



## OFFICE SPACE / SMALL WAREHOUSE

# for LEASE

2410 SE 10th Ave.

4,528 SF

**AVAILABLE NOW**

**Full Building Pricing:**

\$18 Gross "AS IS"

\$24 Gross for Cannabis uses

**Divisible Pricing:**

\$22 Gross

**debbie** | real  
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# the SPACE

Hard to find opportunity for lease on SE 10th and Caruthers, one block north of Division and walking distance from MAX Orange Line. Perfect for distribution, contractors, service-related companies with off-street parking for up to 8 spaces.

- 3 restrooms - one with shower
- 6 private offices
- Breakroom with sink
- Built in shelving, desks and bookcases in 2nd floor common areas & 2 private offices
- Close to trendy SE Division eateries such as Genies, Pine State Biscuits, Aprisa, APEX and Palomar
- Small warehouse/garage with street entrance
- Ample file storage areas
- Security System in place
- Leveler Blinds on all windows
- Central HVAC
- Off street parking for 8+ cars

## floor PLANS

