

For Lease | Close-in SE  
1311 SE 9th Avenue  
Portland, Oregon



Lease Rate  
\$0.90, NNN

### **BUILDING FEATURES**

- 5,000 Square Feet Creative Space
- Dock and Grade Loading Doors
- Floor Drains
- Zoning IG1
- This space would be ideal for a brewery, distillery, winery, or coffee roaster and tea maker.
- The building includes well destributed water and floor drains.
- Located on distillery row, the space also features recently upgraded ADA rest-room and tasting area.
- Formerly occupied by New Deal Distillery.



**NAI** Norris, Beggs  
& Simpson

Commercial Real Estate Services, Worldwide.

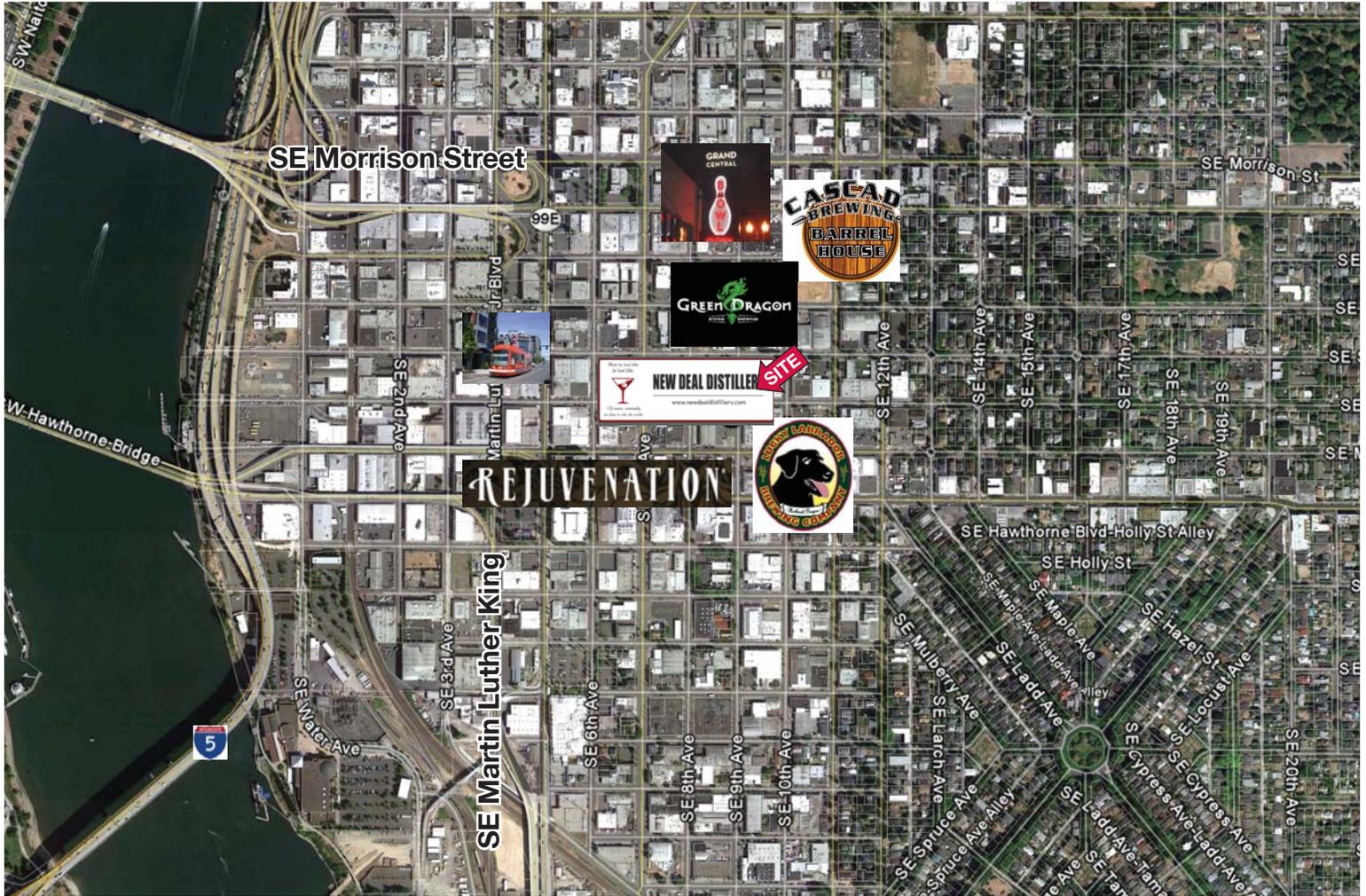
**For More Information, Contact:**

**Scott MacLean**  
tel 503 273 0321

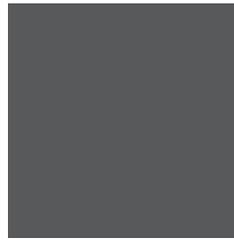
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*The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.*

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Zoning - IG1 (General Industrial 1) areas generally have smaller lots and a grid block pattern. The area is mostly developed, with sites having high building coverages and buildings which are usually close to the street. IG1 areas tend to be the City's older industrial areas.



*The Streetcar will connect downtown Portland to the Rose Quarter, Lloyd District, Convention Center, Central Eastside and OMSI. 2012 promises to be exciting as they gear up to celebrate the opening of the Loop on September 22.*

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