



FOR LEASE

5,700+/- SQ FT RETAIL, WAREHOUSE BUILDING

INCLUDES SECURE
PARKING / YARD,
SHOWROOM
AND FLEX SPACE

55 SE MAIN STREET
PORTLAND, OR 97214

CALL BROKER FOR RATES

Amazing location just a few minutes to downtown, in the up and coming Central Eastside Industrial District. Located on the corner of SE Main Street and Water Avenue. Just a few blocks from cool hip restaurants, I-5 access, the east side esplanade and waterfront. Views of the downtown skyline, bridges and more.

MIKE MALONEY

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LICENSED IN OREGON #201210061

This building has it all and is a perfect little bit of everything for a variety of different types of business; contractors, retailers, furniture builders and retailers, carpenters, just to name a few.

HIGHLIGHTS

- 5,700+/-Sq. Ft.
- Corner location. Main-floor has a retail showroom area with lots of windows.
- Warehouse with 18 foot ceilings and approx. 1,500 sq. ft. with a small office. Tenant currently renting the warehouse would possibly stay.
- 3 Tall grade level roll ups with drive-thru capabilities.
- 2nd Floor with approx. 1,038 sq. ft. has multiple offices and meeting rooms.
- 2 Restrooms.
- Private parking lot/yard area is approx. 5,440 sq. ft. Surrounds the building with curb cuts on two streets due east drive in and out. It's fenced and gated at both entrances with razor wire for added security.

LOCATION

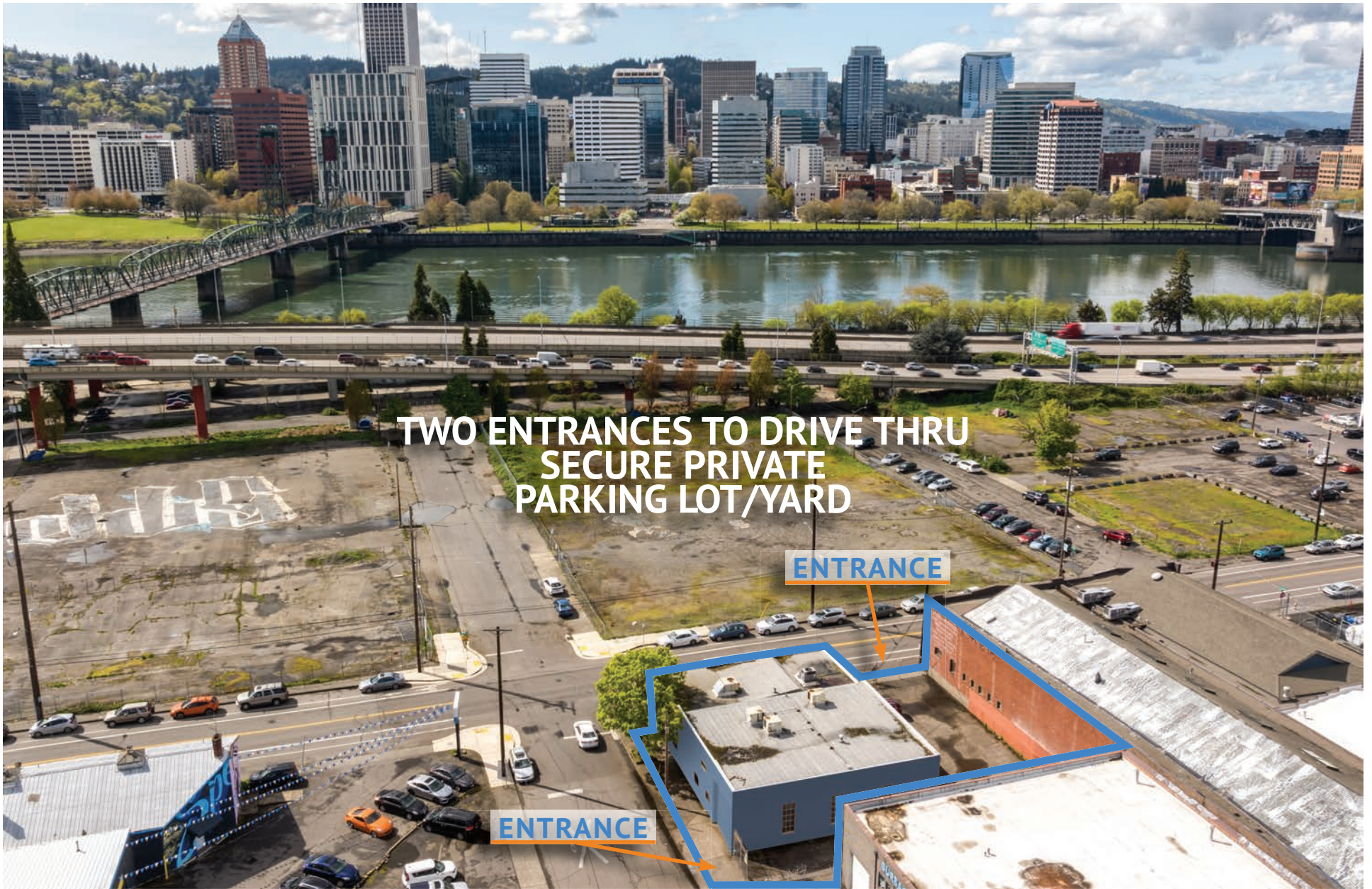
I-5 Access and 84 Access
Near Tri-Met Bus line and MAX Light Rail
Walk to restaurants, shopping, and apartments on the East and Westside



**Main-Floor
Retail
Showroom**

**Warehouse,
Offices
and Meeting Rooms**

**Secure
Private
Parking Lot
and Yard with
Two Entrances**



**TWO ENTRANCES TO DRIVE THRU
SECURE PRIVATE
PARKING LOT/YARD**

ENTRANCE

ENTRANCE



5,700 +/- SQ FT PRIVATE PARKING LOT/YARD



MAIN FLOOR WITH OFFICE / FLEX



WAREHOUSE



LOT / YARD AND SECURE PRIVATE PARKING



OFFICE / FLEX



WAREHOUSE



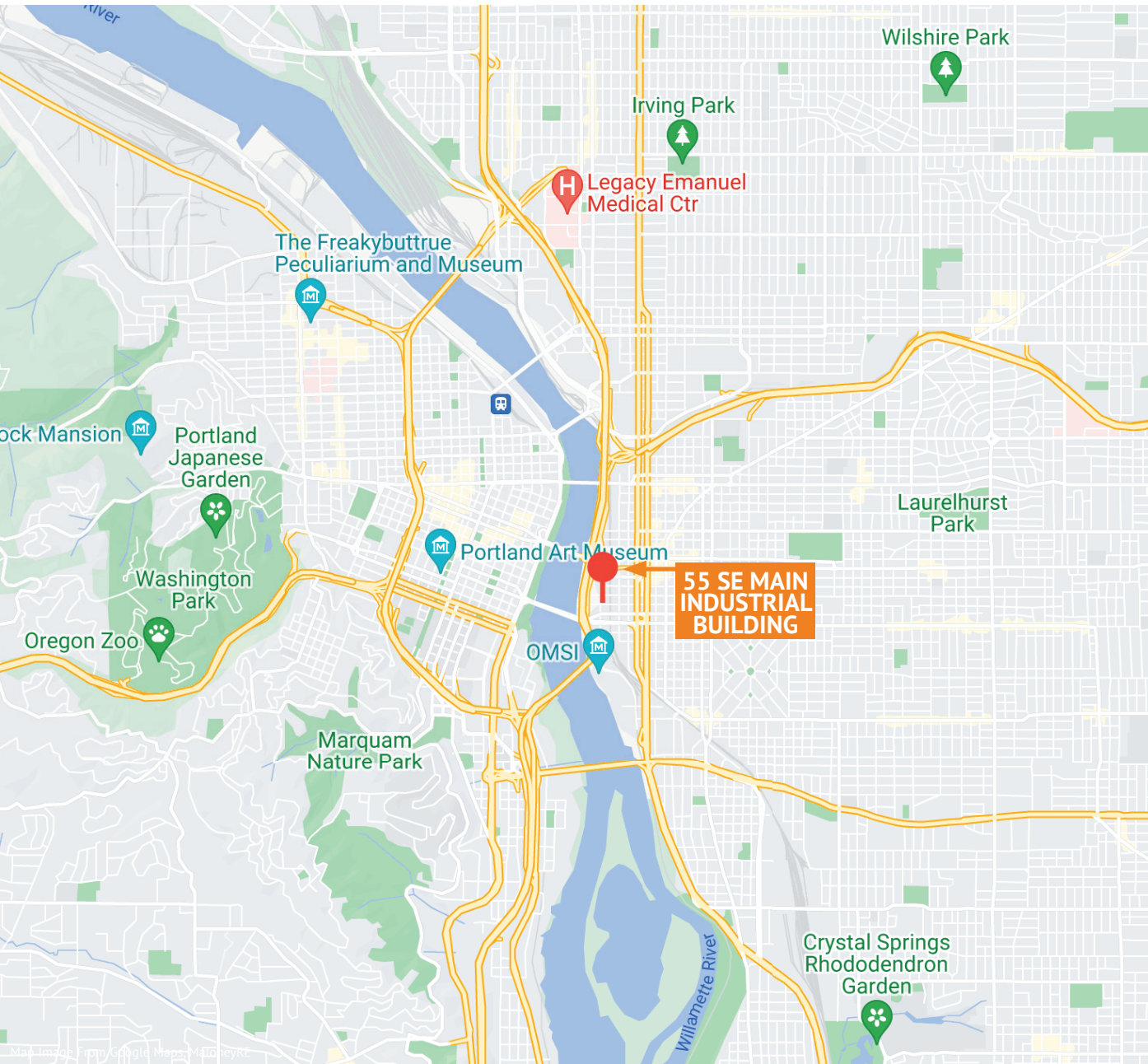
DRIVE THRU LOT / YARD AND SECURE PARKING



OFFICE FLEX / KITCHENETTE



OFFICES / FLEX SPACE



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