



FOR SALE / LEASE

# 7TH @ LINCOLN

2105 SE 7TH AVENUE, PORTLAND, OR 97214

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**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY DESCRIPTION

Multi-tenant creative industrial property in central Portland offers 17,167 SF of building on a 30,000 SF lot, divided into three distinct units. Currently 42% occupied, the renovated building features HVAC throughout, dock and grade-level loading, and dedicated off-street parking for each tenant. Its Central Eastside location provides excellent accessibility, making it ideal for owner/users or tenants seeking immediate occupancy. The property combines flexibility, modern amenities, and strong investment potential in a prime industrial zone.

## PROPERTY HIGHLIGHTS

- Multi-tenant creative industrial investment opportunity.
- 17,167 SF of building on 30,000 SF of land.
- Three spaces each with a distinctly different feel.
- HVAC throughout, dock and grade level loading.
- Off-street parking with a separate lot of each tenant.
- Easily accessible location in Portland's Central Eastside.
- 7,140 SF is leased, the other spaces are available for immediate occupancy by an owner/user or tenant.

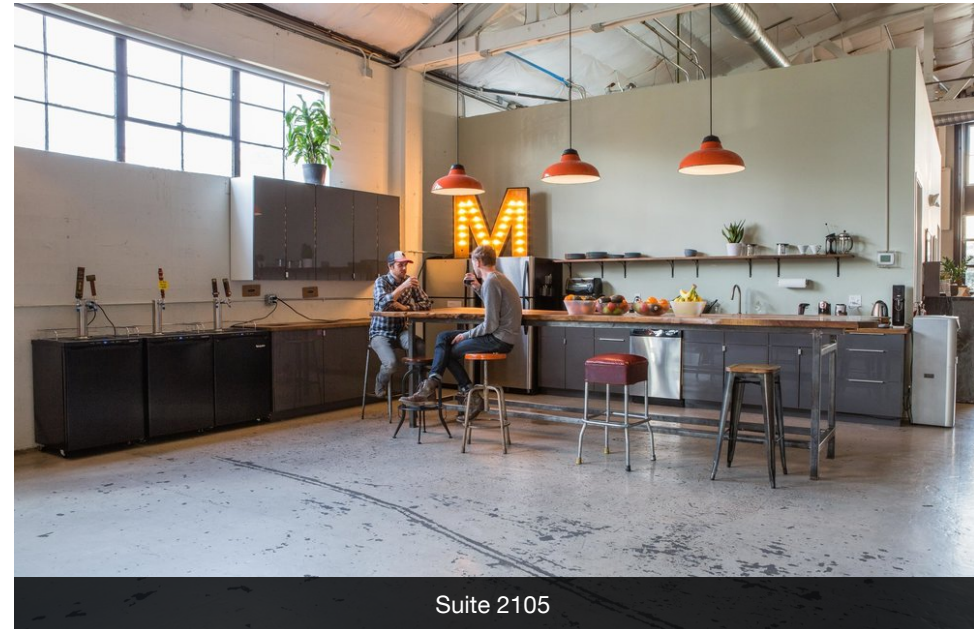
## OFFERING SUMMARY

<b>Sale Price:</b>	\$3,450,000
<b>Lease Rate:</b>	\$1.25 - 1.50 SF/month (NNN)
<b>Available SF:</b>	4,679 - 5,206 SF
<b>Lot Size:</b>	30,000 SF
<b>Building Size:</b>	17,167 SF

AVAILABLE SPACES	LEASE RATE	SPACE SIZE
<b>Suite 2121</b>	\$1.50 SF/month	4,679 SF
<b>Suite 2113</b>	\$1.25 SF/month	5,206 SF

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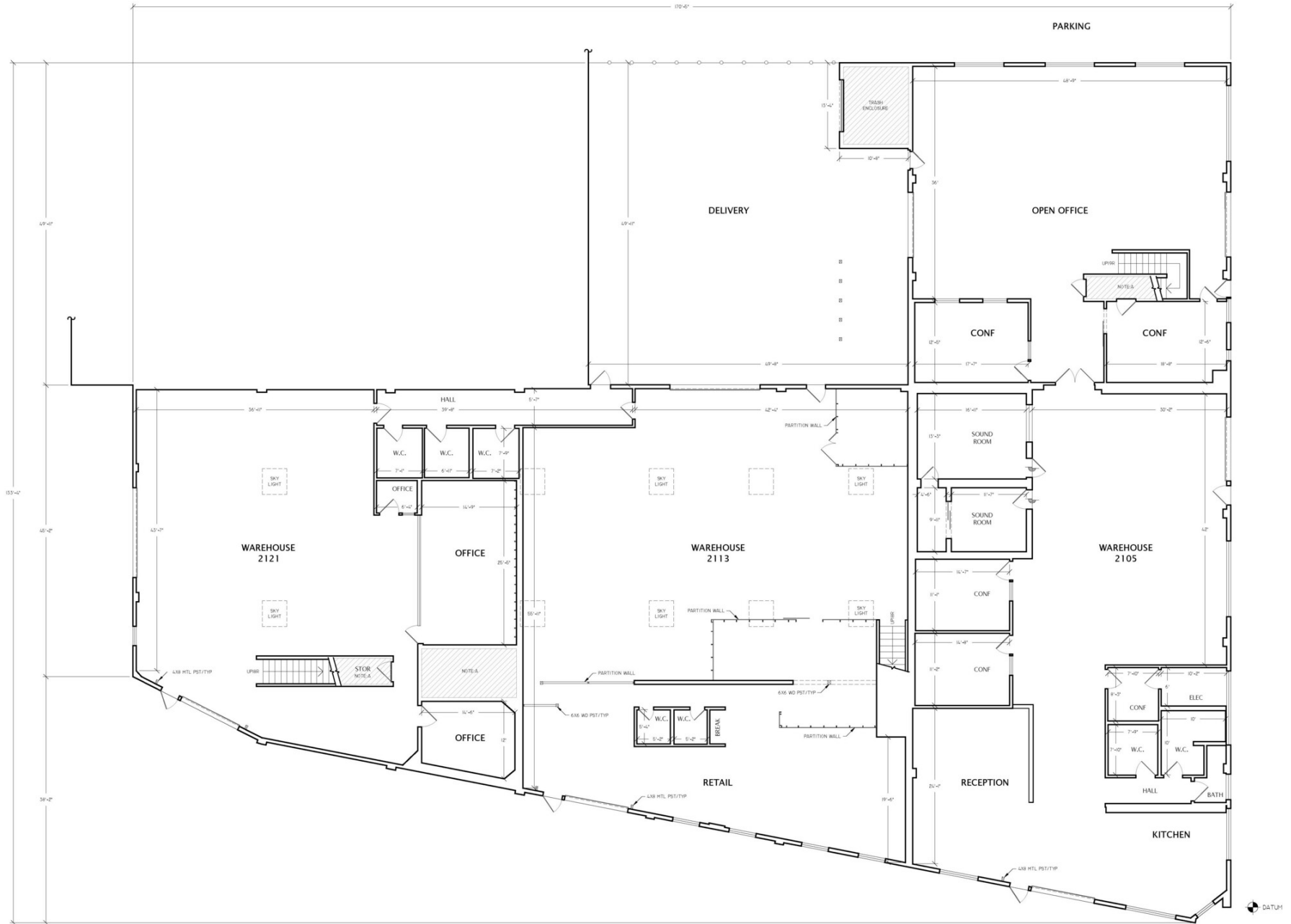
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Suite 2105



Suite 2105

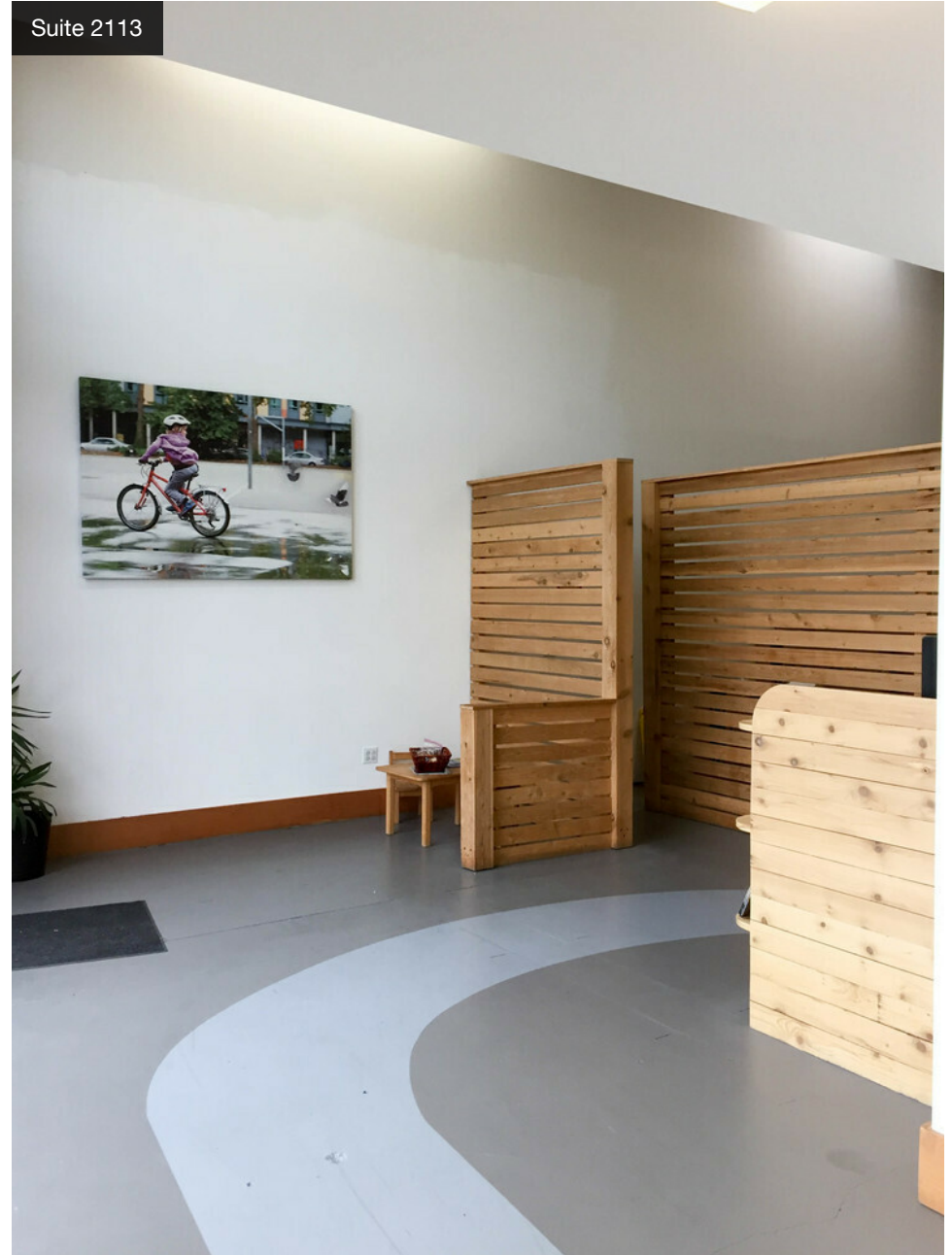


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Suite 2113



Suite 2113

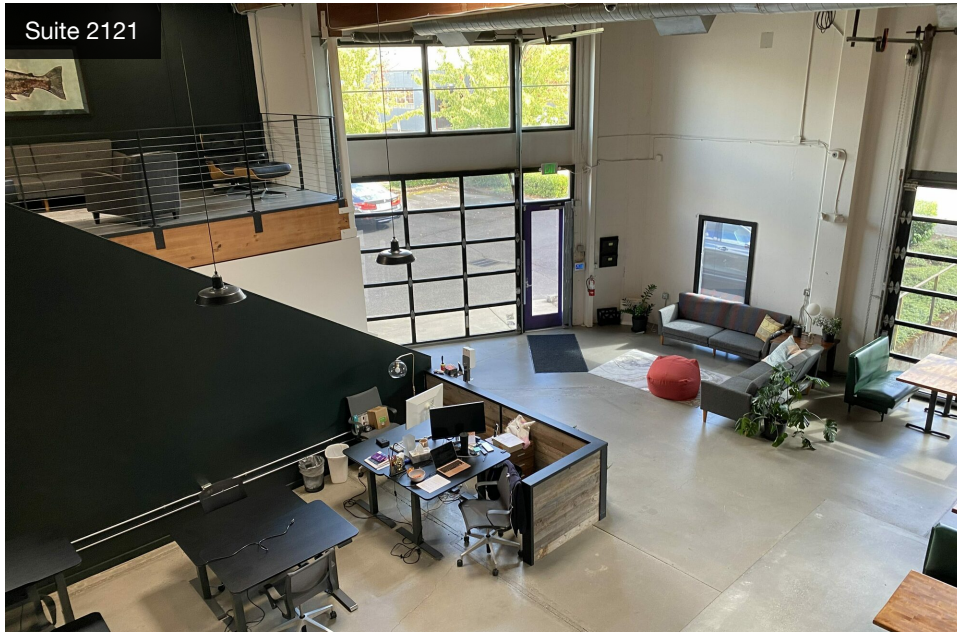
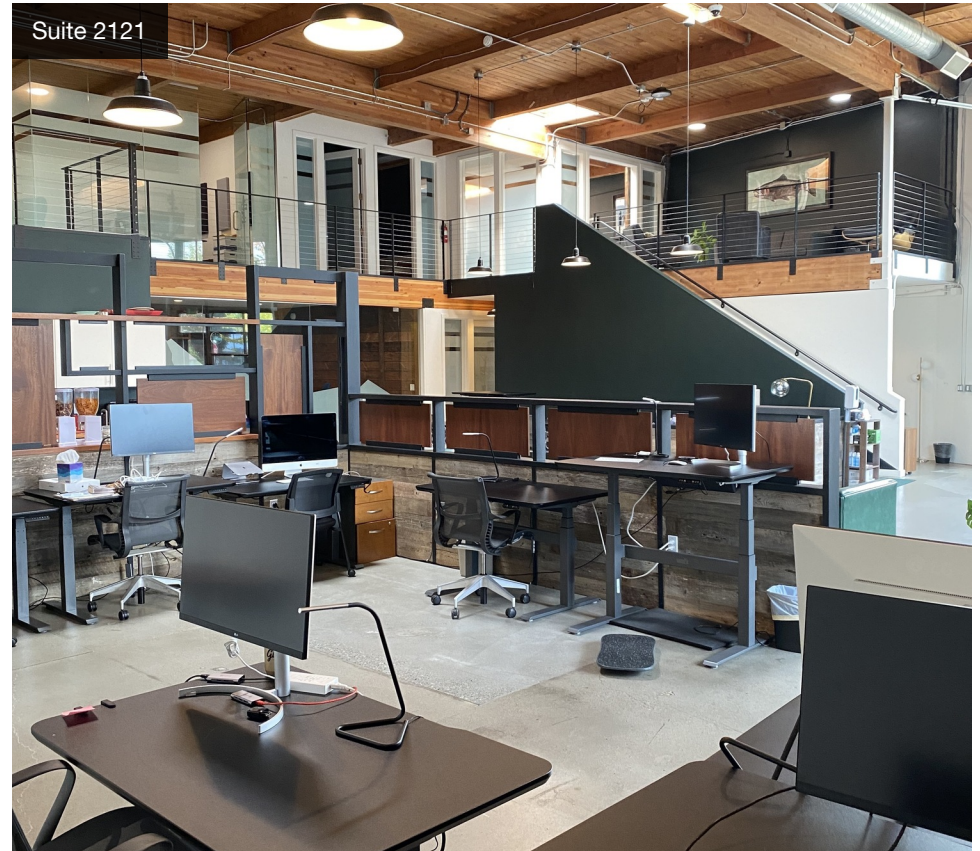


Suite 2113



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## LOCATION OVERVIEW

Discover the vibrant surroundings of 7th @ Lincoln in the heart of Portland's Central Eastside. This thriving area is a prime choice for industrial investors and creative users looking to be in the center of the action. The area is renowned for its eclectic mix of businesses and creative ventures. Nearby, iconic attractions such as the Oregon Rail Heritage Center and the Eastbank Esplanade offer unique recreational opportunities while being surrounded by an array of artisan cafes and local breweries, making it the perfect place to harness the energy of the city for your investment.

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