

**RETAIL PROPERTY FOR LEASE**

# Jimmy's Tire & Annex Building

**1100 SE DIVISION, PORTLAND, OR 97202 - AN INTRINSIC VENTURES PROPERTY**



High visibility retail location with outdoor patio access at SE 11th and Division

## CONTACT

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**NAI Elliott**





1,486 SF retail space available now in a bustling creative community

Attractive retail space in the heart of the Ford District with lots of foot and vehicle traffic

- High visibility location at the intersection of two high traffic streets
- High ceilings
- Large windows and abundant natural light
- Plumbing stubbed in the space
- Roll-up door with access to patio
- Mezzanine office area
- Open floorplan
- Exterior signage available
- Access to interior common areas and restrooms
- Great for retail, food and beverage, or service office uses



# Prime retail in the heart of the Ford District

Creative vibes abound in this eclectic and vibrant area of SE Portland near Ladd's Addition



## Nearby amenities

- Pine State Biscuits
- Bakers Mark
- Virtuous Pie
- Palomar
- Double Dragon

## Easily accessible location

- Within one block of the #2 and #70 bus lines
- Four blocks from MAX Orange Line stop
- Three blocks from Tilikum bike corridor
- Abundant parking options nearby on a monthly and hourly parking basis
- Easily accessible to downtown, SE Powell, Ross Island Bridge and Hwy 99



100

BIKE SCORE



92

WALK SCORE



69

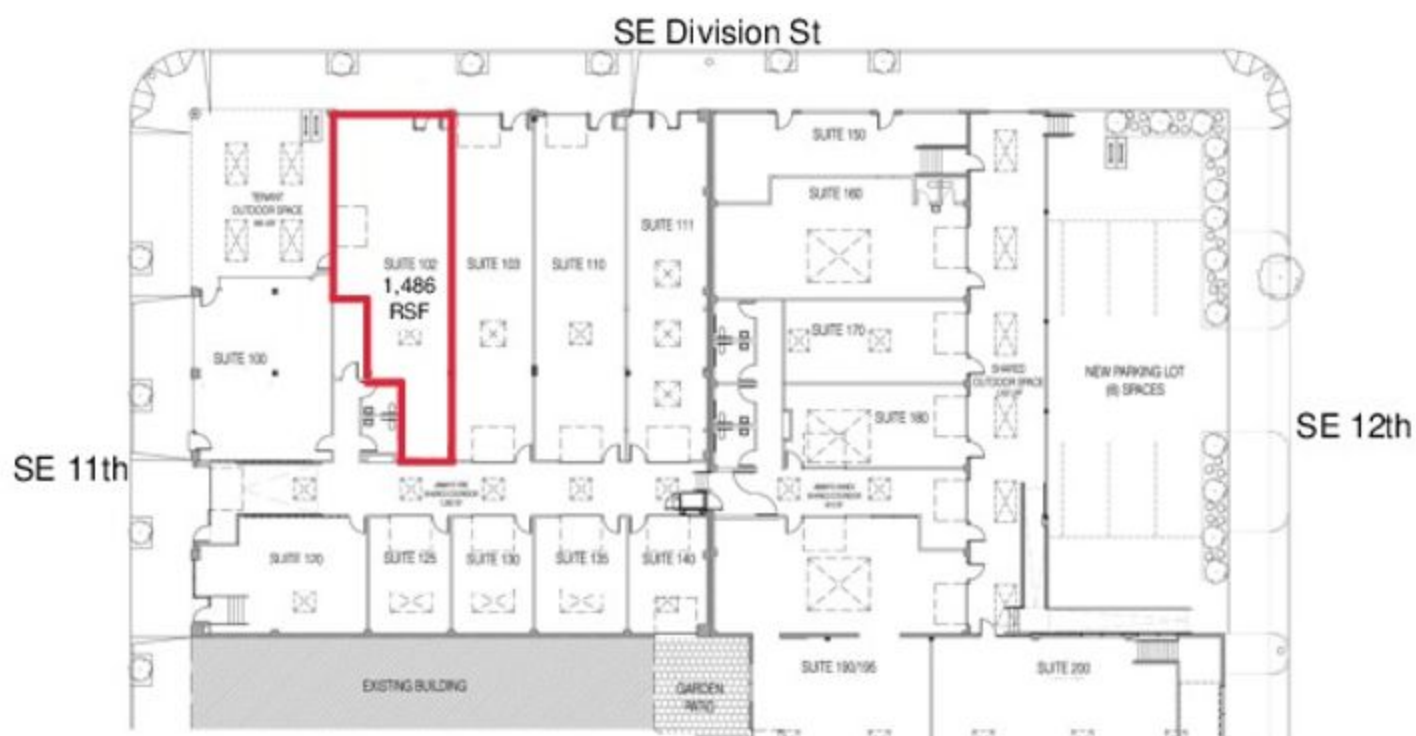
TRANSIT SCORE

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# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,486 SF	Lease Rate:	\$20.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 102	Available	1,486 SF	NNN	\$20.00 SF/yr	SE Division facing space with abundant natural light and high ceilings

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# EAST PORTLAND

