



FOR LEASE



820 SE WASHINGTON ST

Two-Story Industrial Building with Secured Yard Area
± 13,500 SF (4,020 SF Office) | \$1.35/SF (NNN)

820 SE Washington St, Portland, OR 97214

Located in Portland's vibrant Central Eastside Industrial District, 820 SE Washington Street offers ±13,500 SF (divisible to 11,500 SF) of upgraded industrial space with 4,020 SF of office and a secured 6,500 SF (secured, fenced parking lot) yard. The two-story building features one grade-level door, one oversized recessed dock door, and major upgrades including a new roof, HVAC, 480V electrical, and plumbing. With EV chargers, a kitchenette, washer and dryer connections, security system, cameras, wheelchair lift, electric gate, and shower, this move-in-ready property is ideal for modern industrial, distribution, or creative users seeking a standout Central Eastside location.

BRODY COHEN, SIOR

Senior Vice President | Licensed in OR & WA

503-517-9878 | brody@capacitycommercial.com

MIKE HALE, SIOR

Principal | Licensed in OR & WA

503-517-7129 | mikehale@capacitycommercial.com

RYAN BOWERS

Senior Associate Broker | Licensed in OR & WA

503-517-9874 | ryanbowers@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**

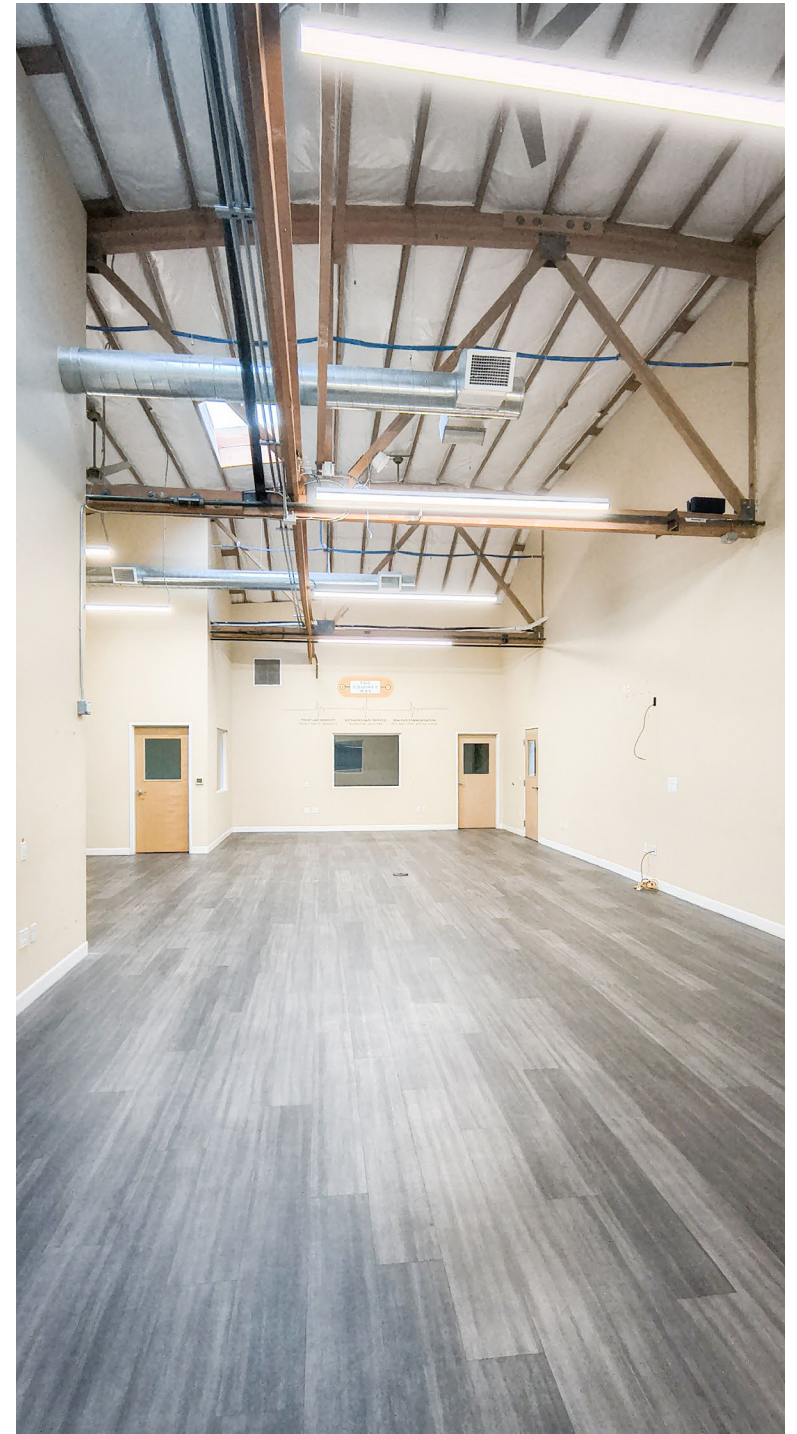
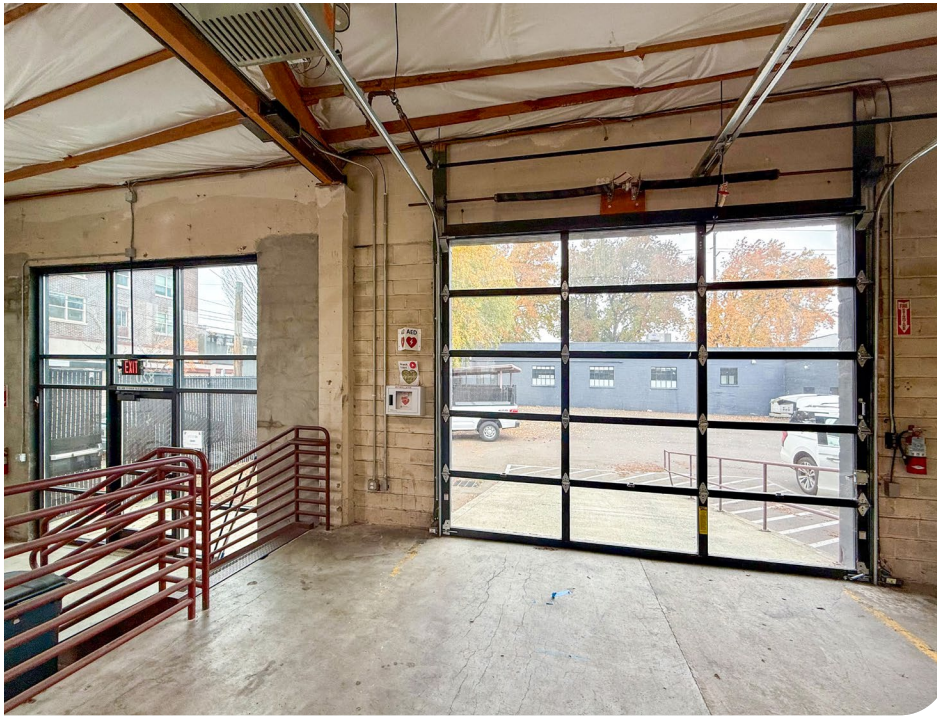
PROPERTY DETAILS

Address	820 SE Washington St, Portland, OR
Available Space	±13,500 SF (4,020 SF Office) Divisible to 11,500 SF
Availability	November 1, 2025
Loading	One (1) Grade Door & One (1) Oversized Dock Door (Recessed)
Power	480V 200 Amps 3-Phase
Yard Area	Fenced/Secured (6,500 SF)
Features	EV Car Charger(s), Kitchenette, Shower
Upgrades	New Roof, HVAC, Electrical, Plumbing



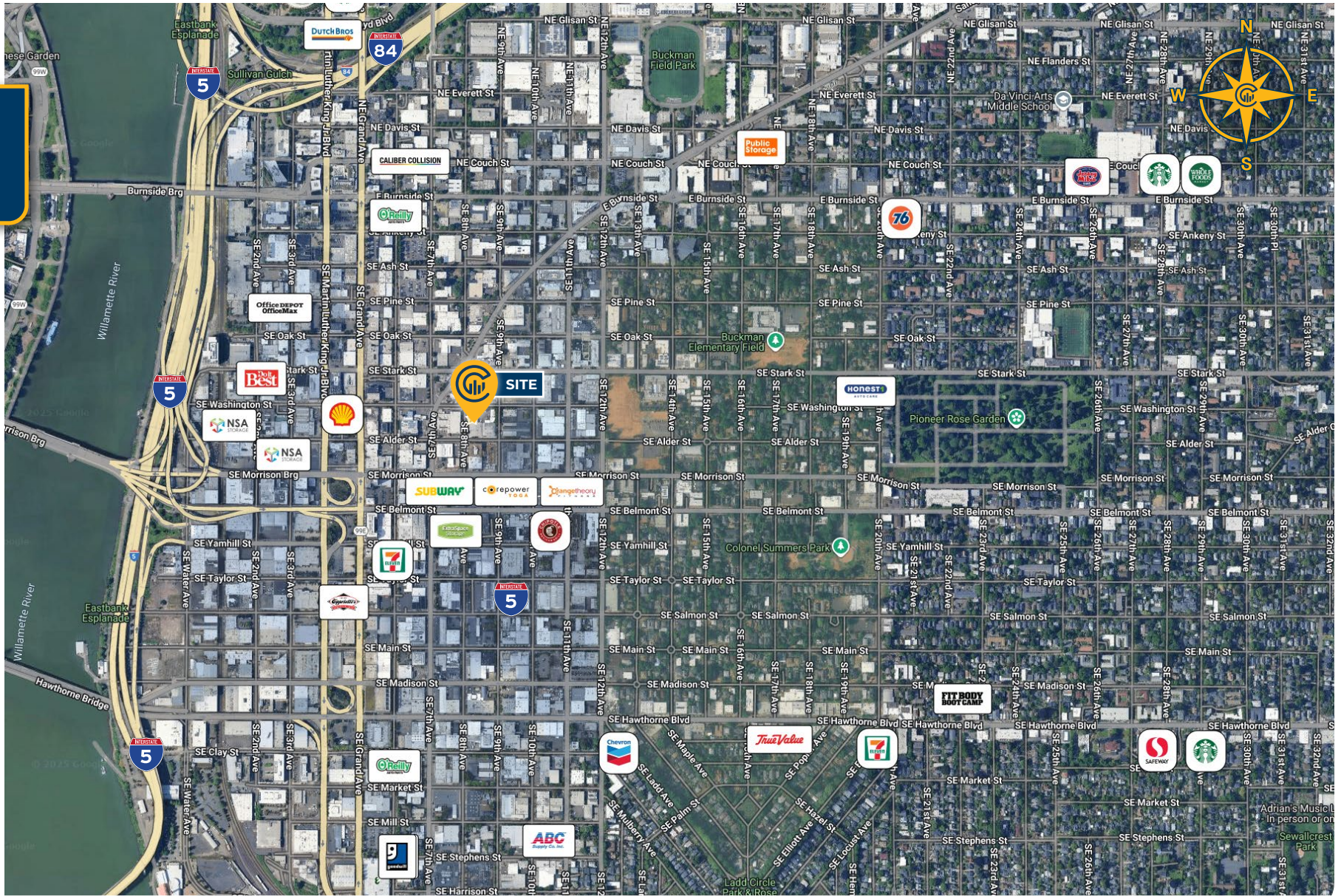


INTERIOR PHOTOS





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

BRODY COHEN, SIOR
Sr. Vice President | Licensed in OR & WA
503-517-9878
brody@capacitycommercial.com

MIKE HALE, SIOR
Principal | Licensed in OR & WA
503-517-7129
mikehale@capacitycommercial.com

RYAN BOWERS
Sr. Associate Broker | Licensed in OR & WA
503-517-9874
ryanbowers@capacitycommercial.com