



LOVEJOY BUILDING

*Boutique Professional Building /
Security Gate / Parking Negotiable*

828 NW 19TH AVENUE, PORTLAND, OR

1,200 SF

GROUND FLOOR

\$24-\$32

LEASE RATE (FS GROSS + JAN)

1,147 SF

UPPER FLOOR

NOW

AVAILABLE

TWO SUITES AVAILABLE IN THE HEART OF NW PORTLAND

Why this building?

Fully renovated ground-floor suite – light, bright, open concept

Secure gated entry – ideal for after-hours tenants and solo practitioners

Parking negotiable based on tenant needs

Full Service Gross lease simplifies budgeting – no NNN reconciliations

Established NW Portland location with strong walk and bike scores

Professional co-tenancy including Lovejoy Real Estate

7,076 SF

BUILDING SIZE

2

SUITES AVAILABLE

2022

YEAR RENOVATED



ADDRESS	828 NW 19th Avenue, Portland, OR 97204
BUILDING SIZE	7,076 SF
SUITES AVAILABLE	2
LEASE TYPE	Full Service Gross + Janitorial
PARKING	Negotiable
SECURITY	Gated access
ZONING	General Employment 1
YEAR BUILT	1970/2022

PROPERTY OVERVIEW

Offering excellent street-level visibility with easy walk-in access, featuring a bright, fully renovated interior with modern finishes, an open-concept layout complemented by a private office, as well as a convenient kitchenette, private restroom, and additional storage.

IDEAL FOR

Specialty retail – boutiques, gift shops, artisan goods

Café or specialty bakery – capitalizing on strong food-away-from-home spending

Personal services – salon, barbershop, Pilates, yoga, massage

Professional services with walk-in appeal – real estate, insurance, financial advisory

\$32/SF

ASKING RATE (FULL SERVICE GROSS + JANITORIAL)

GROUND FLOOR
1,200 SF



PROPERTY OVERVIEW

Situated in a private, above-street-level setting, offering a quieter environment with existing demising walls that allow for flexible configurations, ideal for private offices or treatment rooms, along with tenant-driven buildout options to suit your needs.

IDEAL FOR

Professional offices – legal, accounting, marketing, architecture, consulting

Creative and tech – software, design studios, agencies

Wellness and therapy – counseling, PT, chiropractic, acupuncture

Executive suites or flexible shared office – freelancers, small teams

TWO WAYS TO LEASE

AS-IS \$24/SF FSG + Janitorial – TI negotiable for tenant-driven buildout

DELIVERED RENOVED \$28/SF FSG + Janitorial – turnkey, finished to match ground floor

UPPER FLOOR
1,147 SF



PROPERTY OVERVIEW



LOCATION OVERVIEW

96
WALK SCORE

96
BIKE SCORE

79
TRANSIT SCORE

NW Portland's most walkable professional corridor – minutes to NW 21st and 23rd, steps from boutique retail, restaurants, and Legacy Good Samaritan. Direct access to I-405 and downtown Portland.

PORTLAND

Willamette River



MODA CENTER

OREGON CONVENTION CENTER



NEW SEASONS
MARKETS

LEGACY
GOOD SAMARITAN
HOSPITAL

Slabtown

SAFEWAY

SUBJECT PROPERTY

NW LOVEJOY ST

TRADER JOE'S

Pearl District

NW GLISAN ST

Fred Meyer

Old Town

PROVIDENCE PARK

W BURNSIDE ST

CBD

Nob Hill

NW 23RD AVE

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	33,667	136,665	359,487
2020 CENSUS	43,031	169,465	413,655
2025 ESTIMATED	59,012	186,153	421,512
2030 PROJECTED	58,944	188,075	416,618



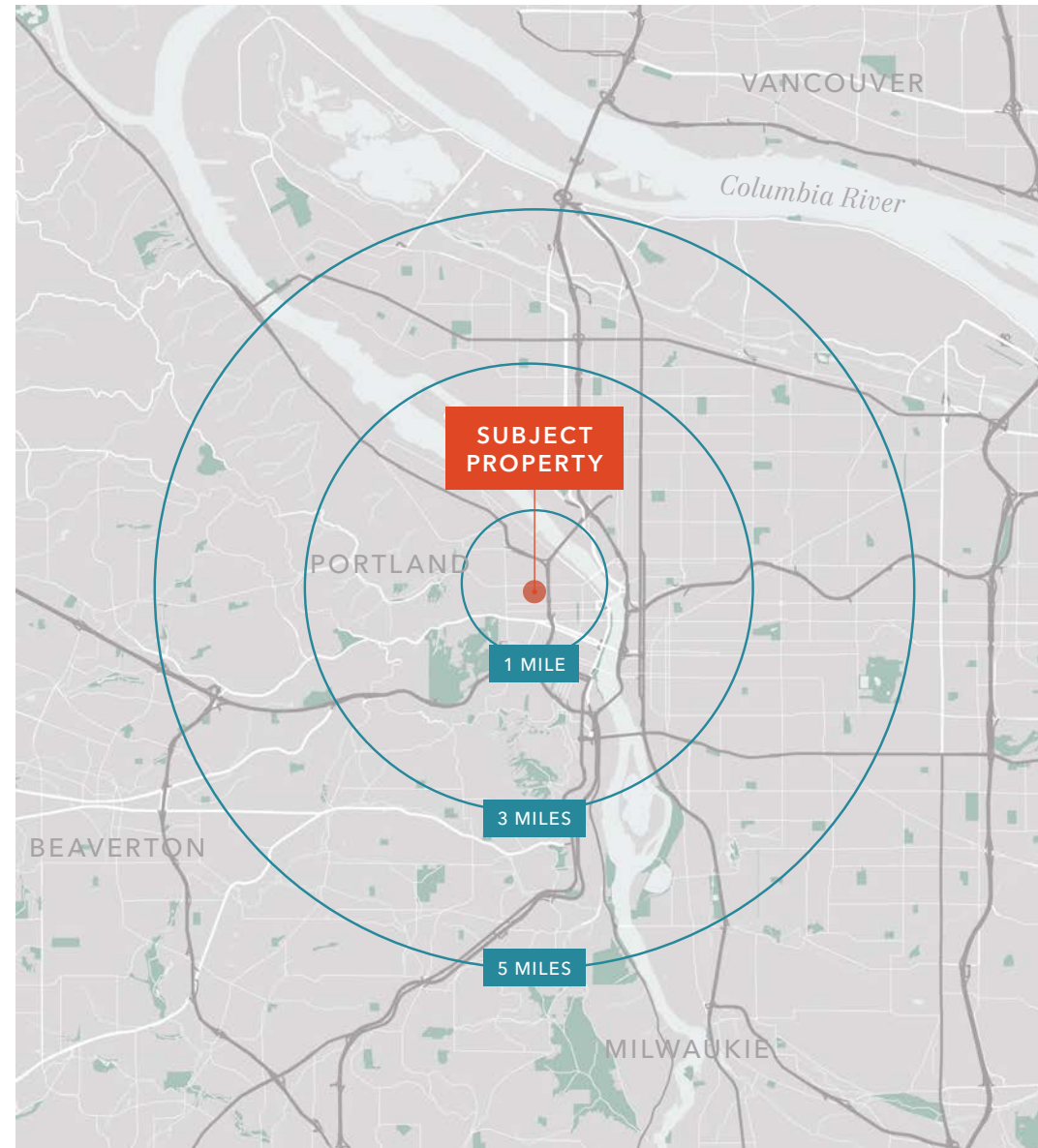
Households

	1 Mile	3 Miles	5 Miles
2010 CENSUS	28,167	89,739	193,486
2020 CENSUS	28,167	89,739	193,486
2025 ESTIMATED	32,054	97,376	200,058
2030 PROJECTED GROWTH	1,193	3,051	787



Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$84,267	\$101,530	\$111,105
2030 MEDIAN PROJECTED	\$84,792	\$101,085	\$110,512
2025 AVERAGE	\$124,269	\$140,226	\$149,238
2030 AVERAGE PROJECTED	\$124,664	\$139,597	\$148,599





828 NW 19TH AVE

*For more information on
this property, please contact*

REBECCA O'LEARY, CCIM
503.964.2730
rebecca.oleary@kidder.com

RYAN O'LEARY
503.453.9124
ryan.oleary@kidder.com

[KIDDER.COM](https://www.kidder.com)

[TEAMOLEARY.COM](https://www.teamoleary.com)

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