



FOR LEASE - 10,000 SF URBAN FLEX ZONING - EX

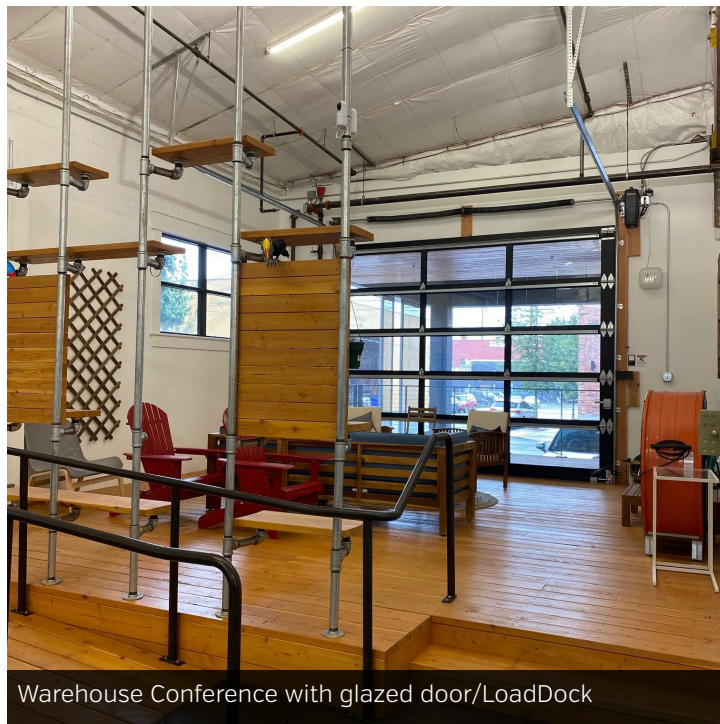
1020 SE 11TH AVE. PORTLAND OR 97213

Stacy Looney
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Property Highlights



Front Reception & Collaborative area



Warehouse Conference with glazed door/LoadDock

OFFERING SUMMARY

Lease Rate:	\$15.00 (NNN)
Available SF:	10,000 SF
Lot Size:	0.23 Acres
Year Built:	1951
Zoning:	EX
Market:	Portland
Submarket:	SE Close-IN
APN:	R176901

PROPERTY OVERVIEW

10,000 SF industrial office building for lease in outstanding Central Eastside location! The property features 2,500 SF of updated team and private offices in addition to 7,500 SF of warehouse space.

PROPERTY HIGHLIGHTS

- Zoned EX
- Pristine condition Bow Truss - Fully temperature controlled
- Sandblasted wood beams/ Polished cement floors
- Ceiling Height 16ft to Truss & 25ft to roof center
- Two Glazed Roll Up Doors - 10ft door and former Loading Dock door
- Heavy Power throughout
- Modern reception area and lobby & Mezzanine conference room
- Updated teaming and private offices
- Covered Off Street Parking
- Last Renovated 2018 / Seismic and Sprinklered 2000

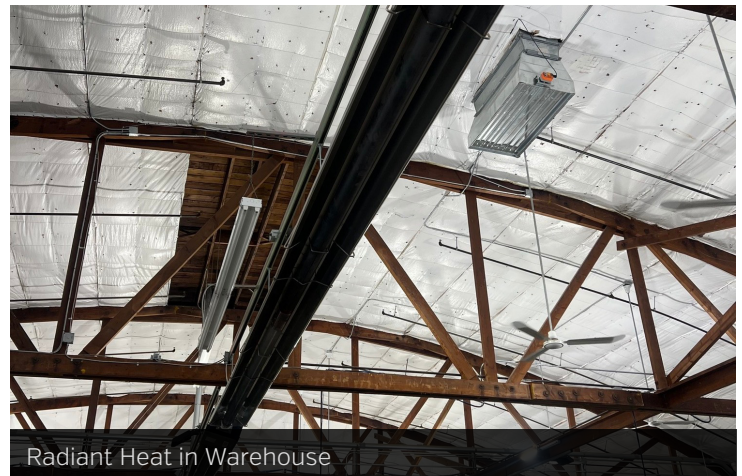
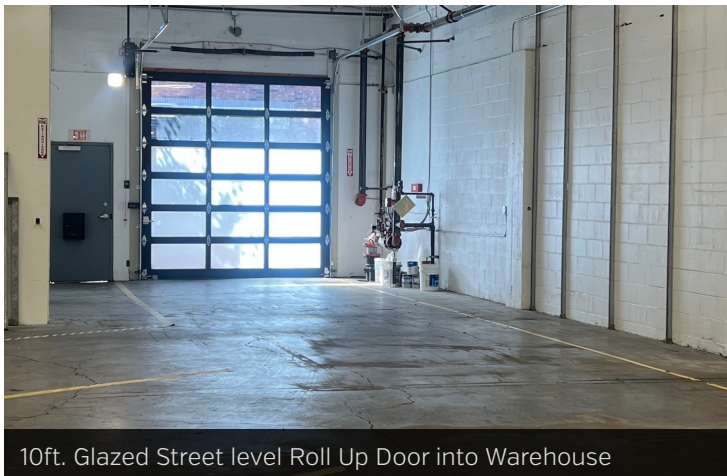
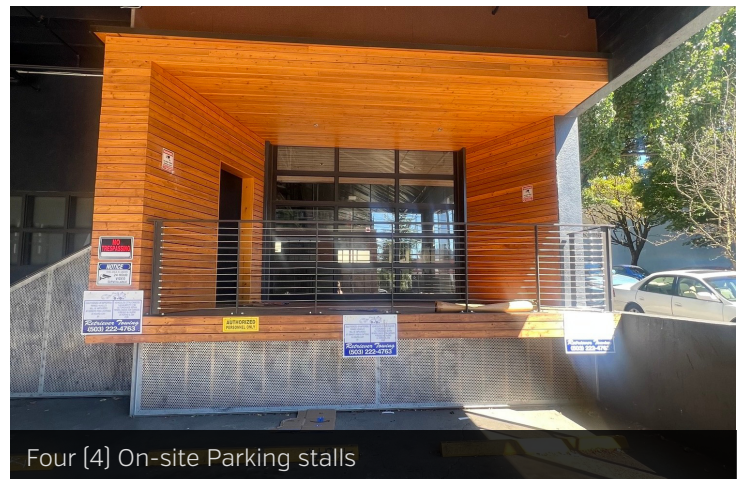
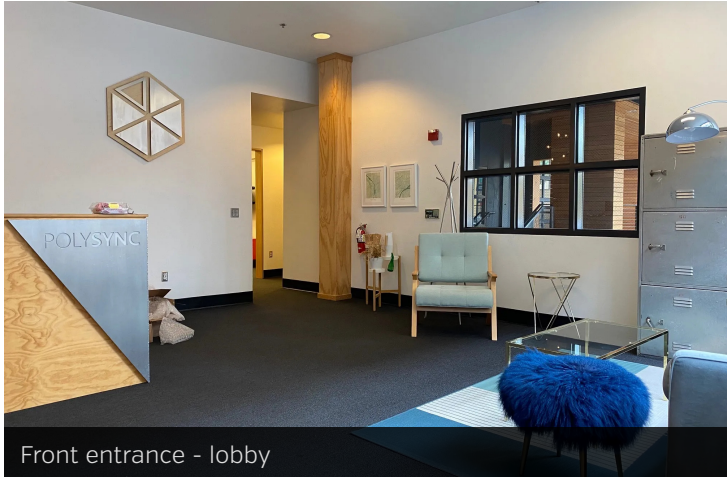
1020 SE 11th Avenue - Flex - Bow Truss Bldg.



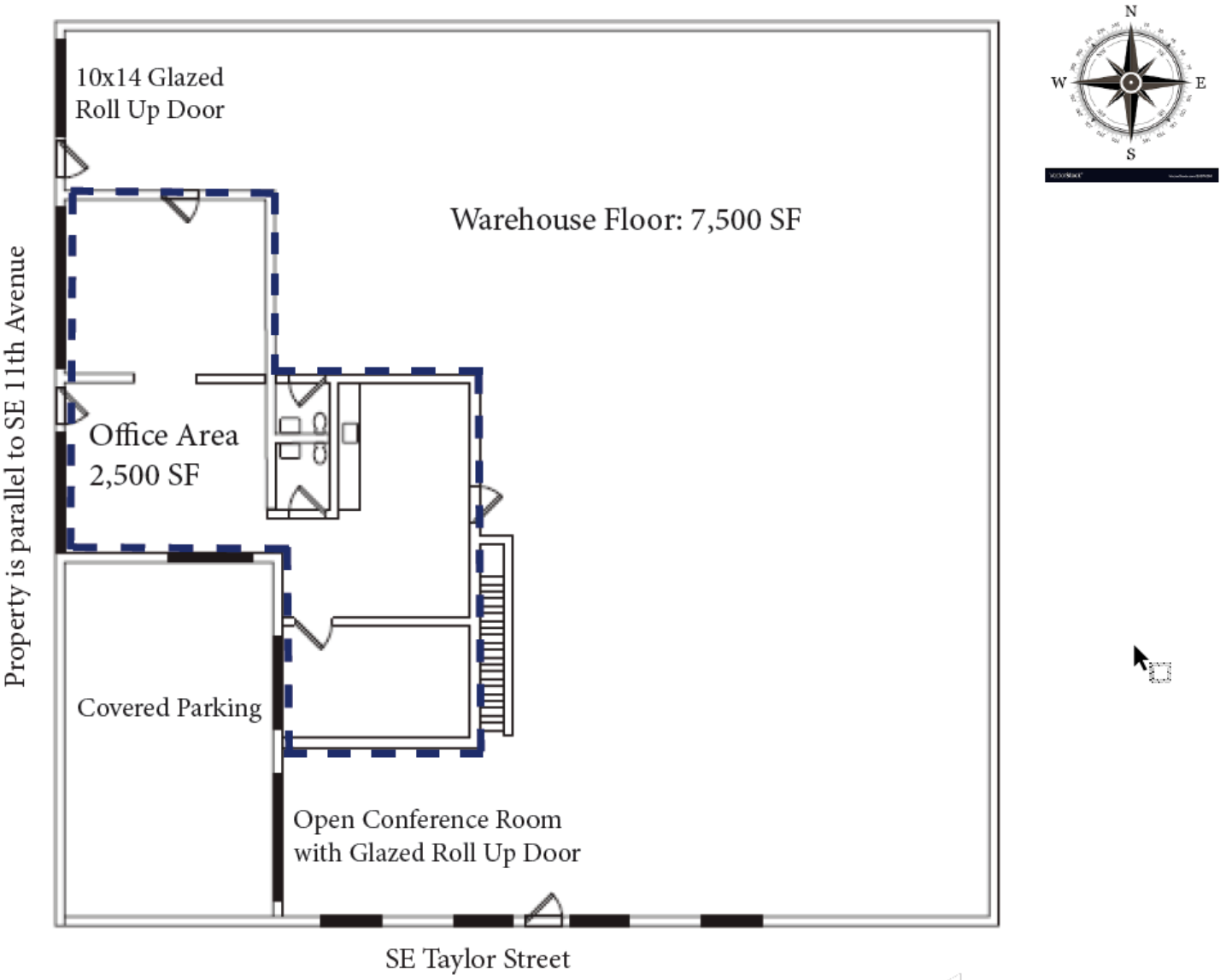
LEASE RATE:	\$15.00	TOTAL SPACE:	10,000 SF [APPROX. 7,500 WAREHOUSE/2,500 OFFICE]
LEASE TYPE:	NNN	MINIMUM LEASE TERM:	3-5 Years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM
1020 SE 11th Avenue	Flex Space	\$15.00	NNN	10,000 SF	3-5 Years

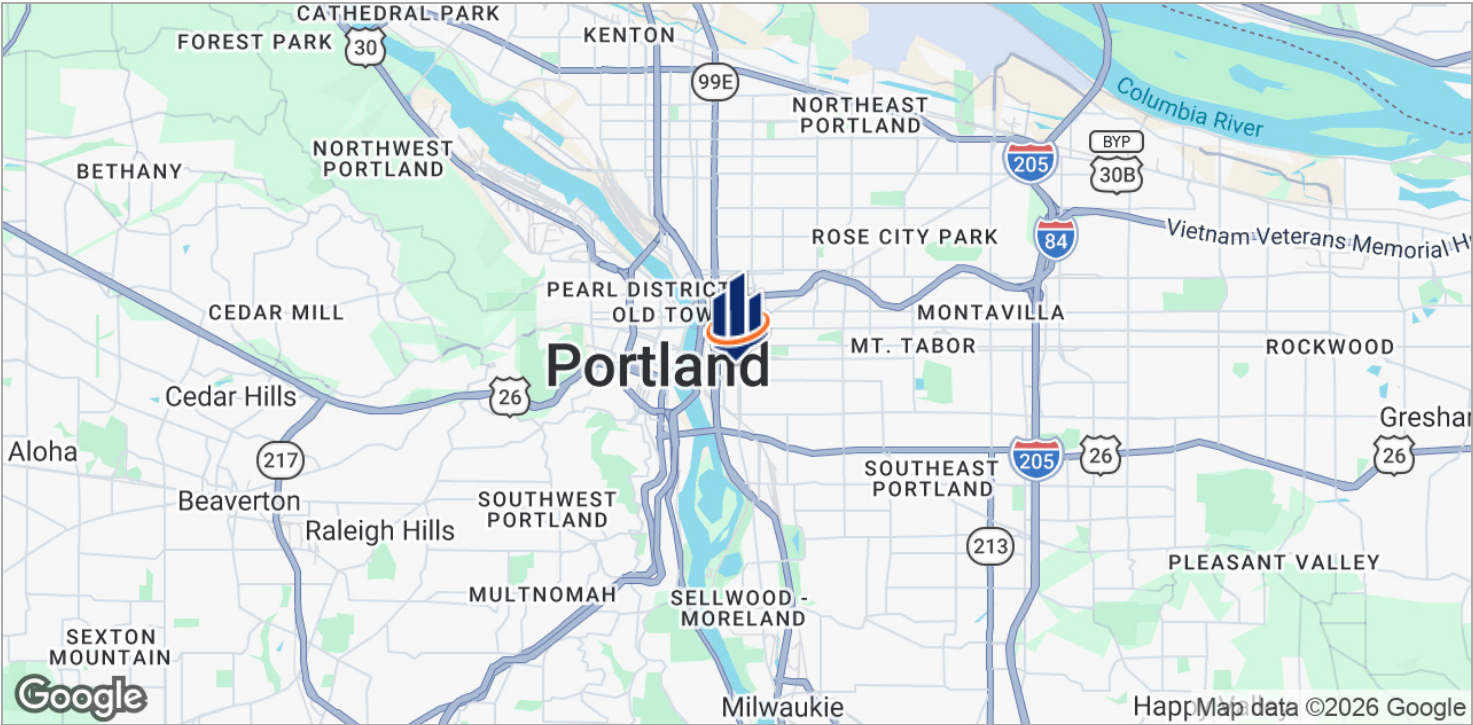
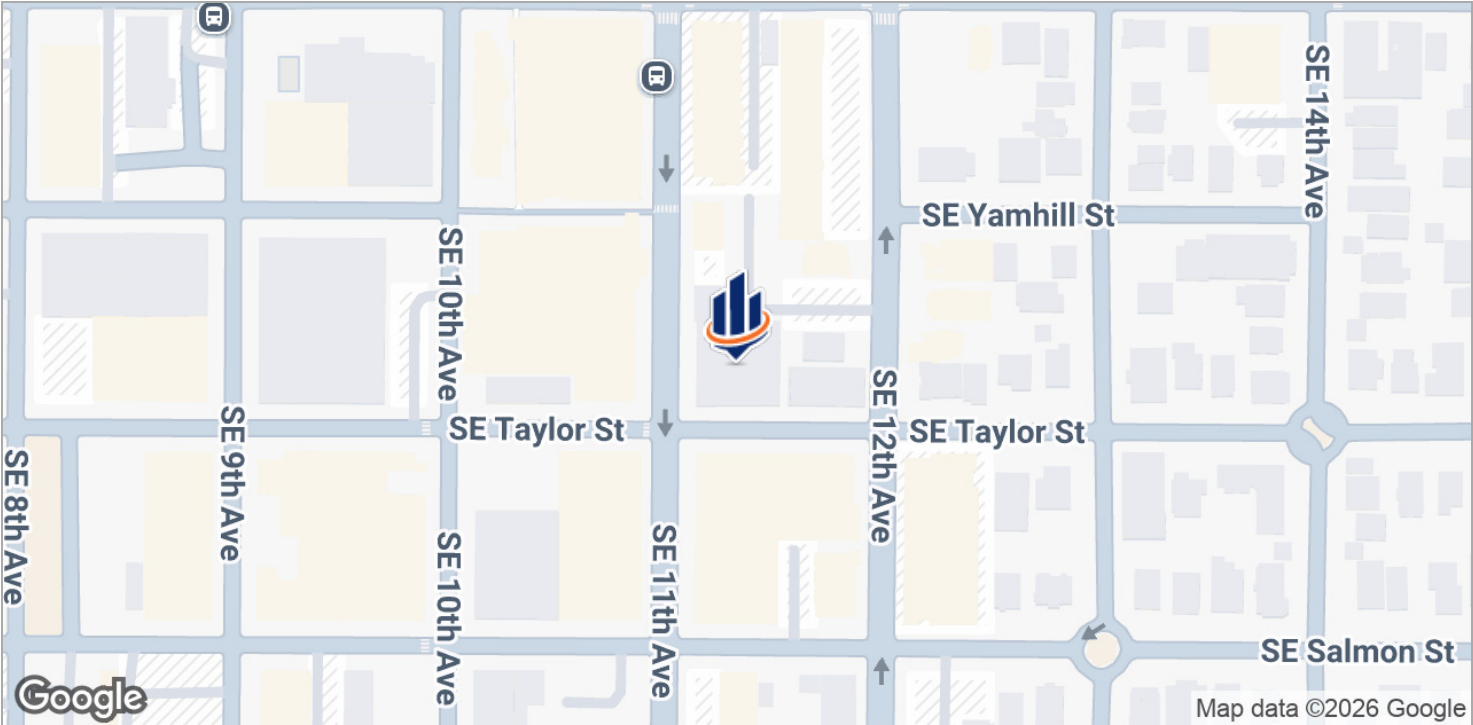
1020 SE 11th Avenue - Additional Photos



Floor Plan - 2500 SF Office + 7500 SF Warehouse



Inner SE Location - Corner Of SE 11th & Taylor St.



Advisor Bio



STACY LOONEY

Senior Advisor

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PROFESSIONAL BACKGROUND

Stacy is a licensed Oregon Principal Broker with 25 years of in-depth sales, leasing, and management experience. She has represented both local and institutional buyers in Oregon and California, and a number of diverse tenants - focusing primarily on owner/user sales and office/retail leasing. Her tenacity and commitment to her clients earned her the SVN Partners Circle award several years in a row!

Stacy began her commercial real estate career in 1999, working as a General Manager with Regus. In 2001, she was recruited to join BRE Commercial (later Cassidy Turley affiliate) in San Diego, CA - where she went on to become Rookie of the Year in 2002. She remained at Cassidy Turley until 2013, and completed over 800 transactions during her time there. She returned to Oregon in 2013, and prior to joining SVN|Bluestone Hockley as a Senior Advisor, she was a senior broker with both Colliers and Living Room Realty - specializing in buyer and tenant representation.

Stacy has a true passion for real estate, and a desire to help clients enjoy their real estate experience. She is a local member of ICSC International Council of Shopping Centers and attends the National Conference each year. She is also actively involved in NAIOP National Alliance of Industrial & Office Professionals, and the Portland Chapter of CREW Commercial Real Estate.

EDUCATION

University of Idaho

Bachelor of Science - Kinesiology and Exercise Science, Corporate Fitness

SVN | Bluestone

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