

# HIGH-QUALITY OFFICE SPACE IN HOLLYWOOD

K2 Building 1717 NE 42nd Avenue, Portland OR 97212

## FOR LEASE



**K2 is a beautifully renovated building with four floors of professional suites** strategically located in the heart of Portland's vibrant Hollywood neighborhood near many businesses such as 24-Hour Fitness, Trader Joes, and Whole Foods. The property has historic charm and modern amenities, including high efficiency heating and cooling, ADA access and elevator service, storage opportunities, and secure bike parking. K2 has on-site guest parking, 24/7 secure building access, and is easily accessible by all means of transportation.

**Tricia Anderson**

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**[northrimpdx.com](http://northrimpdx.com)**

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





Walk Score  
96  
"Walker's Paradise"

Transit Score  
72  
"Good Transit"

Bike Score  
98  
"Biker's Paradise"

Property Details

- Renovated building with eco-friendly finishes, home to four levels of professional suites
- Highly visible with street presence
- Over 25,000 sq. ft.
- High efficiency heating and cooling systems
- Wireless internet available
- ADA accessible
- Secure bike parking
- Private parking lot
- Optional basement storage

Location

- In the heart of the Hollywood district
- On the corner of NE Sandy and NE 42nd
- Easy access to I-84
- Right next to Hollywood Theatre
- 1 Block to Whole Foods Market
- Near the Hollywood Transit Center
- Close to the Springwater Corridor Trail

Demographics

- (within 1 mile)
- Population: 26,685
  - Average household income: \$132,000
  - Median resident age: 42

Daily Traffic Count

(within 1 mile)  
TOTAL: 29,000

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FLOOR PLAN | Lower Level



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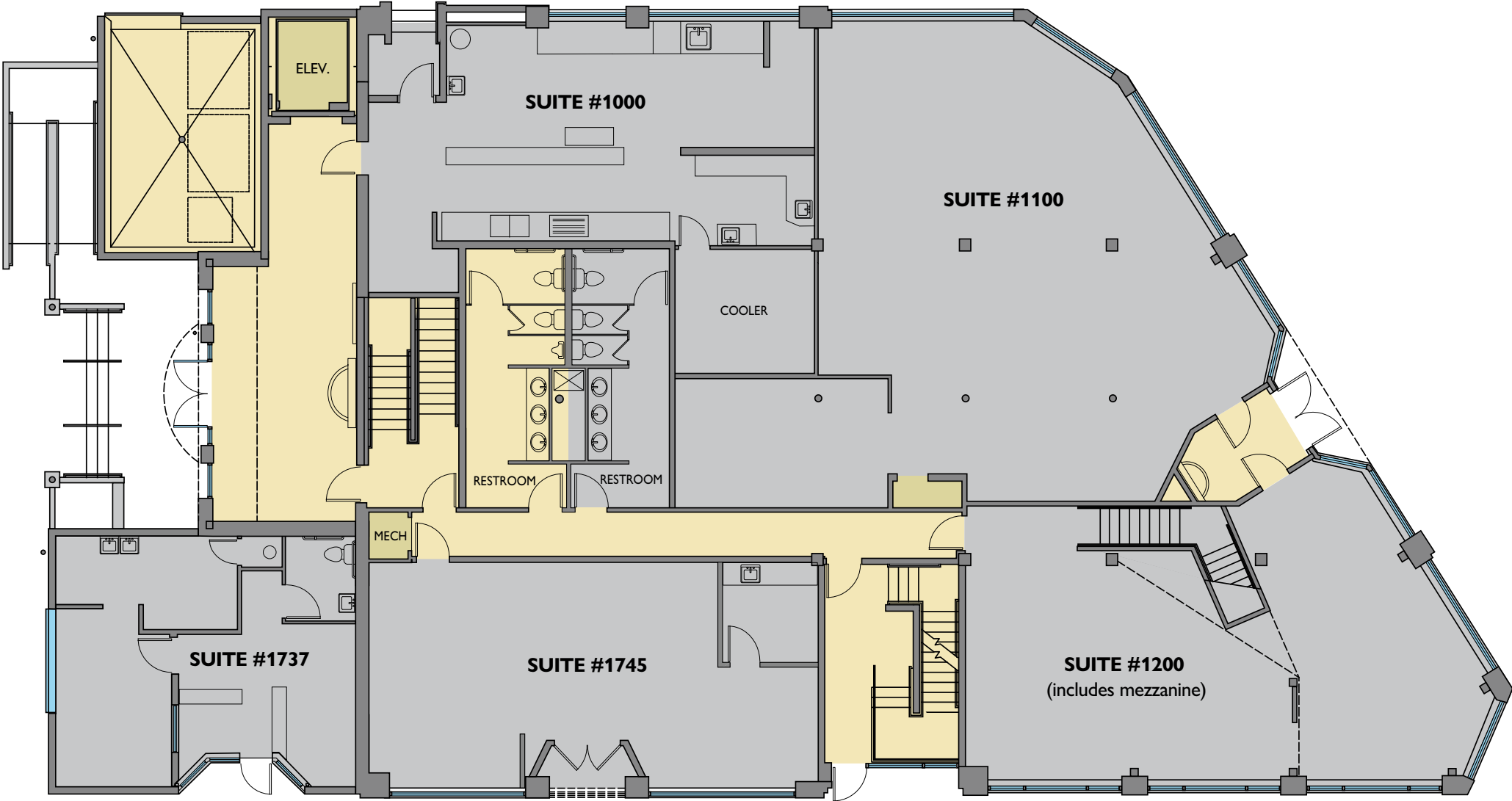
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FLOOR PLAN | 1st Floor



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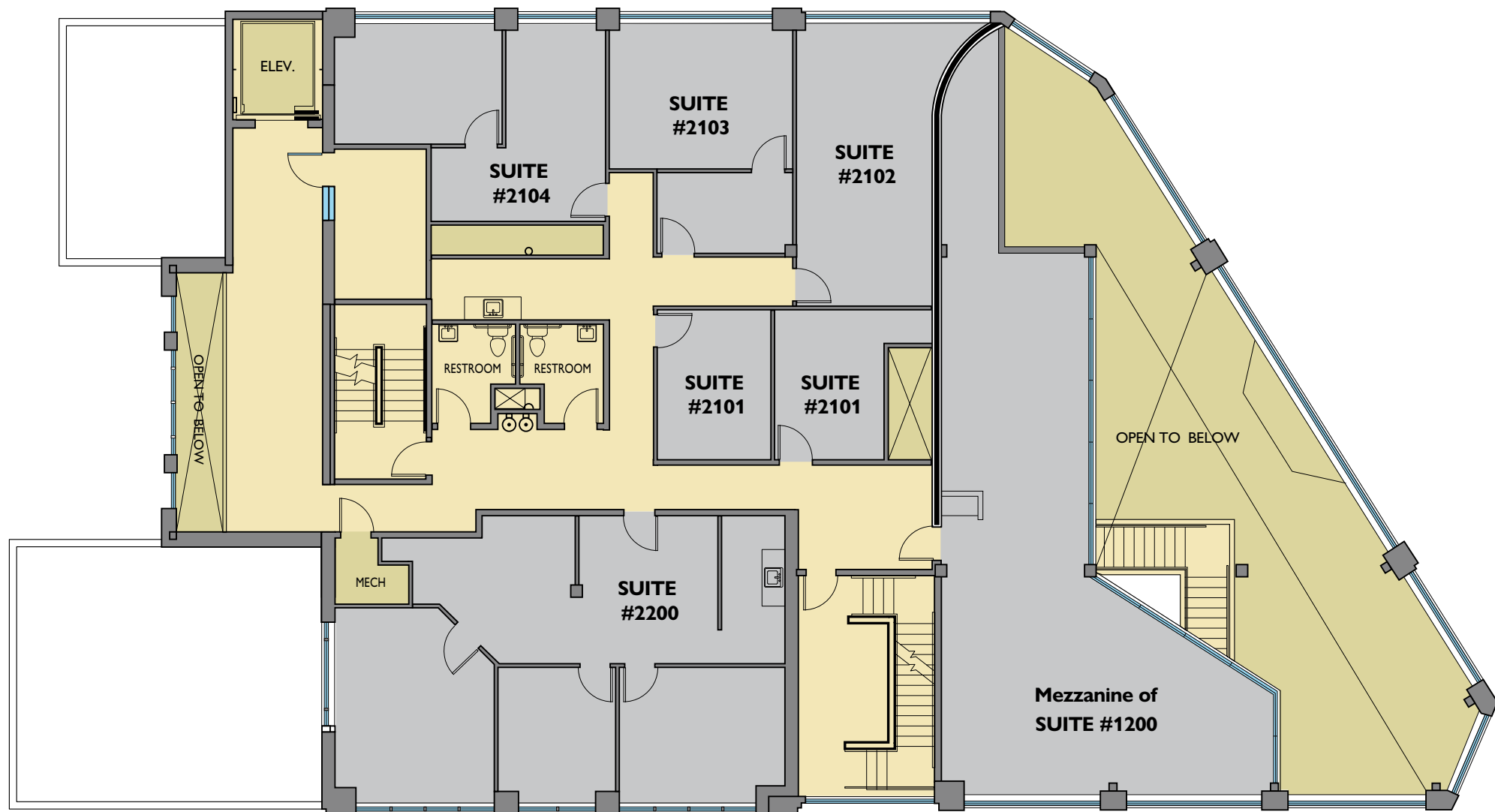
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FLOOR PLAN | 2nd Floor



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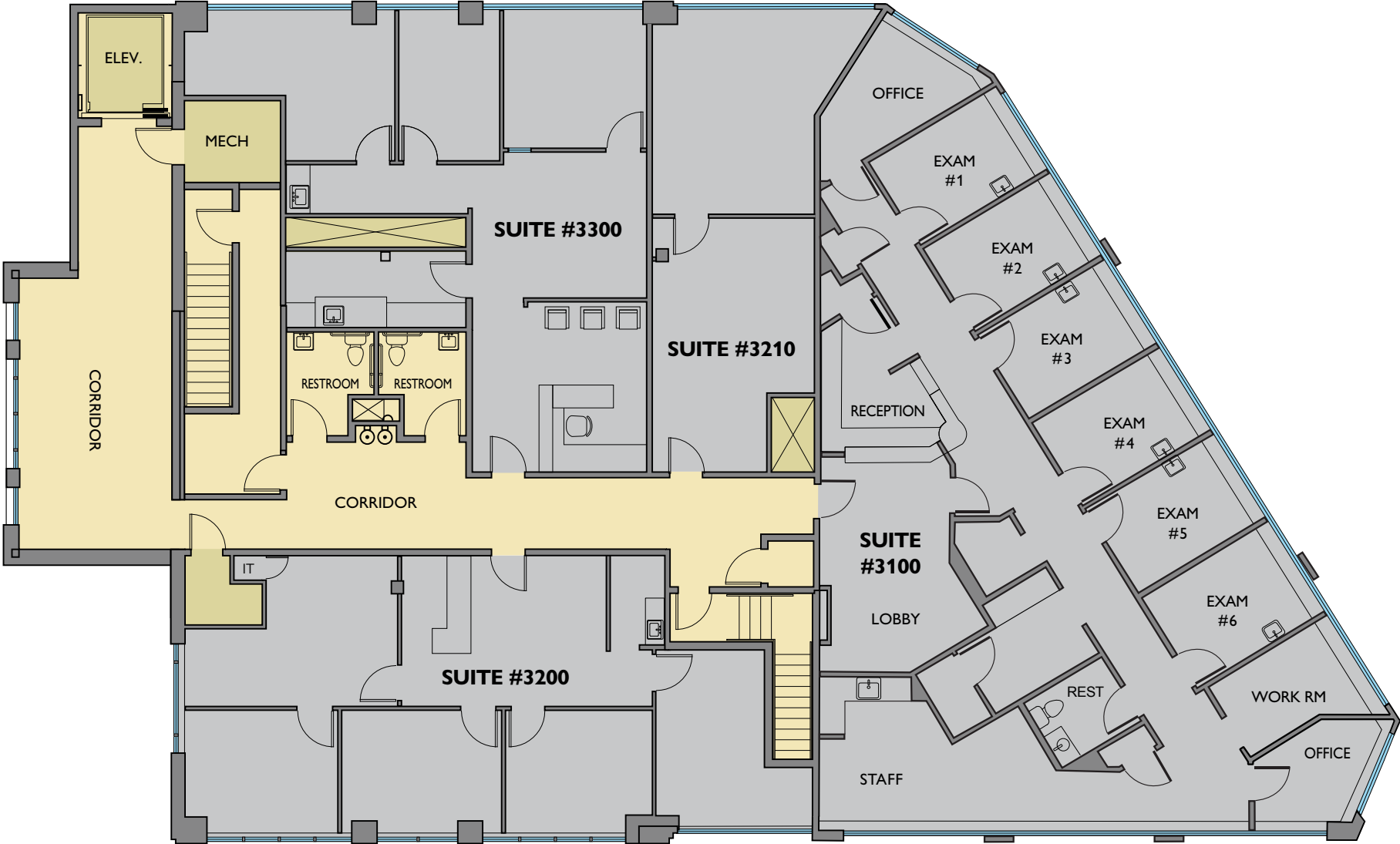
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FLOOR PLAN | 3rd Floor



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