

Stand-alone retail/office and warehouse/flex building located on the Central Eastside, in between Division and Powell, with off-street parking in front of the retail/office. Minutes from downtown Portland and I-5, this building offers close proximity to the coveted SE Hawthorne and Division shopping and restaurant districts. IG1 Zoning

FOR LEASE

CLOSE-IN EASTSIDE WAREHOUSE

WITH OFFICE
AND SHOWROOM

8,024+/- TOTAL SQ FT

FULLY-CONDITIONED
& OFF-STREET PARKING

2801 SE 9TH AVENUE
PORTLAND, OR 97214

CALL BROKER FOR RATES

MIKE MALONEY
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This stand alone-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

- Lot size .2 acre/8,500 Sq Ft
Total Building size: 8,024 +/- sq ft
- 2,924 +/- sq. ft. Showroom, Flex, Office
 - Main Floor: 2006 sq. ft. showroom, offices, restrooms.
 - 2nd Floor: 918 sq. ft., private spaces, and conference room.
- 5,100 +/- sq. ft. Warehouse
Fully Conditioned with Mini-Splits
- 1 Grade Level Door
- Warehouse ceiling height 14' - 16.5'
- 4 Off-Street Parking Spaces
- Inner SE Portland Industrial District
- IG1 Zoning

LOCATION

- Central Eastside Industrial District
 - Between SE Powell & Division
 - 5 min. to Downtown & I-5
- Near Tri-Met Bus line
Walk to restaurants and shopping



**Main-Floor
Showroom
and Offices**

**Warehouse
Fully
Conditioned**

**Parking
4 Off-Street
Parking Spaces with
1 Grade Level Door**



MAIN FLOOR WAREHOUSE



MAIN FLOOR WAREHOUSE



MAIN FLOOR SHOWROOM



STAIRWELL FROM 2ND FLOOR



INTERIOR OFFICE / CONFERENCE / FLEX



INTERIOR OFFICE / CONFERENCE / FLEX



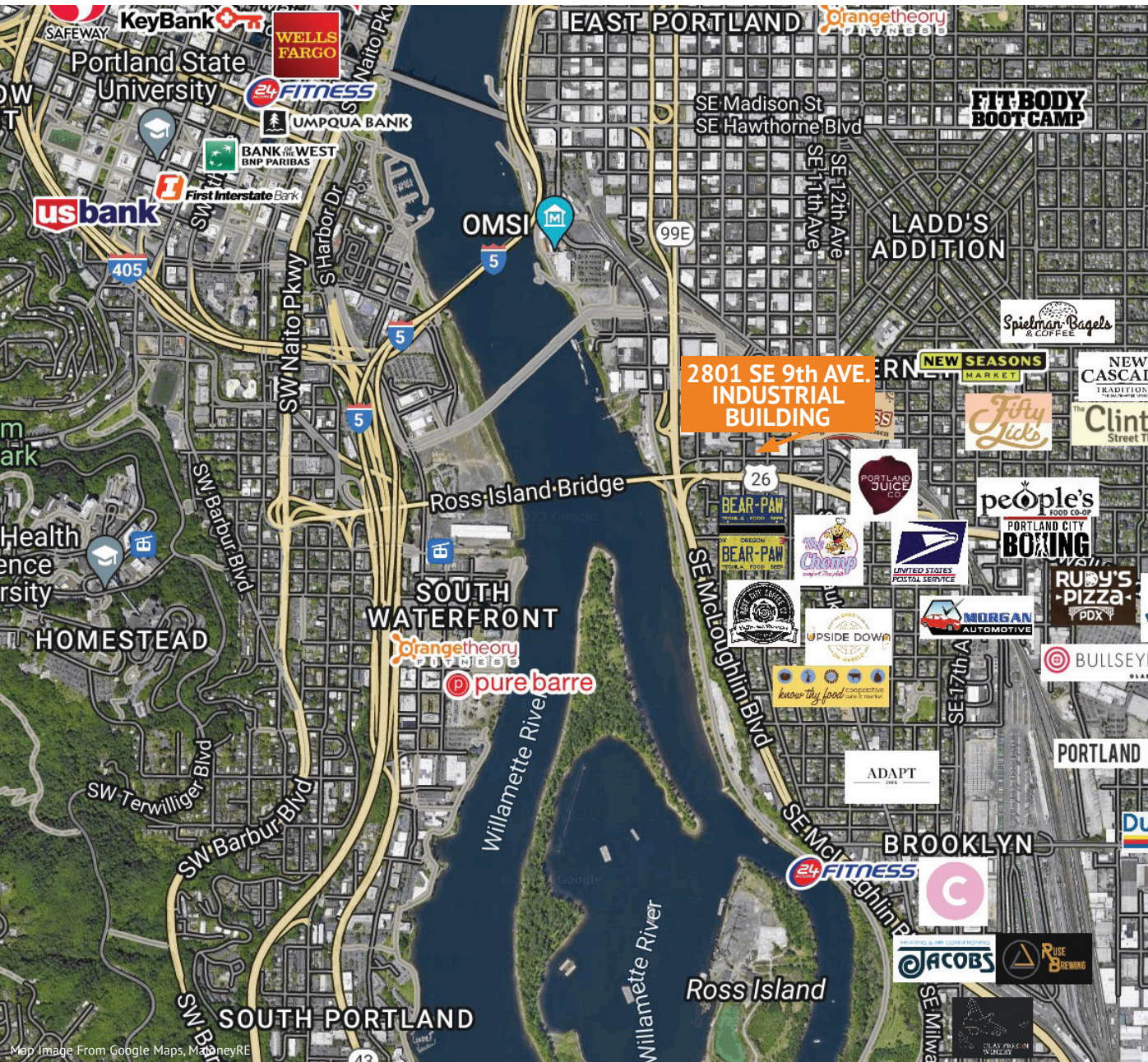
INTERIOR OFFICE / CONFERENCE



INTERIOR OFFICE / FLEX SPACE



KITCHENETTE / RESTROOM



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