

FOR LEASE

CLOSE IN EASTSIDE

WAREHOUSE

PLUS FLEX/OFFICE

3401-3435 SE 17th Ave.

Building Features 21,300 Total Sq Ft

WAREHOUSE: 16,300 +/- Sq Ft
2 Dock Loading, 1 Drive-In
21' +/- Clear Height
Sprinkler System / Alarm System

GROUND FLOOR: 2,500 +/- Sq Ft
Reception, Showroom/Flex,
Conference Room, 2 Lab Rooms,
Additional Flex/Offices, Breakroom,
2 Restrooms

2ND FLOOR: 2,500 +/- Sq Ft
Quality Build-Out Of: 6 Private Offices,
Open Office Huddle Area (6+),
Conference Room, 2 Restrooms

\$500,000 IN IMPROVEMENTS AND
UPGRADES SINCE 2018



21,300
TOTAL SQ FT

RENTAL RATE
\$12.50 / SF NNN

ZONING
EG1

SPACE USE
WAREHOUSE / OFFICE / FLEX

SPACE AVAILABILITY
MAY 1, 2023

SOLDERA
COMMERCIAL
REAL ESTATE

Mike Maloney, Broker
503-539-8312
mikem@solderaproperties.com

3401-3435
SE 17th AVE.
BUILDING



ENTRANCE / RECEPTION



BREAKROOM / KITCHEN



FIRST FLOOR



SECOND FLOOR

3401-3435
SE 17th AVE.
BUILDING



LOADING DOCKS



WAREHOUSE

3401-3435
SE 17th AVE.
BUILDING



FIRST FLOOR OFFICE



WAREHOUSE



FIRST FLOOR LAB SPACE



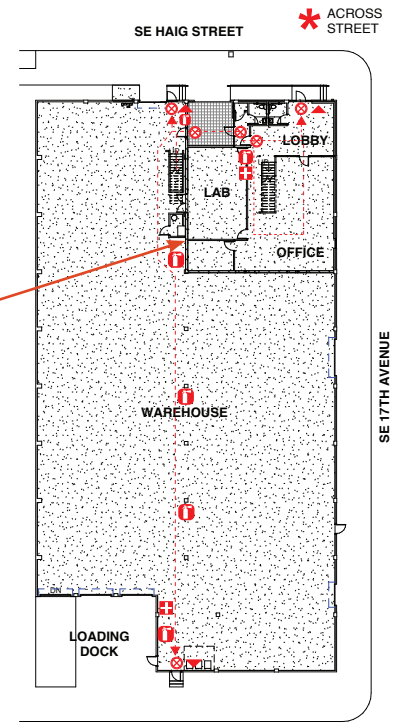
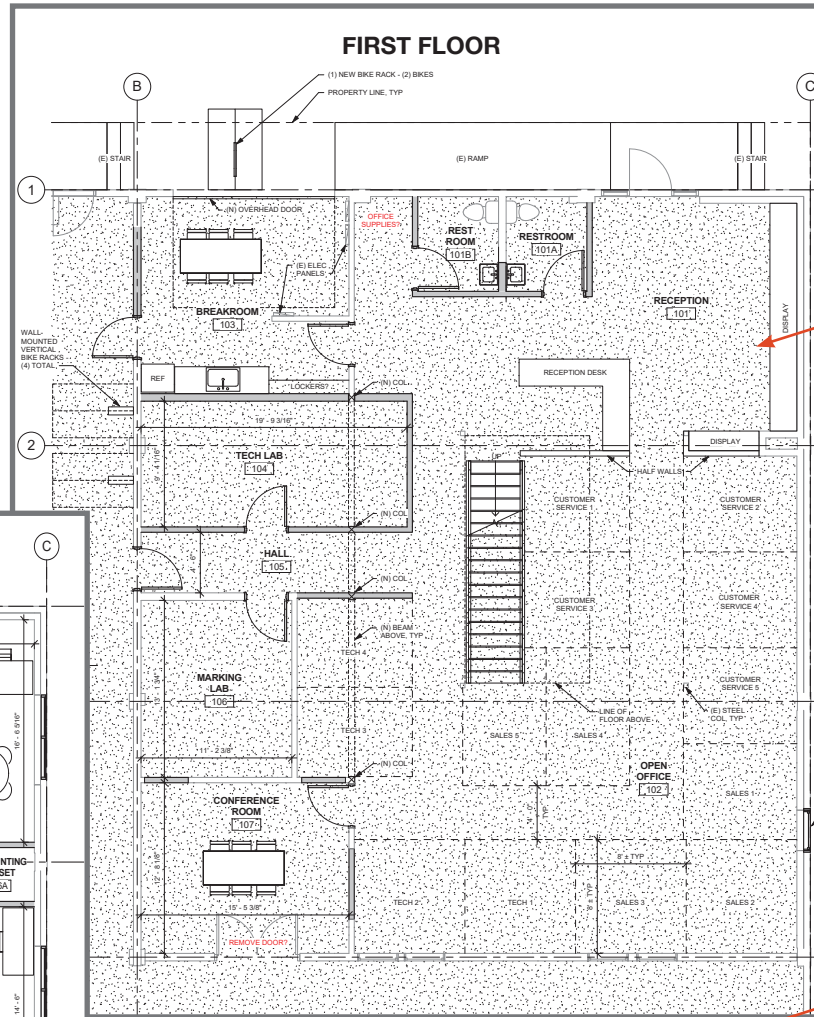
WAREHOUSE

3401-3435

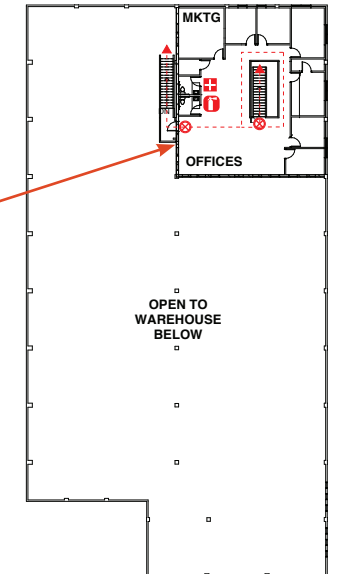
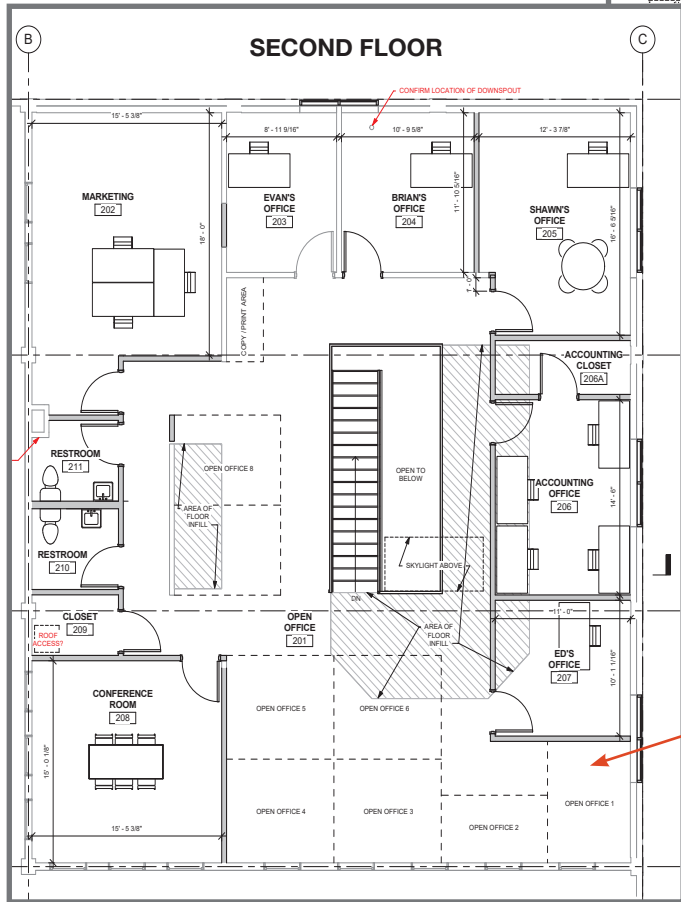
SE 17th AVE. BUILDING

Ground Floor:
2,500 Sq Ft Flex/Showroom/Office

Second Floor:
2,500 Sq Ft Flex/Office 5,000 Sq Ft Total



FIRST FLOOR PLAN



SECOND FLOOR PLAN



NORTH

3401-3435 SE 17th AVE. BUILDING



For lease information, contact

Mike Maloney, Broker
503-539-8312
mikem@solderaproperties.com

maloneyre.com

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