



### OFFERING SUMMARY

|                      |                                |
|----------------------|--------------------------------|
| <b>Office:</b>       | 5,000 SF                       |
| <b>Shop:</b>         | 5,000 SF                       |
| <b>Available SF:</b> | 10,000 SF                      |
| <b>Yard:</b>         | 2,500 SF                       |
| <b>Lease Rate:</b>   | Negotiable                     |
| <b>Lease Type:</b>   |                                |
| <b>Zoning:</b>       | IG1                            |
| <b>Year Built:</b>   | 1969                           |
| <b>Power:</b>        | 480 Volt, 3 phase<br>heavy Amp |

### PROPERTY OVERVIEW

GREAT LOCATION- GREAT PRICE This close-in east side office with shop offers 5,000 SF of office and 5,000 SF shop or storage with off street parking and an additional 2,500 SF fenced and secure yard.

Just off N Russell street, neighbors include Widmer Brewing and Emanuel Hospital. It is 5 minutes from Portland's popular Vancouver/Williams corridor and Mississippi ave. Easy access to downtown via I-5, the Broadway Bridge and the Steel Bridge.

### PROPERTY HIGHLIGHTS

- Great office/shop combination- 5,000 sf window lined offices/ 5,000 SF shop
- Lots of natural light and views of Portland's Pearl District
- Walking distance to Max - yellow line
- Great neighborhood restaurants
- Pylon sign visible from I-5



**Eleanor Aschoff**

503.972.7296

eleanor@macadamforbes.com

Licensed in OR & WA



# FOR LEASE

2409 N Kerby Ave , Portland, OR 97227



**Eleanor Aschoff**

503.972.7296

eleanor@macadamforbes.com

Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500



