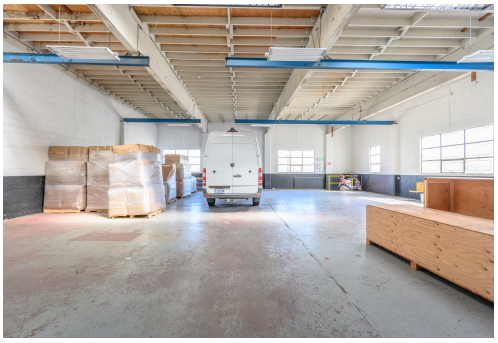
FOR SUBLEASE

2014 SE 9th Avenue, Portland, OR 97214



For more information or a property tour, please contact:

ERIKA YOSHIDA
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Phone: 503.781.7789
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Licensed in Oregon & Washington

METRO NW Realty

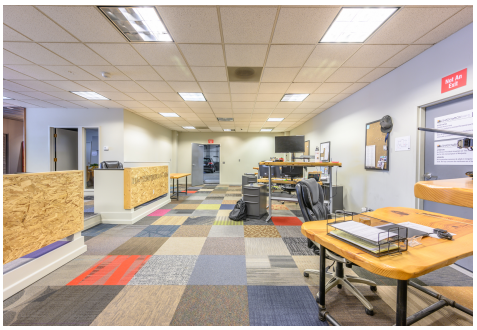
INDUSTRIAL/FLEX BUILDING FOR SUBLEASE

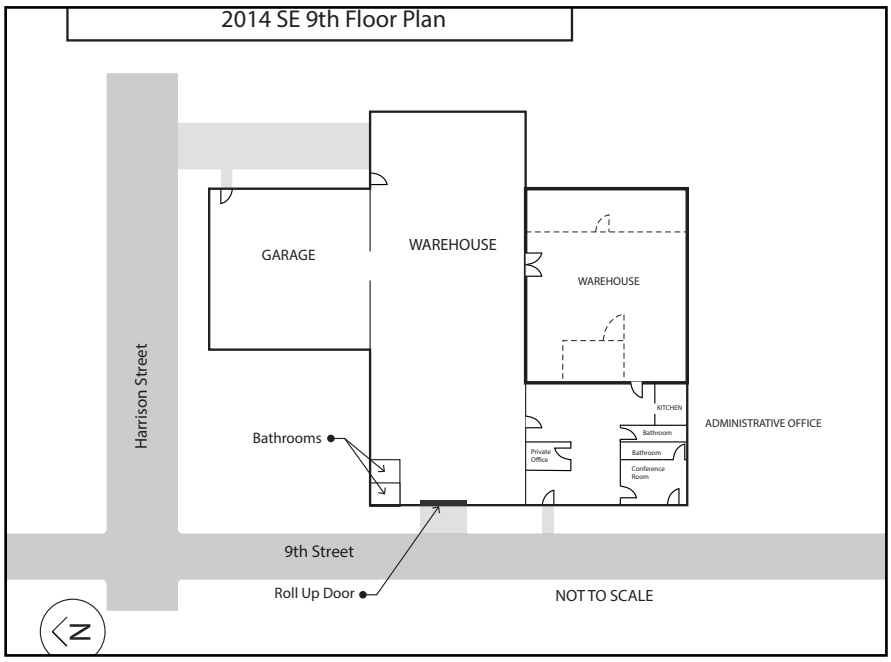
Flexible, stand-alone building with exceptional Central Eastside location

DETAILS

- +/- 13,750 SF with 3,552 SF office space
- Monthly Lease Rate: $1.25 PSF + NNN
- Property Taxes & Insurance: $2,126.51/month
- Lease Expiration: 2/3/2023
- Zoning: IG1 allowing industrial services, manufacturing, retail, office and cannabis
- Clear heights: 13’ - 23’
- Removable plywood decals on exterior windows
- Available immediately

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to leasing.





Building is located in the heart of the Central Eastside Industrial District, one of Portland's most dynamic and entrepreneurial neighborhoods. Located halfway between Division and Hawthorne, close to the Orange Line, Ladd's Addition, the Ford District and the Clinton Triangle area.

FEATURES

- 3,552 SF office space with kitchenette, built-in cabinetry, conference room, private office and open creative space
- Four (4) restrooms, one (1) shower
- 480v/3 phase/400 amp electrical
- Extensive security system per OLCC requirements
- One 10' wide grade level drive-in door
- One recessed dock high door
- Opportunity for signage
- Close proximity to bus line and MAX Orange Line
- Easy access to downtown and I-5 freeways

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