

**2010-2030** SE 8<sup>th</sup> Avenue  
Portland, OR 97214

*Great Sale Opportunity in  
Portland's Close-in Eastside!*



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# FOR SALE

The property located at 2010-2030 SE 8<sup>th</sup> Avenue is an excellent opportunity to own 3/4 of a block in Portland's Close-in Eastside. The property underwent extensive renovations in 2014/2015, transforming it from a warehouse into a contemporary, full service entertainment venue with multiple event spaces, meeting rooms, large commercial kitchen, storage, office and warehouse space.

## SALE TERMS

- **Current Tenant:** Potential for sale/leaseback
- **Asking Price:** Please contact broker for pricing guidance

## PROPERTY OVERVIEW

- **Property Type:** Event Space / Office / Retail / Warehouse
- **Year Built:** North building - 1965 / South building 1975  
North & South buildings renovated 2014-2015
- **Building Size:** ± 36,406 SF Total  
*Office: ± 13,888 SF*  
*Warehouse: ± 6,990 SF*  
*Event space: ± 6,773 SF*  
*Upper mezzanine storage: ± 8,755 SF*
- **Stories:** 1 with mezzanine
- **Lot Size:** ± 30,000 SF / ± 0.69 AC
- **Parking:** Lot 1: Surface parking / loading area  
Lot 2: Secured surface lot / event space

## LOCATION

- **Zoning:** IG1 - General Industrial 1
- **Enterprise Zone:** Yes
- **Urban Renewal:** Central Eastside



# GROUND FLOOR

## HIGHLIGHTS

- Multiple event/meeting rooms and private offices
- Floral room with refrigerators
- 4 restrooms
- 4 private offices
- Built-in sound systems
- Large event/catering kitchen
- Warehouse including ± 3,336 SF used for additional event space, vehicle parking and storage

## ANNEX

- 20' clear height
- ± 5,000 SF event space with mezzanine for Audio/Visual
- ± 3,520 SF outdoor event area

## COMMERCIAL KITCHEN

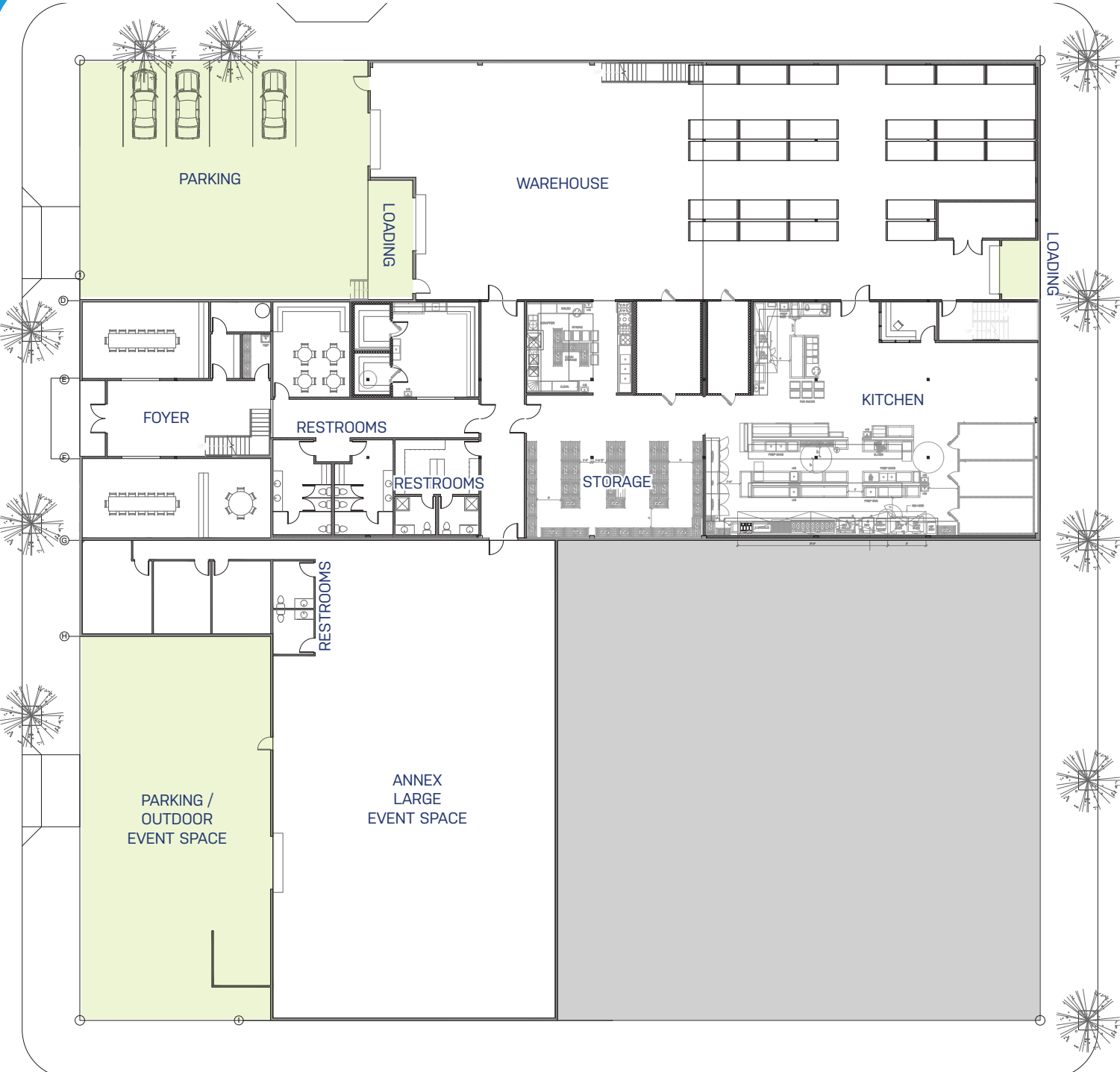
- New high capacity kitchen
- 3 walk-in coolers
- 1 walk-in freezer
- Large storage room

## LOADING

- 1 dock high (14'x14' door)
- 1 grade level (14'x12' door)
- 1 grade level (12'x12' door)



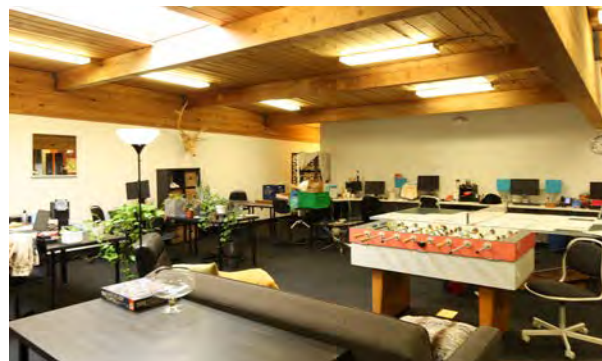
# GROUND LEVEL



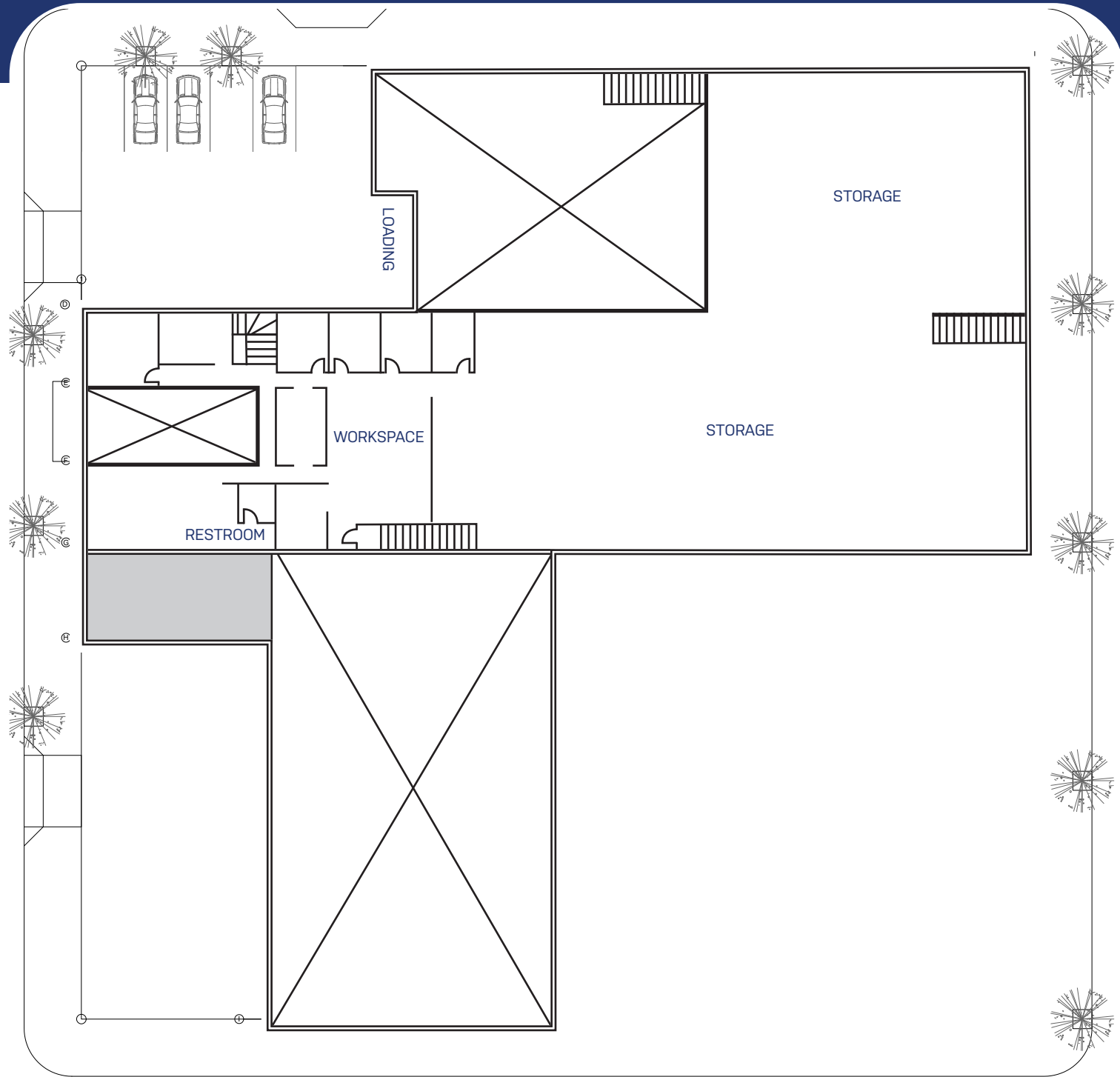
# UPPER MEZZANINE

## HIGHLIGHTS

- Newly renovated
- Exposed timber beams
- Skylights
- Ample window lines
- Large warehouse/storage area
- Multiple work spaces
- 7' clear height



# UPPER MEZZANINE



# CONVENIENT CLOSE-IN LOCATION



2010-2030 SE 8<sup>TH</sup> AVENUE