

DOWNTOWN BUSINESS INCENTIVE!

Get your share of \$25,000,000!

Temporary nonrefundable tax credit designed to incentivize commercial lease signings and lease renewals.

* See Page 2 for Details

FOR LEASE



221-239 SE MADISON STREET

PORTLAND, OR 97214

For more information or a property tour, please contact:

GREG NESTING

503.225.8440

GregN@norris-stevens.com

GABE SCHNITZER

503.225.8443

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Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.

03/04/2024

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

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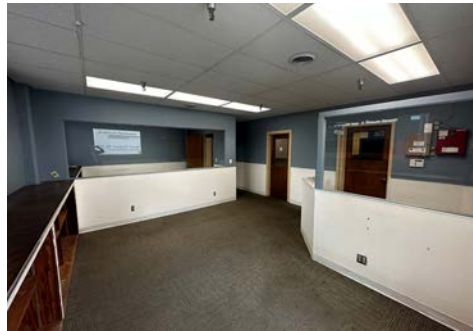
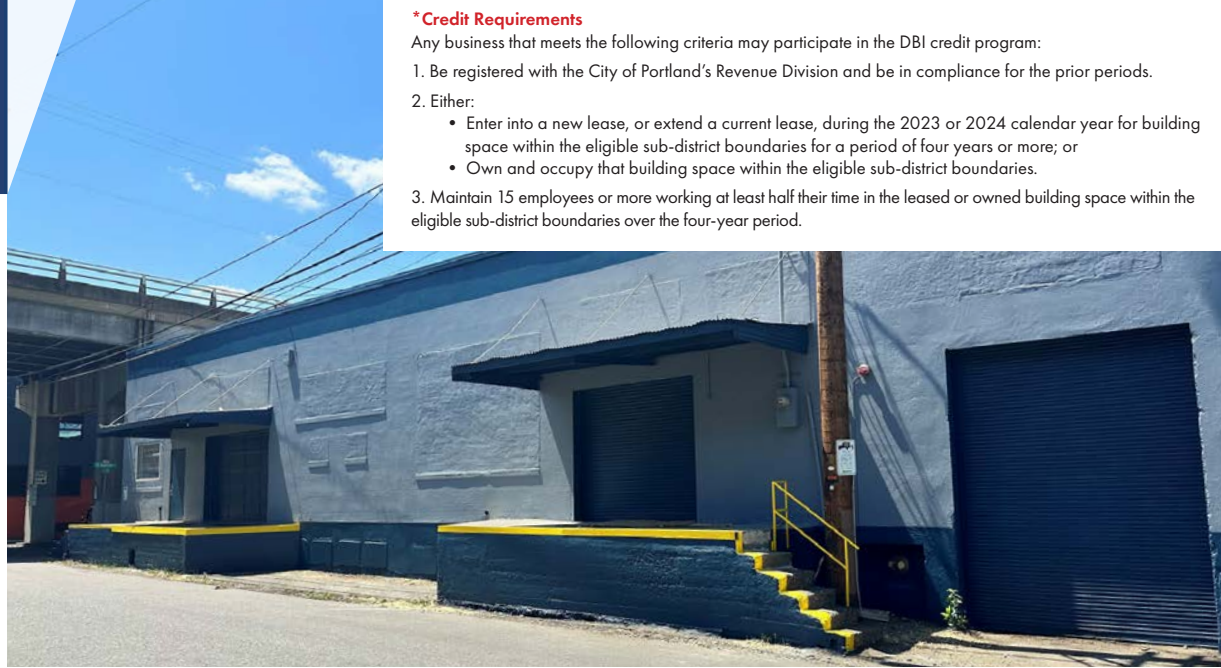
INDUSTRIAL WAREHOUSE FOR LEASE

DETAILS

- Lease rate: \$0.75 PSF, NNN – Main floor
\$0.35 PSF, NNN – Basement
- Building area: ± 20,000 SF
- Office area: ± 875 SF
- Land size: ± 0.23 acres (10,019 SF)
- Year built: 1927
- Zoned: IG1 (General Industrial 1)

FEATURES

- 2 exterior team docks
- 1 recessed dock
- 1 grade level ramp accessing basement level
- 11 ½' clear height main level and 10' clear height basement
- Freight elevator with 2,000 pound capacity
- Fully sprinklered
- Flexible lease length
- Food carts coming next door
- Minutes to downtown and I-5 freeway
- Sign could be seen from Hawthorne Bridge



* Credit Requirements

Any business that meets the following criteria may participate in the DBI credit program:

1. Be registered with the City of Portland's Revenue Division and be in compliance for the prior periods.
2. Either:
 - Enter into a new lease, or extend a current lease, during the 2023 or 2024 calendar year for building space within the eligible sub-district boundaries for a period of four years or more; or
 - Own and occupy that building space within the eligible sub-district boundaries.
3. Maintain 15 employees or more working at least half their time in the leased or owned building space within the eligible sub-district boundaries over the four-year period.



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PHOTOS



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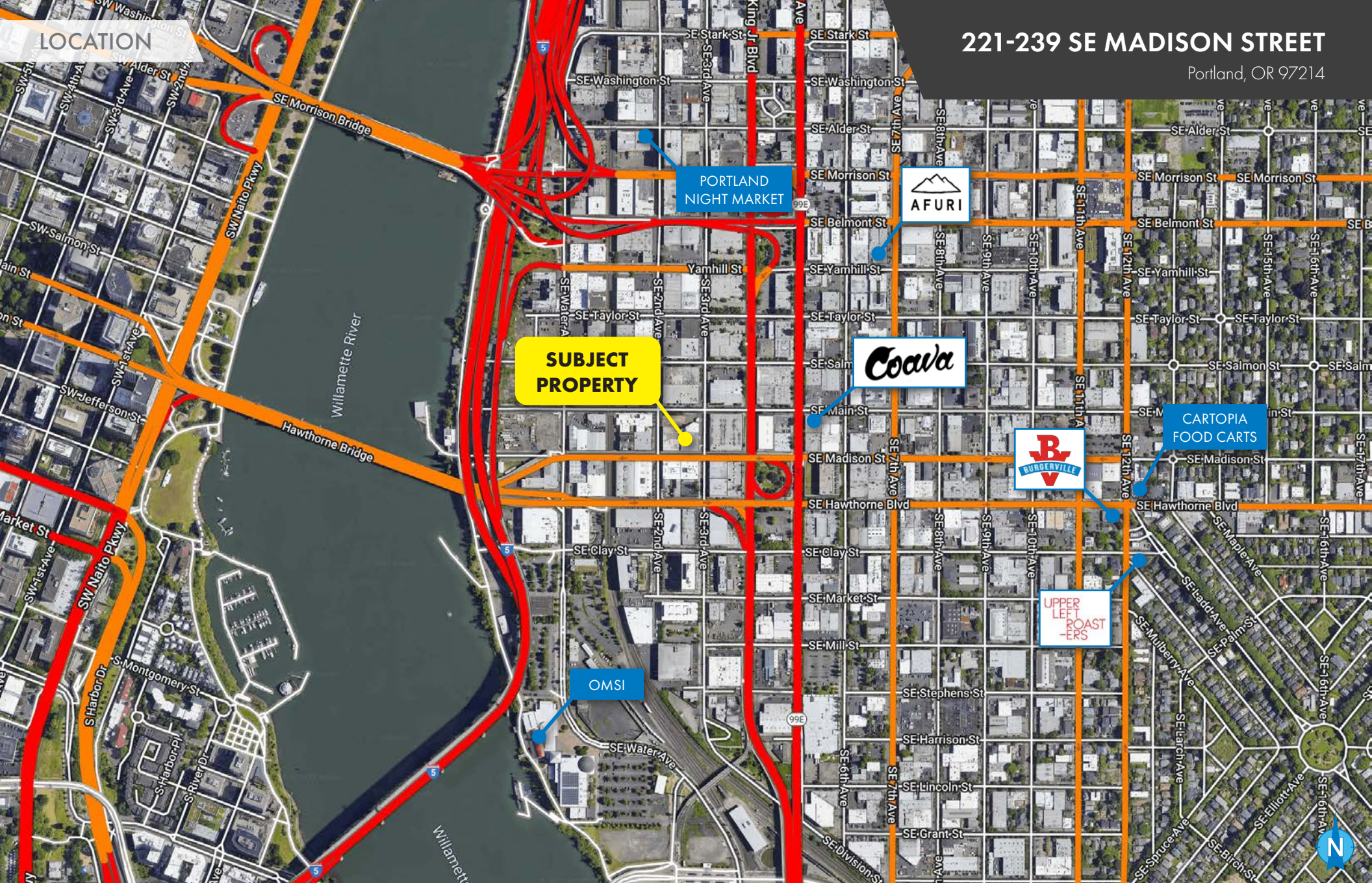
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