

PRIME RETAIL/OFFICE SPACE

8028 NE Glisan St, Portland, OR

For Lease



Listed at: \$18/sf/yr

Ideally situated on NE Glisan near the high-traffic 82nd Avenue corridor, 8028 NE Glisan offers two versatile flex-space opportunities perfect for retail, service, or light industrial use.

- **NNN's approximately \$2.87/sf/yr**
- **Unit A (2,000 SF):** Versatile flex space featuring one bay door, main-level office, and a large office/break room upstairs.
- **Unit C (2,366sf):** Specialized shop of 1326sf with one bay door, lower office, with office, small conference room, storage & loft upstairs. Currently utilized as a cabinet shop; owner is open to selling equipment to interested tenants.
- **Dedicated Parking:** Two exclusive parking spots included in the lot for each space.
- **High Visibility:** Prime location on Glisan near 82nd Ave with monument signage space available.
- **Strategic Zoning:** Zoned CS (Storefront Commercial), ideal for retail, service, or light industrial businesses.



JORIE GIROD

PRINCIPAL BROKER

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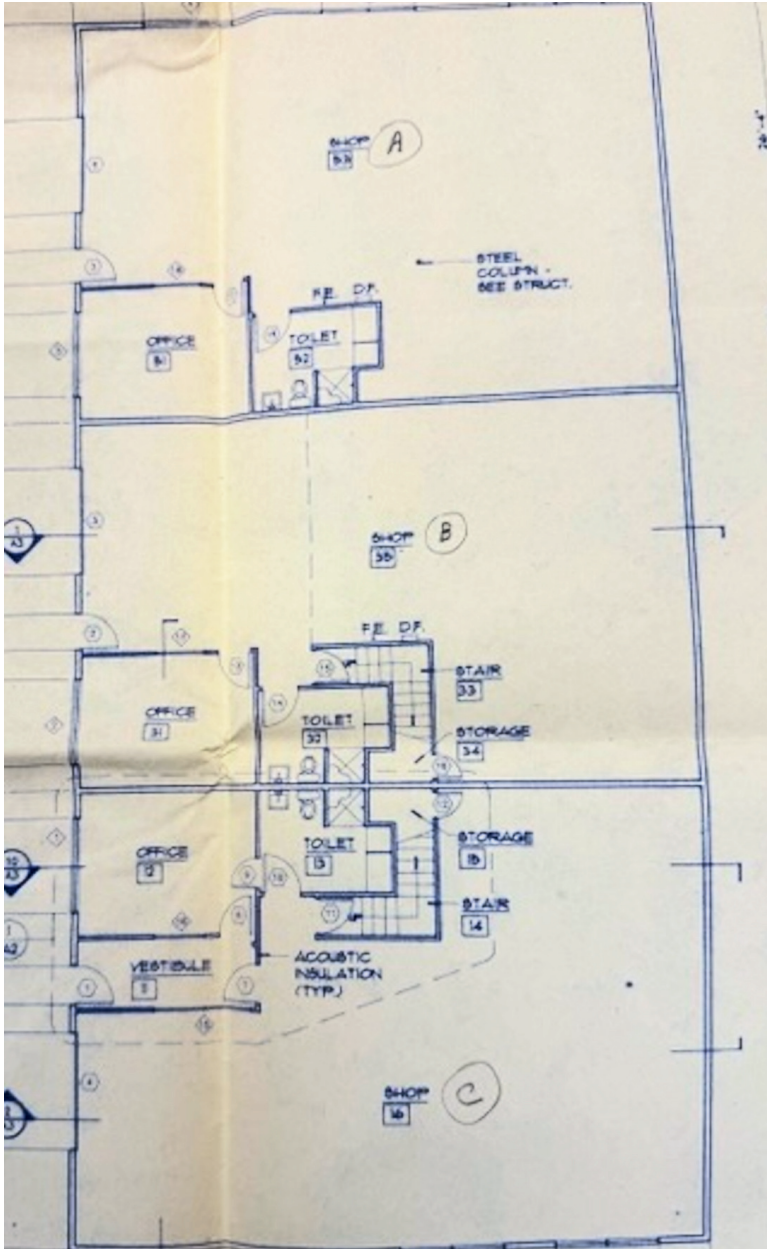
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1ST FLOOR SPACE PLAN



2ND FLOOR SPACE PLAN

