



FOR LEASE | 9,900 SF (Divisible to 4,500 SF)
801 SE Hawthorne Blvd
 Portland, OR 97214

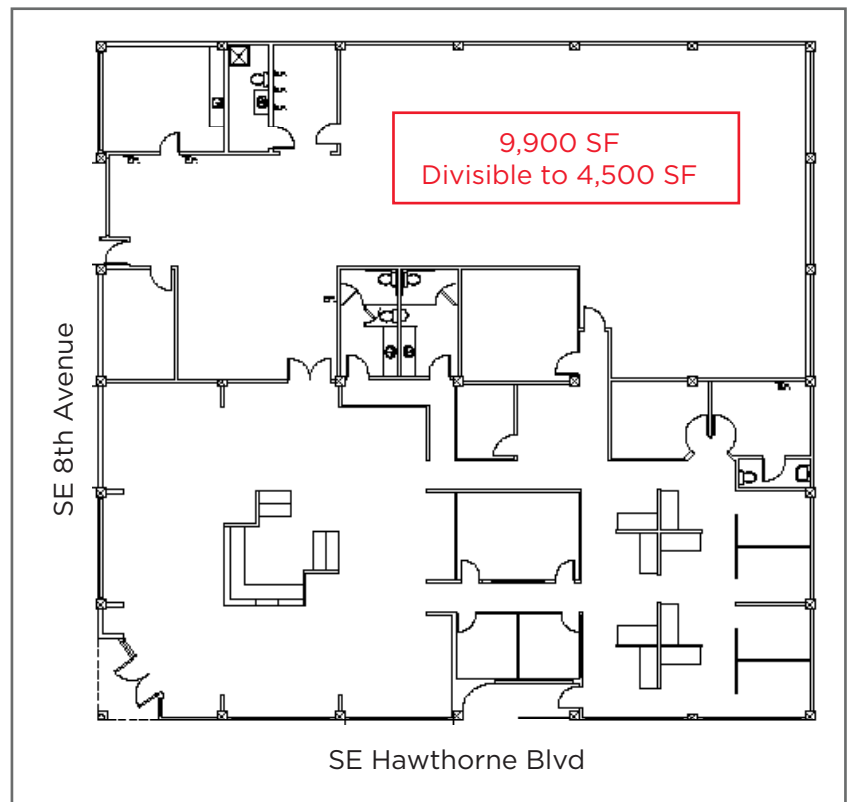
Ownership will consider Lease
 with Option to Purchase



Ideal for
 Wholesale/Retail, Service, Flex

PROPERTY HIGHLIGHTS

- ±9,900 SF (divisible to 4,500 SF)
- Warehouse: 3,980 SF | Office 5,920 SF
- One drive-in door (9 x 12)
- Zoned IG1 - General Industrial 1
- Quick access to I-5, I-84 and Hwy 99E
- Transit and bike friendly
- Base Rent: \$14,250 / month, NNN



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Biker's Paradise
Flat as a pancake,
excellent bike lanes



Walker's Paradise
Daily errands do not
require a car



Excellent Transit
Transit is convenient
for most trips

Bus Stops	○	1-2 blocks
Streetcar		3-4 blocks
Bike Route		Adjacent
Interstate 5		0.8 mile
Interstate 84		1.2 miles
Downtown		1 mile

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