



FOR SALE OR LEASE



## 2415-2419 SE 11TH AVENUE

### Available:

± 5,000 SF Commercial Building | \$1,750,000

± 2,637 SF Office Space For Lease

**Special First Year \$12.00 NNN Rate**

**2415 - 2419 SE 11th Avenue, Portland, OR 97214**

- Property underwent a complete renovation in 2022
- Current tenant in place on the ground floor through November 2027
- Ideal for owner user or investor
- Convenient location close to public transportation and SE Division Street
- Fenced site provides enhanced security

### **STEPHEN OSSEY**

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Principal Broker | Licensed in OR & WA  
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### **DON OSSEY, SIOR**

Principal Broker | Licensed in OR  
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PROPERTY SUMMARY



FOR SALE OR LEASE



PROPERTY DETAILS

<b>Address</b>	2415 - 2419 SE 11th Avenue, Portland, OR 97214
<b>Rentable SF</b>	5,000 SF
<b>Sale Price</b>	\$1,750,000
<b>Renovation</b>	Completed in 2022
<b>Restrooms</b>	3 ADA Common Area Restrooms on the main floor
<b>Windows</b>	Glazing replaced in 2022
<b>Roof</b>	Re-roofed in 2022
<b>HVAC</b>	New equipment installed in 2022
<b>Site</b>	Fenced and Secured With Gated Access
<b>Auto Parking</b>	1 off-street space
<b>Zoning</b>	The EX zone allows a full range of high density commercial, light industrial, institutional and residential uses. Specific allowable uses include but are not limited to: office, retail, manufacturing, production, childcare and schools.

2419

<b>Address</b>	2419 SE 11th Avenue, Portland, OR 97214
<b>SF</b>	2,637 SF
<b>Lease Rate</b>	\$20.00 / SF + NNN
<b>Interior Improvements</b>	New Carpet/Flooring, Drywall, Lighting and Paint 2 Private Offices 1 Conference Room New Kitchenette Bike Storage

2415

<b>Address</b>	2415 SE 11th Avenue, Portland, OR 97214
<b>Tenant</b>	The BeerMongers
<b>SF</b>	2,363 SF
<b>Lease Term</b>	Through November 2027
<b>Monthly Rent</b>	\$4,784.74



FIRST FLOOR

SECOND FLOOR

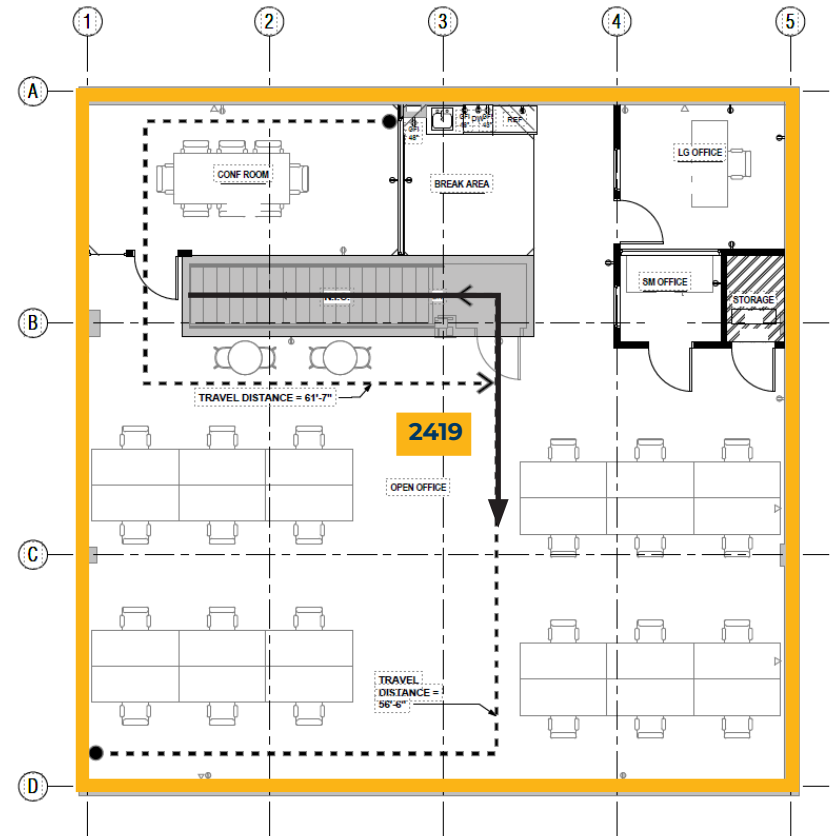
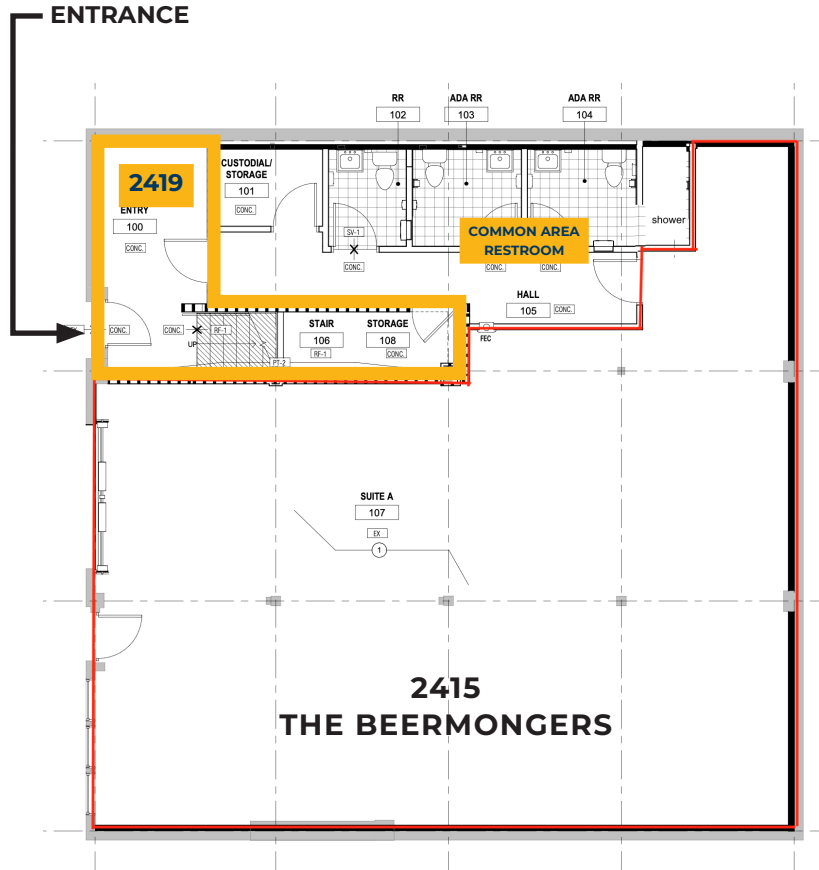


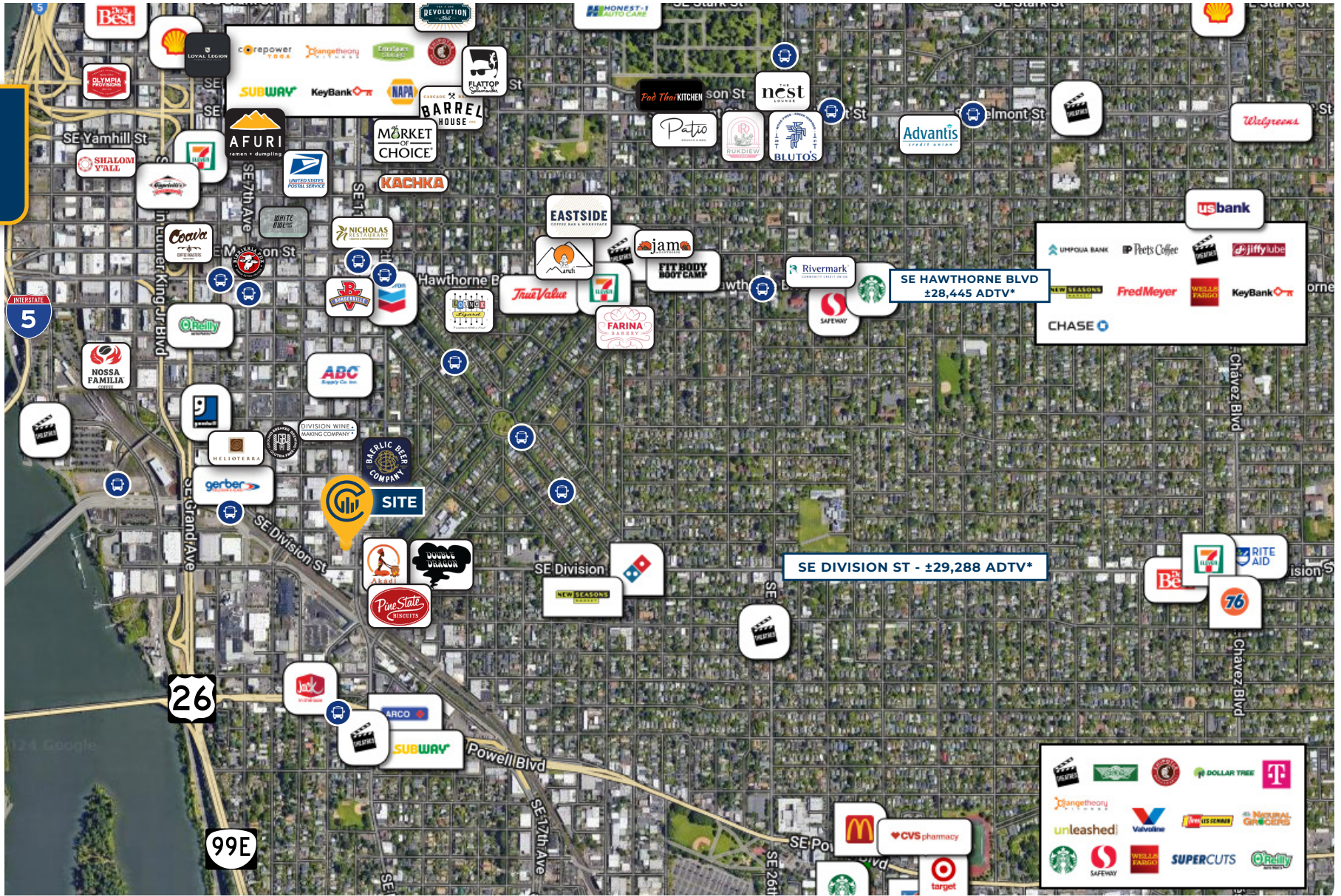


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# NEIGHBORHOOD MAP



\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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