

**SUBLEASE**  
**SE / Sellwood**  
**Warehouse**

**2211 SE OCHOCO ST, STE A**  
Portland, OR 97222

**PRESENTED BY:**

**JIM WIERSON II**

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OR #201217195

**OLESYA PROKHOROVA**

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**FOR LEASE**



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$1.20 SF/mo, NNN - Negotiable
<b>MONTHLY NNNS APPROX:</b>	\$0.33/sf
<b>AVAILABLE SF:</b>	2,750 SF
<b>ZONING:</b>	EG2
<b>SUBMARKET:</b>	Close-in SE

### PROPERTY OVERVIEW

Hard to find small warehouse/shop space in an excellent close in SE Portland location. One block from US 99E with quick access to Portland's west side and CBD via the Sellwood Bridge. Easy access to Milwaukie and Oregon City. Convenient close-in SE location just off SE McLoughlin Blvd.

### PROPERTY HIGHLIGHTS

- Office approx. 750 SF
- 1 Roll Up door
- Yard approx. 20'x75', ~1500SF
- Secure parking area
- Zoning - General Employment 2
- \*\*Sublease through January 31, 2026\*\*

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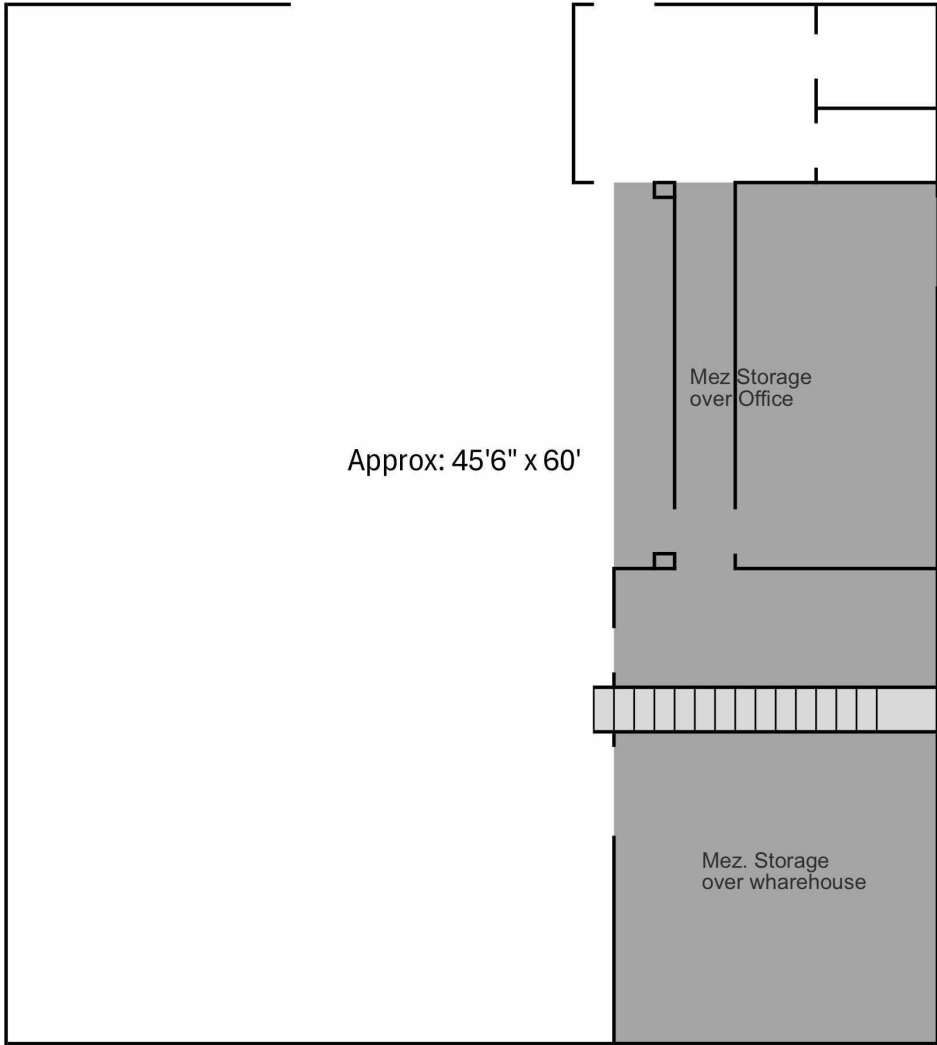
## ADDITIONAL PHOTOS



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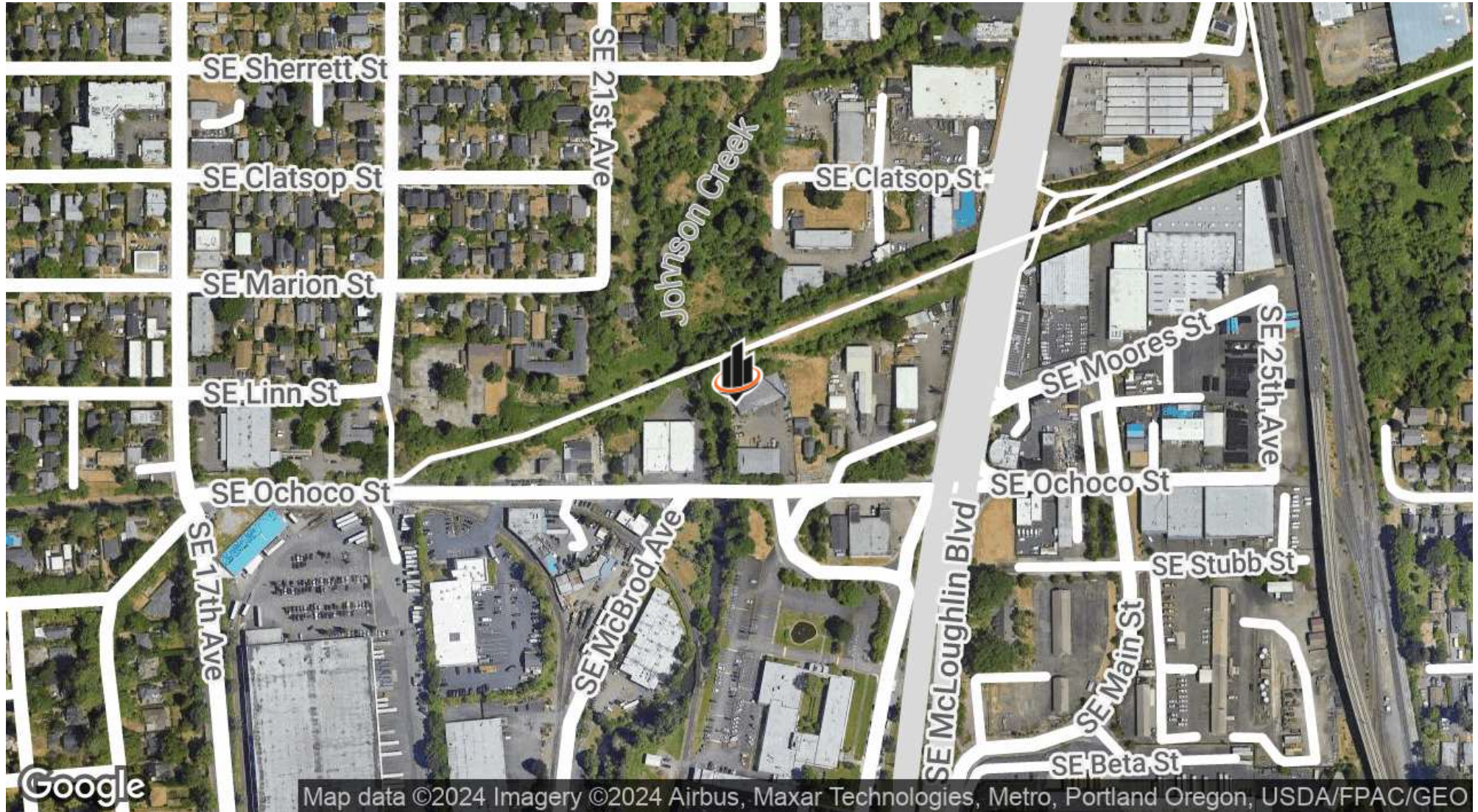
**FLOOR PLANS**



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# LOCATION MAP



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