

INDUSTRIAL SPACE FOR LEASE

710 NE 21st in Portland, Oregon



Here is a great close in northeast warehouse/office, perfect for light production. The space has high ceiling heights, multiple loading doors, heavy power distributed, parking and tons of natural light and all economically priced!. It is ready to go!

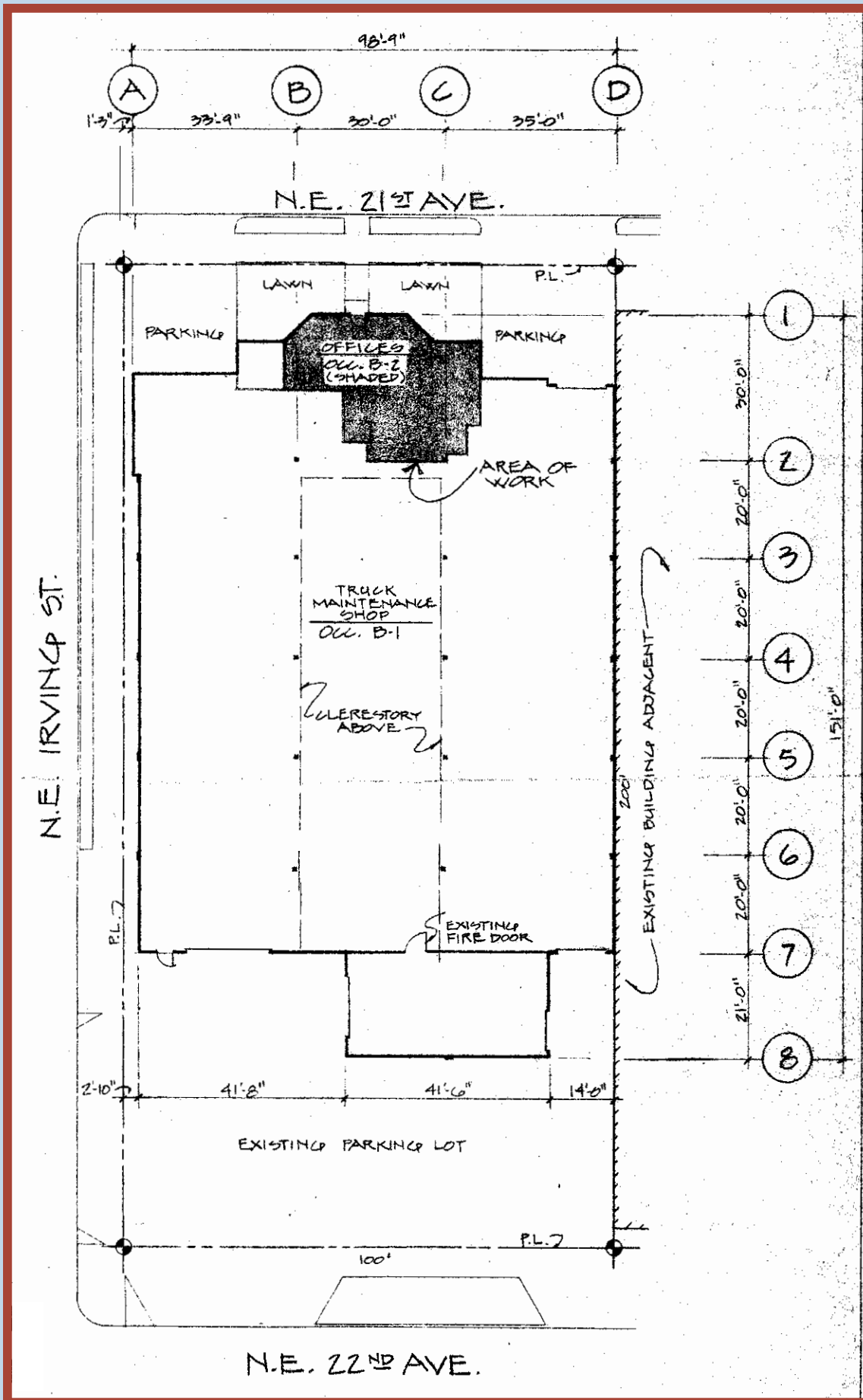
12,500 SF of warehouse space with new paint and light fixtures and varying ceiling heights from 16-20'
Renovated upstairs office space of 800 SF (add \$1500 a month in rent) with additional small production offices
4 Grade Loading Doors. (3) 10' x 12' ; (1) 14' x 12'
5300 SF of Paved Parking/Staging Area
2 Bathrooms
Zoned EG, F-1 Occupancy
2 Gas Fired Space Heaters
Tons of Natural Light with Clearstory Windows
3 Phase Power, 600 Amps
Monthly Rental Rate: \$12,500 Gross with Tenant to Pay Utilities Only

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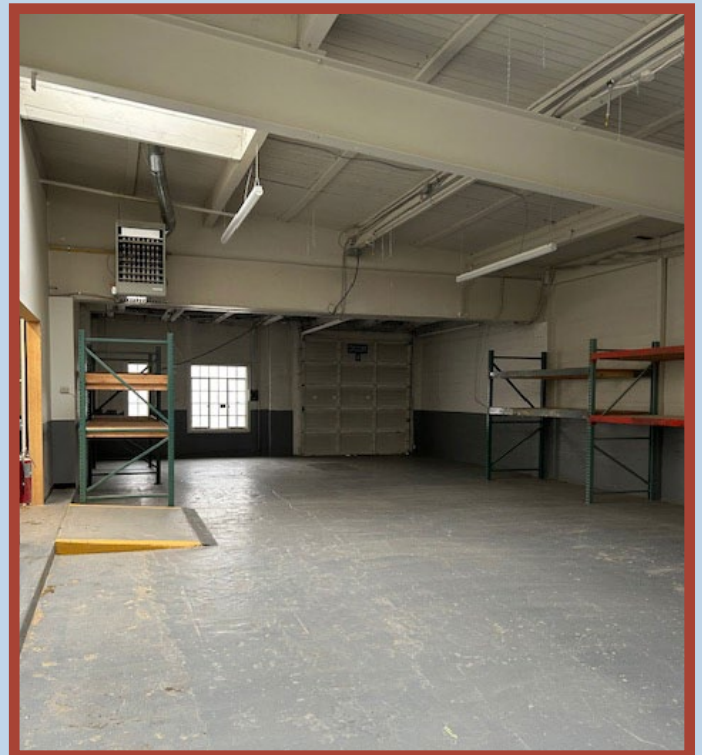
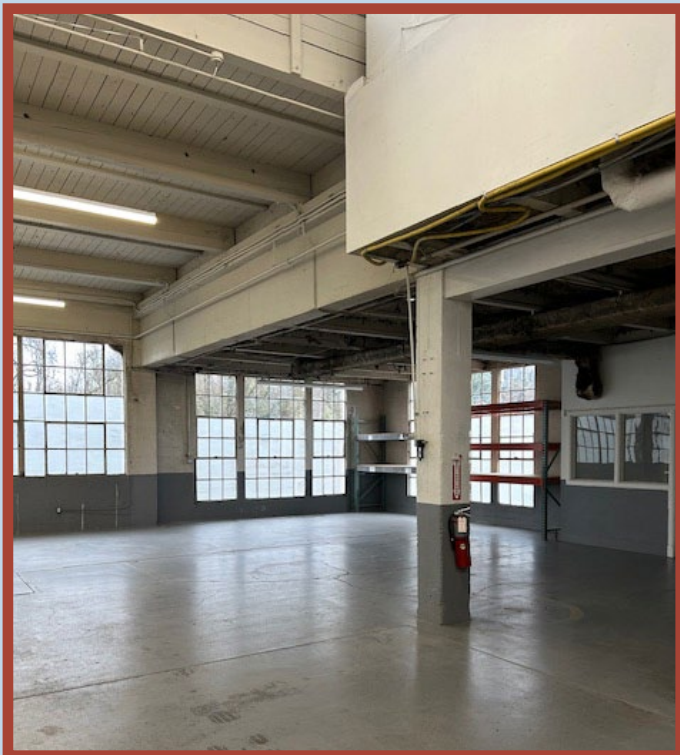
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Cascade Commercial
REAL ESTATE, LLC.

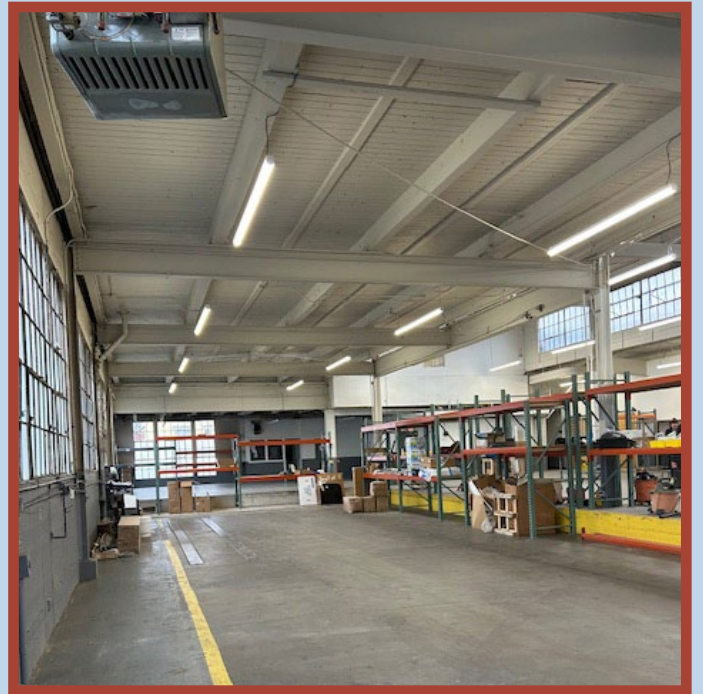
FLOOR PLAN



TRADE AREA AERIAL & PHOTOS



ADDITIONAL PHOTOS



CENTRAL EASTSIDE AT A GLANCE...

TWO LARGE TECHNOLOGY COMMITMENTS:
APPLE-80,000 SF & AUTODESK-100,000 SF

3,000 JOBS *ADDED* SINCE 2015

800,000 SF OF
OFFICES BUILT OR REMOVATED

OVER **ONE BILLION** IN *NEW* DEVELOPMENT FROM **2010-2022**

22,000 TOTAL EMPLOYMENT

3,200 APARTMENTS **BUILT** WITH 2,000 UNITS *UNDER CONSTRUCTION OR IN PERMITTING*

LOWEST VACANCY RATE IN *CITY* FOR OFFICE/INDUSTRIAL

CENTRAL EASTSIDE



The Central Eastside is undergoing a steady and sustained renaissance mixing the boundless energy of technology, design, engineering, food/beverage and makers and creators of all types to quickly become one of most dynamic and emergent commercial neighborhoods on the West Coast. Having added over 2000 jobs in the last 6 years to 15,000 who already live, work, create, build and innovate, the Central Eastside is full of potential and just hitting its stride. With 3000 new apartments and 500,000 SF office and creative space completed or under construction it is place of phenomenal opportunity.



Portland's Central Eastside is the place to be. Paying homage to its industrial roots and smartly using its vintage warehouse building stock mixed with cutting edge and eclectic new development, the Central Eastside is attracting some of the best and brightest (and more fun) aspects of the creative class. It would be hard to find more diverse mix of entrepreneurship, culture and energy in such a compact and accessible area of a major city.

-New York Times 2019

