

**PROFESSIONAL OFFICE,
MEDICAL, SERVICE, AND RETAIL**
Mont Blanc Building 1836 NE 7th Avenue, Portland OR 97212

FOR LEASE



The Mont Blanc Building blends the Irvington neighborhood's historic beauty with bright, open spaces and polished cement floors. Exposed old-growth timbers accent floor to ceiling windows in modern retail, creative office, and commercial kitchens spaces. Aglow with natural light, this mixed-use building offers a distinctly Portland sort of charm: street level tenants capture high-visibility retail space in the surging Lloyd District; upper level offices enjoy a vista over the city; and commercial kitchen and catering spaces house some of Portland's hottest epicureans.

This 35,000 sq. ft. historic building has been sustainably updated for ease of use with off-street parking options, ADA accessible facilities, luxurious restrooms with a commuter shower, a passenger elevator, and secure bike storage.

Tricia Anderson
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northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | matt@northrimpx.com | [503.381.3134](tel:503.381.3134)

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Walk Score



"Walker's Paradise"

Transit Score



"Excellent Transit"

Bike Score



"Biker's Paradise"

SUITE #108

FOR LEASE

Commuter Amenities

- On-site parking available
- Secure bike storage lockers
- Shower facility

Property Details

- Furnished lobby
- Basement storage available
- Overhead doors on the 1st floor
- City views from the 2nd floor
- Passenger elevator
- ADA accessible
- LED lighting
- High-speed fiber internet

Location Details

- Historic Irvington neighborhood near Moda Center and the Convention Center
- Close to bus lines and street car access
- Walking distance to the Broadway Bridge

Demographics (within 1 mile)

- Population (2025): 26,051
- Projected Population (2030): 26,297
- Estimated Average Household Income (2025): \$118,470
- Median Age (2025): 39.06

Daily Traffic Count

(NE Broadway & NE 7th)

TOTAL: 31,607

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SUITE #206



SUITE #205



SUITE #103



SUITE #109

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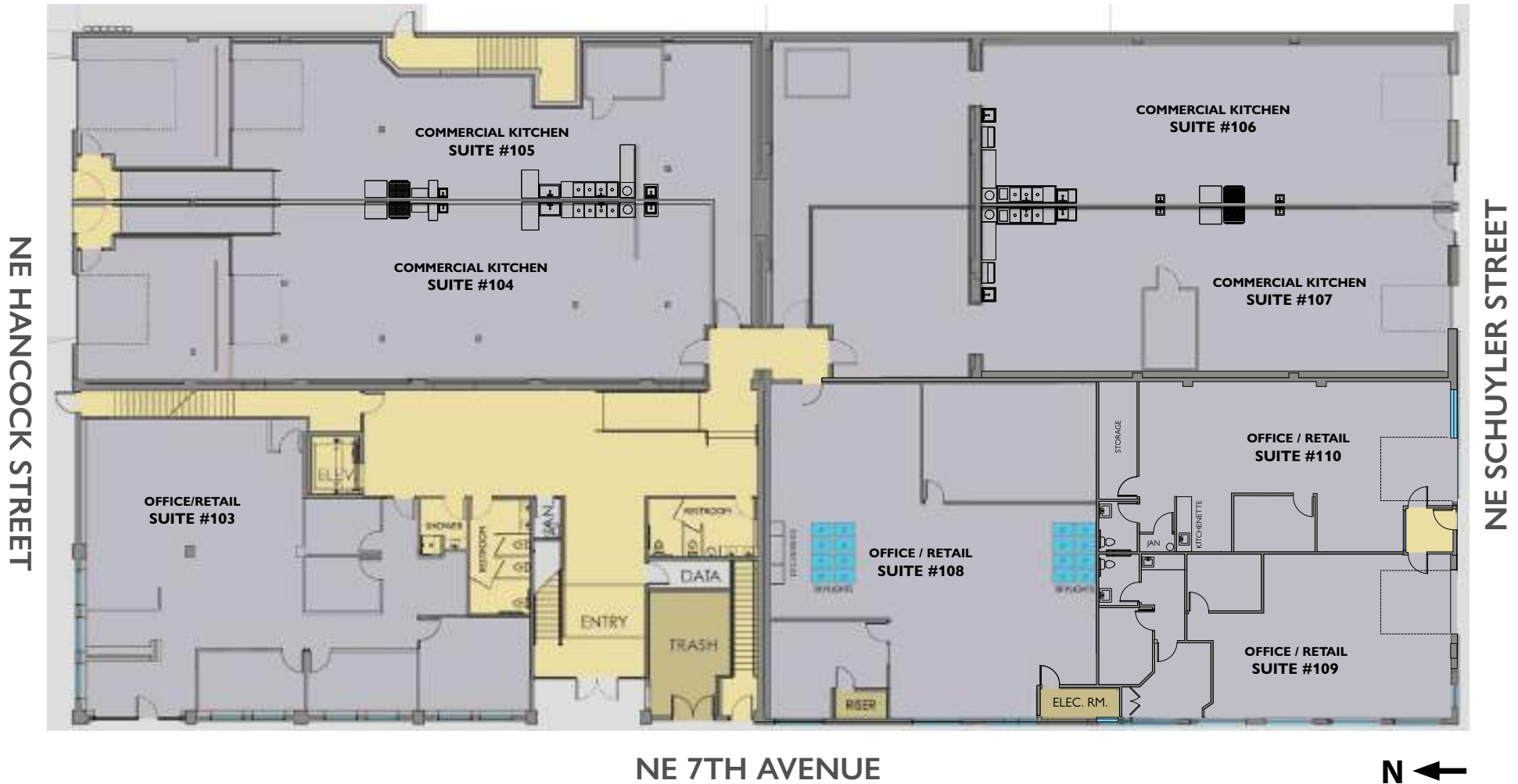
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FLOOR PLAN

1st Floor

NE 8TH AVENUE



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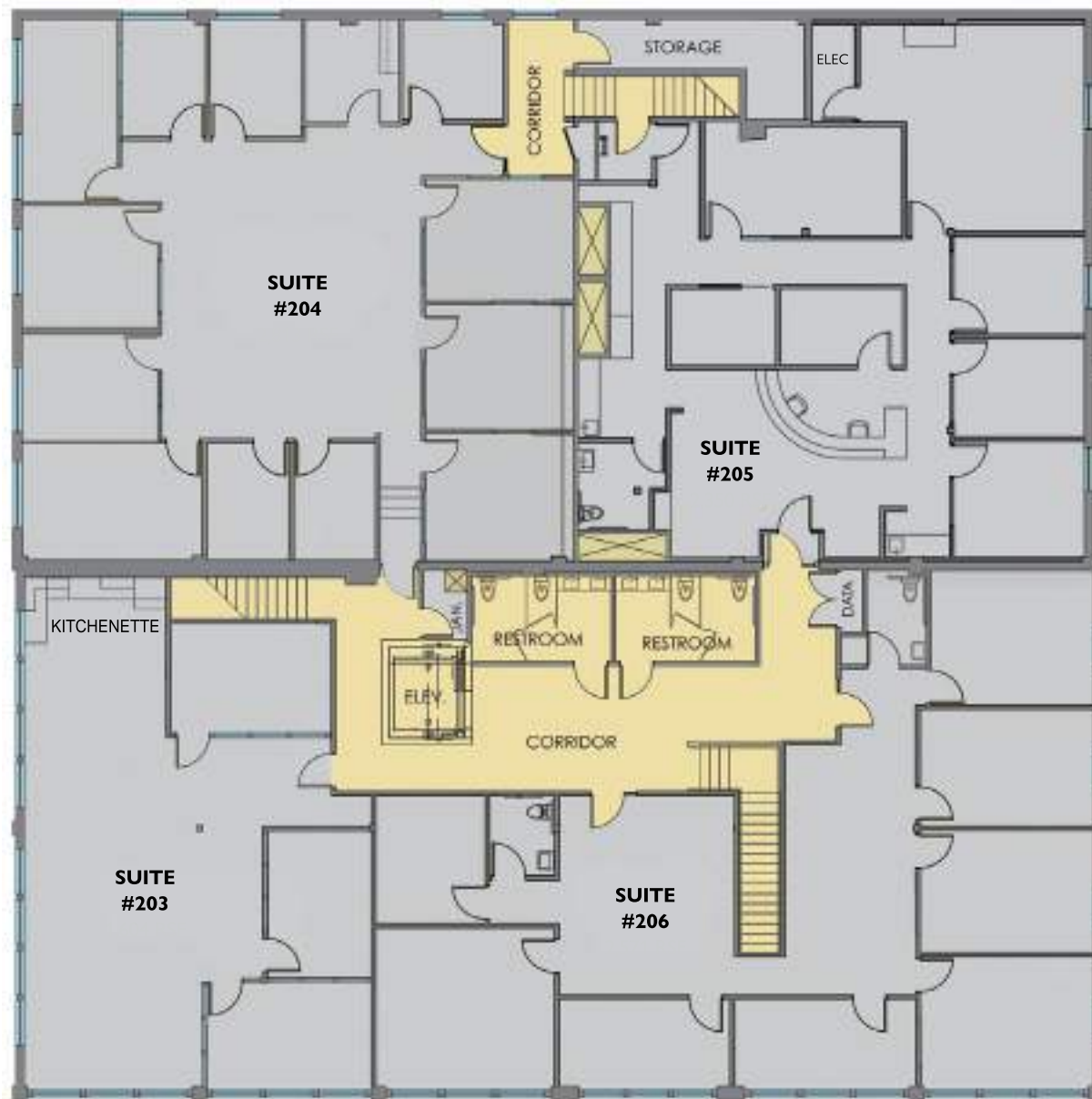
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FLOOR PLAN

2nd Floor



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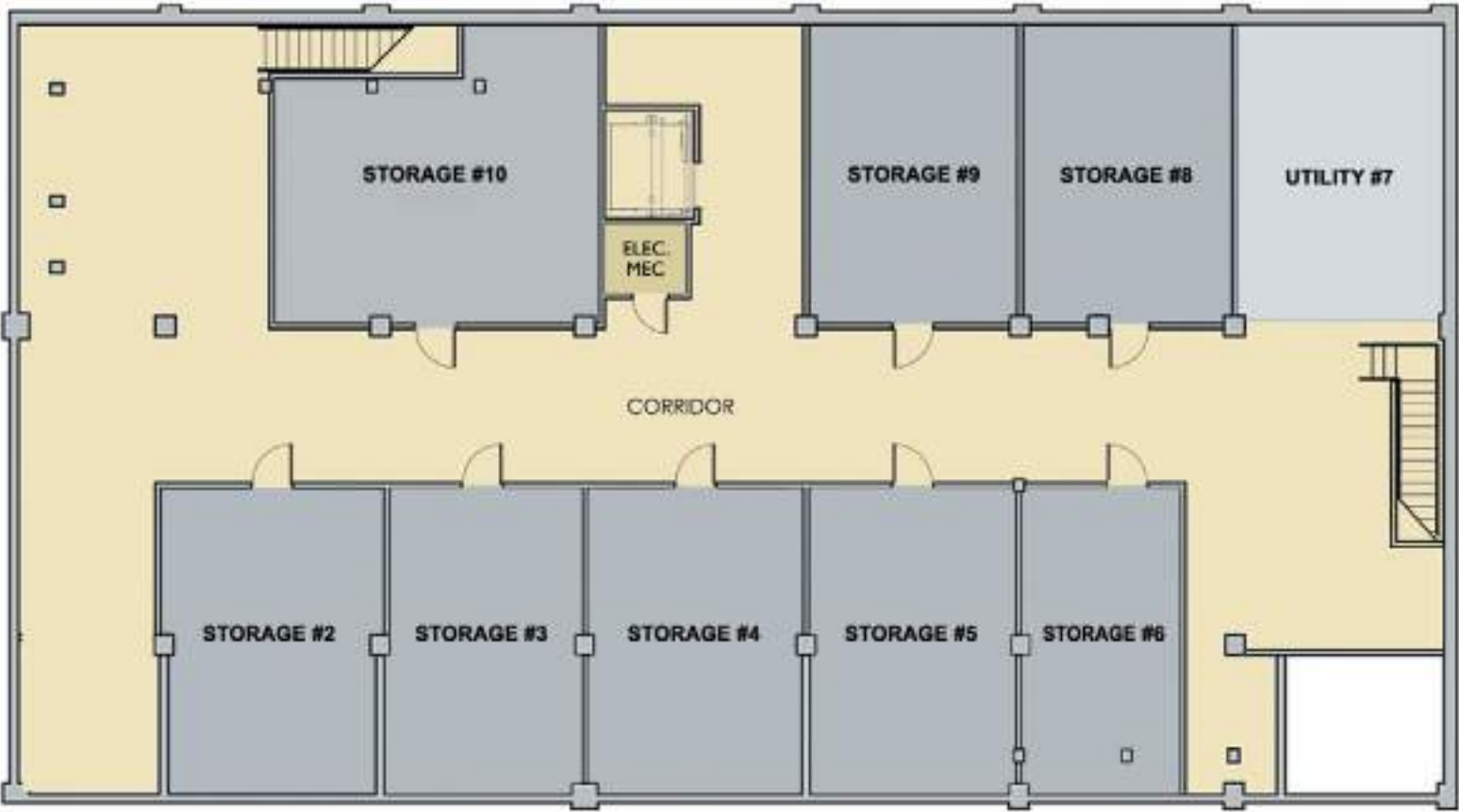
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FLOOR PLAN

Basement



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NE SACRAMENTO ST

NE THOMPSON ST

NE TILLAMOOK ST

NE ROONEY AVENUE

Debra's Beauty Salon and Barber shop

NE HANCOCK ST

NE 3RD AVENUE

NE BROADWAY ST

NE WEIDLER ST

NE 2ND AVENUE

NE MARTIN LUTHER KING JR BLVD

NE SCHUYLER ST

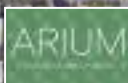
NE BROADWAY ST

NE WEIDLER ST

NE MULTNOMAH ST

TWENTYSIX CAFE

BILLY RAY'S NEIGHBORHOOD DIVE



America's Noodle



KeyBank



NE 9TH AVENUE

NE 10TH AVENUE

NE 11TH AVENUE

NE 12TH AVENUE

NE 13TH AVENUE

NE 14TH AVENUE

NE 15TH AVENUE

NE 16TH AVENUE

NE 17TH AVENUE

NE 18TH AVENUE

NE 19TH AVENUE



NE TILLAMOOK ST



NE HANCOCK ST

OnPoint



DOLLAR TREE

SUBWAY

Blossoming Lotus



McMenamins



SAFeway

QDOBA MEXICAN EATS

FIVE GUYS BURGERS and FRIES

WELLS FARGO



Applebee's



Residence Inn Marriott

15TH AVENUE HOPHOUSE



← DOWNTOWN PORTLAND

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