owned and exceptionally well-maintained building located in a very hip neighborhood on a highly trafficked corner. It is versatile in its zoning and has the ability to be creative office or a commercial flex-maker-retail space.

Inside the building are several private offices, a reception lobby, open space for a potential 34 work stations, two conference rooms, a kitchen/break room, and three ADA restrooms. The open floor plan, skylights and the abundance of windows provide tons of natural light. The property comes with an outdoor patio area and a paved parking area that has 8 off street parking stalls. The new roof and well maintained HVAC contribute to the efficient operation and comfort of the building including seismic done to code.

SE Division is the epicenter of the SE commercial district with New Seasons anchoring the neighborhood. SE Division is well-known as restaurant row with notable operations such as Pastini, Ava Genes, Xibo, Scotties Pizza, Reel 'Em Inn, Laurretta Jean's and more.

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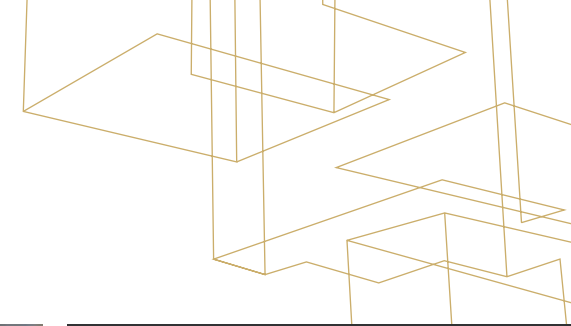
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Features

7,376 SF building

13,250 SF lot

OFFICE, Retail or Maker space

CM2 zoning

8 off-street parking stalls

LEASE RATE \$22.00/SF NNN

AVAILABLE Now

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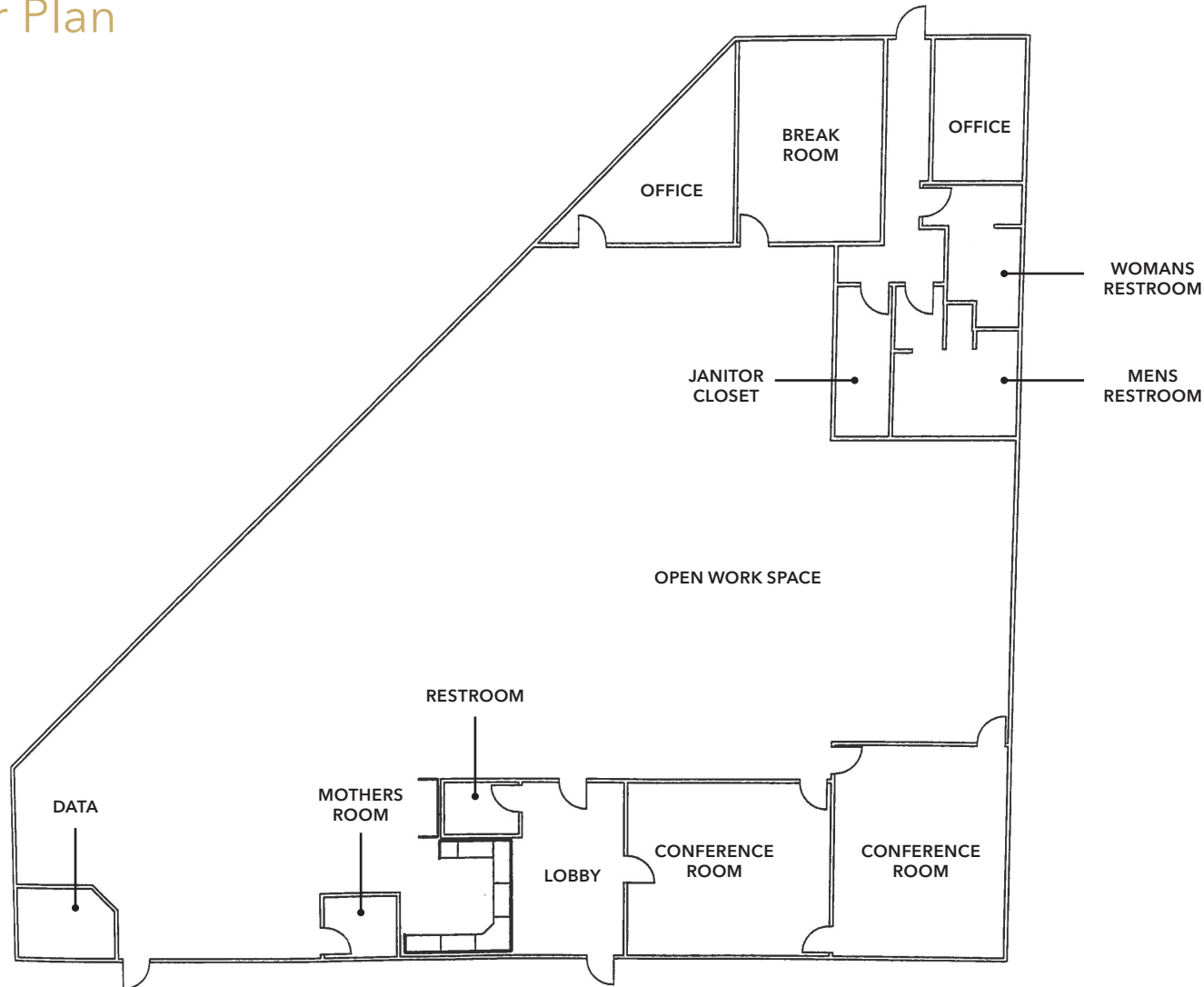


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Floor Plan



7,376 SF

AVAILABLE

2 conference rooms

2 private offices

KITCHEN/break room

MOTHERS/meditation room

OPEN office

OUTDOOR courtyard

LAYOUT for 34+ work stations

INTERIOR skylights

HARDWIRED for data and phone

NEW roof

NEW carpet, LED lights, and window blinds throughout

NEW shower room

ALL NEW cabinetry and dishwasher to lunch room

NEW paint exterior and throughout interior

UPDATED HVAC

NEW native landscape elements added

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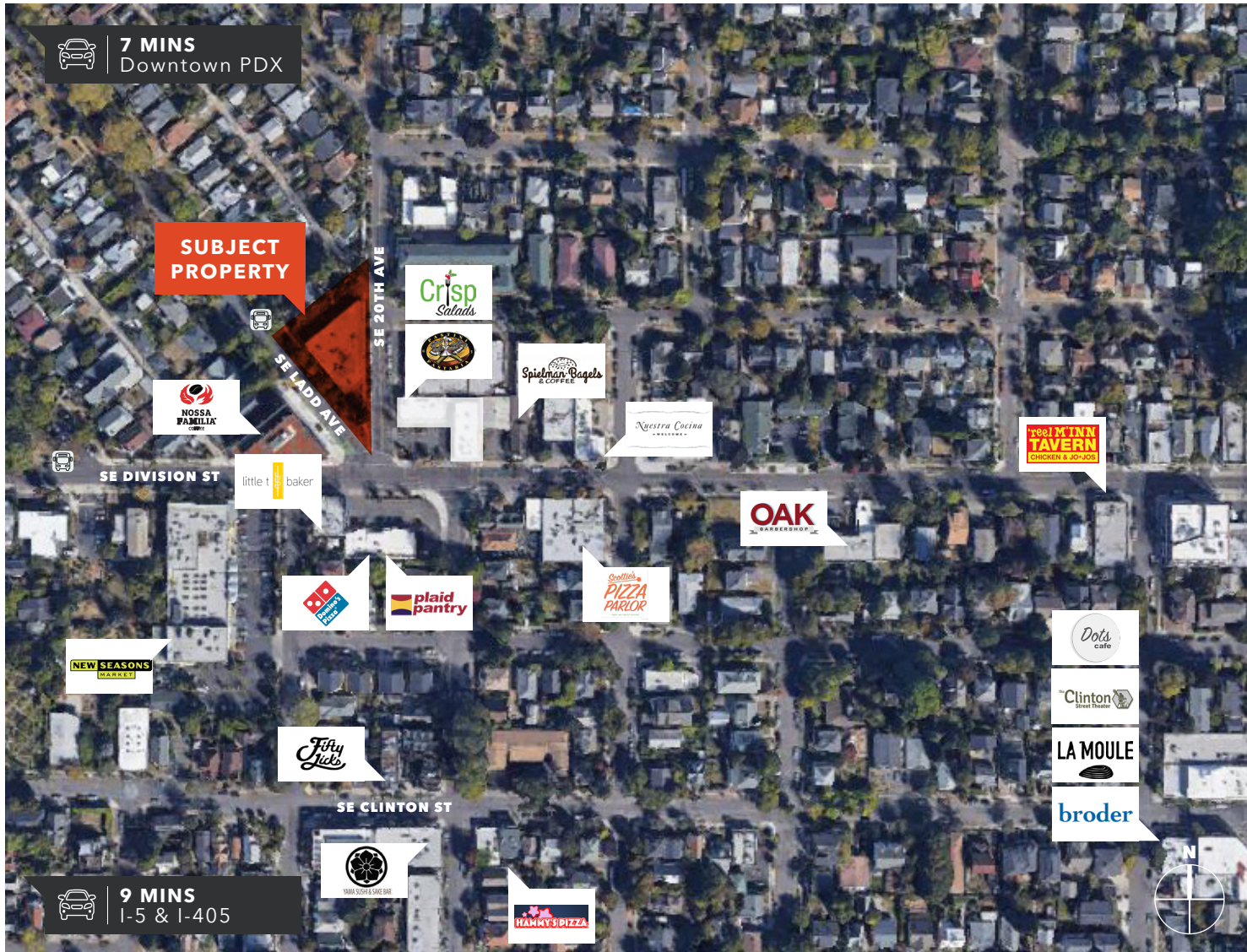
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Located in the heart of Ladd's Addition.

92

WALK SCORE



62

TRANSIT SCORE



98

BIKE SCORE



02

BUS LINES NEARBY



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