

FOR SALE

**FLEX/OFFICE,  
RETAIL**

**916 SE 34<sup>th</sup> Ave  
& 3425 SE Yamhill St  
Portland, OR 97214**

**9,699 SF on 14,977 SF LOT**

- 3 connected structures, two stories
- 10-ish individual spaces + shared kitchen
- Truly unique creative community atmosphere
- Industrial character with some high ceilings
- Large fenced and gated parking lot

Great walkable location in the heart of Southeast Portland and Belmont/Hawthorne commercial corridor



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Principal Broker  
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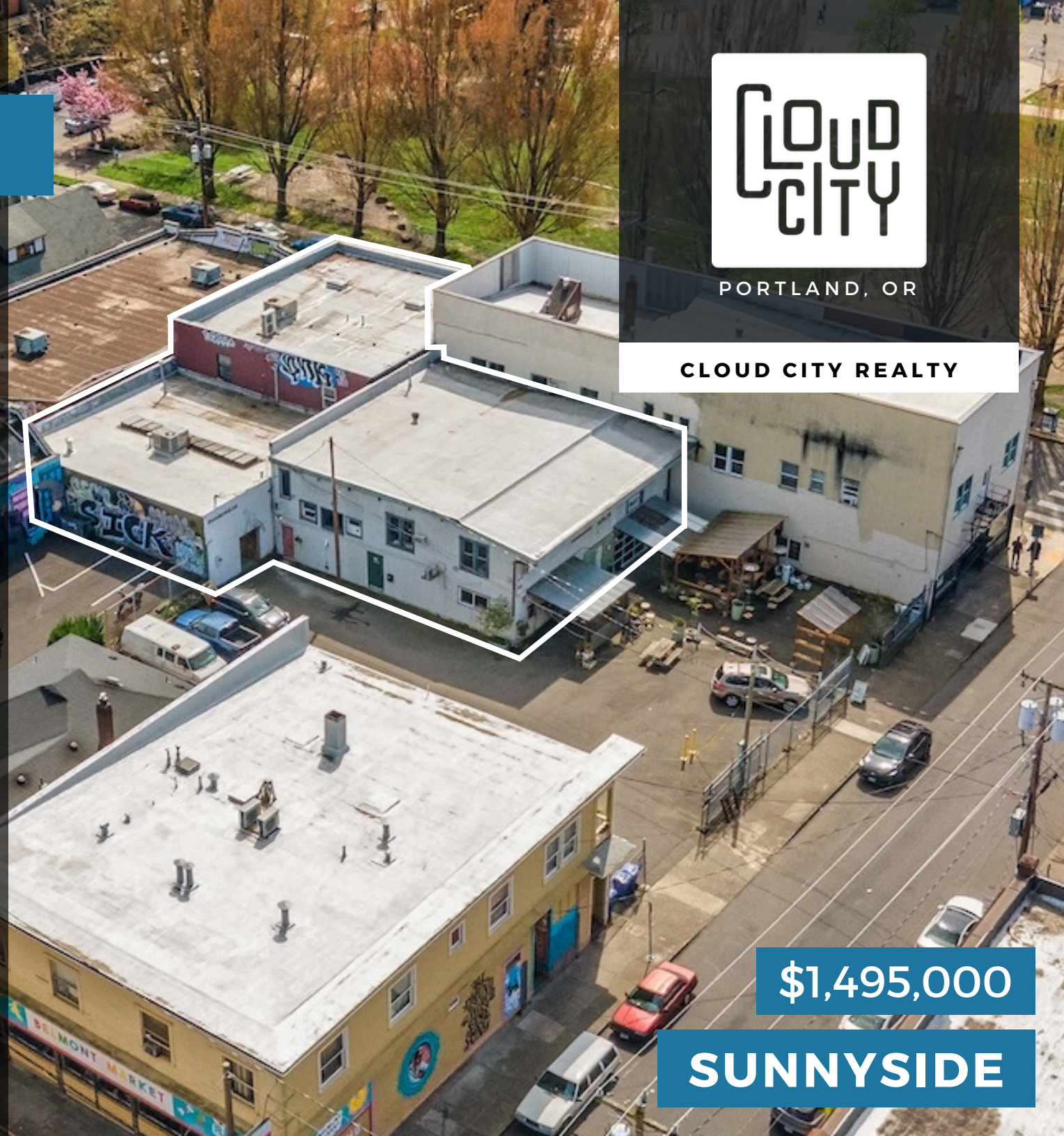


PORTLAND, OR

**CLOUD CITY REALTY**

**\$1,495,000**

**SUNNYSIDE**



# BUILDING HIGHLIGHTS



## Features

- 4 bathrooms (mix of private and shared)
- CM1 zoning
- Exposed wood beams + large wood beams throughout
- Mezzanines
- Partially renovated
- Rare combination of character, scale, and outdoor parking



BUILDING  
HIGHLIGHTS



Cloud City Realty  
5901 NE Shaver St  
Portland, OR 97213  
[www.cloudcityrealty.com](http://www.cloudcityrealty.com)  
971-339-1456



# BUILDING HIGHLIGHTS



## Perfect For:

- Artist or maker
- Creative agency or architecture firm wanting a campus feel
- Developer or investor looking for value-add opportunity
- Nonprofit or community organization

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# Neighborhood Highlights

