



FOR LEASE



GLASER BROTHERS WAREHOUSE

Single-Tenant Creative Studio / Flex Building in NW Portland

10,000 SF (Entire Building) with Secured Interior Parking

\$15 psf + NNN

710 NW 17th Ave, Portland, OR

- Single-tenant Creative Studio / Production Building
- Secured Interior Parking Garage
- Abundant Natural Light, High Ceilings, Exposed Beams, a Kitchenette, Two Restrooms, and an Open Floor Plan
- Convenient Location West of the Pearl District and 3 Blocks from Portland Streetcar
- Local Property Ownership and Management

RILEY HENDERSON

Senior Associate Broker | Licensed in OR & WA
503-975-9301 | riley@capacitycommercial.com

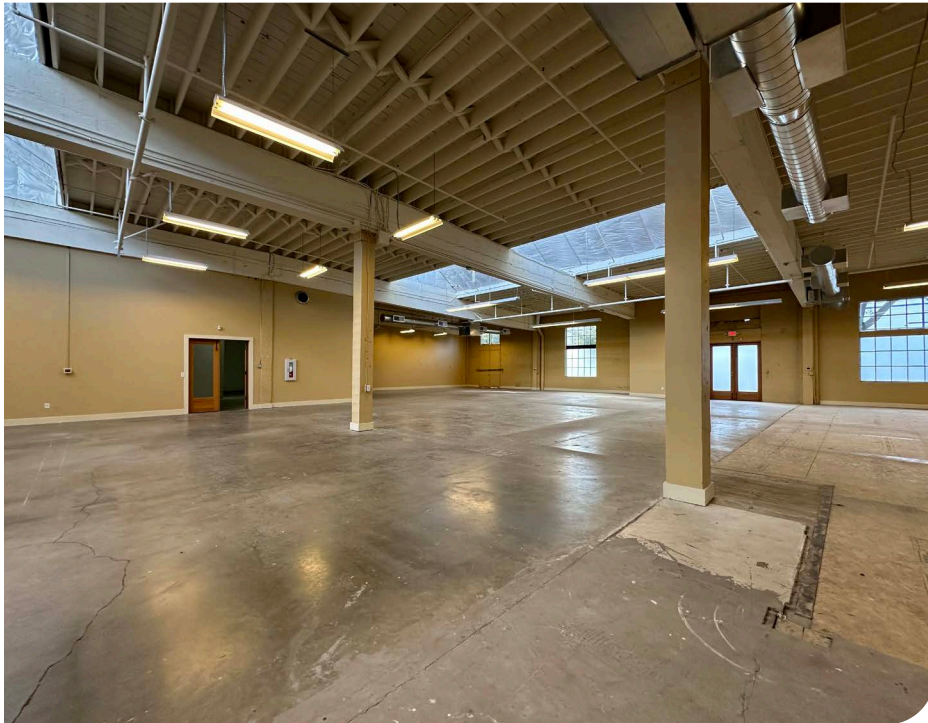
NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA
503-222-2655 | ndiamond@capacitycommercial.com



PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	710 NW 17th Ave, Portland OR
Available Space	10,000 SF
N° of Suites Available	1 Suite (Entire Building)
Lease Rate	\$15 psf + NNN
Use Type	Creative Office / Flex
Availability	With 60 Days' Notice
Electrical	400A Power
Space Features and Amenities	<ul style="list-style-type: none"> • High-Ceiling Open Space • Kitchenette • Two Restrooms • Roll-Up Door • Secure Garage / Loading Area with Parking

Location Features

The Glaser Brothers Warehouse building enjoys a prime location in inner NW Portland, just across I-405 from the Pearl District and close to offices, retail, and the downtown core, with a Walk Score of 98. Be among a creative-focused area, including the Downstream design agency, PLACE landscape architecture firm, ARC | Riot Creative Imaging, and more.

Access to the Portland Streetcar N/S line station is within 3 blocks at NW 18th and Lovejoy, which connects the area with the northwest district, Pearl District, downtown core, Portland State University, and the south waterfront with connections to other Portland Streetcar lines. The site also enjoys easy access to Highway 30 and I-5 via I-405.

Nearby Highlights

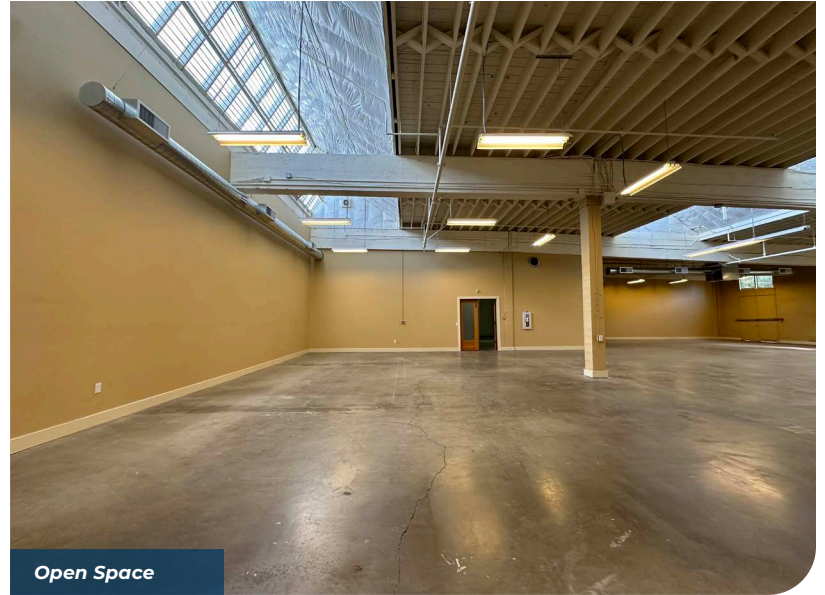
- 24 Hour Fitness
- Amprsnd Marketing
- ARC | Riot Creative Imaging
- Brix Tavern
- C2K Architecture
- Cafe Nell
- Chown Hardware
- Couch Park
- Downstream
- Ferguson Bath
- Irving Street Tapas
- McMenamins Mission
- Mud Bay
- Opsis Architecture
- Pearl ACE Hardware
- PLACE Architecture
- Radio Cab HQ
- REI Outdoor
- SuperDeluxe
- ZoomCare Office



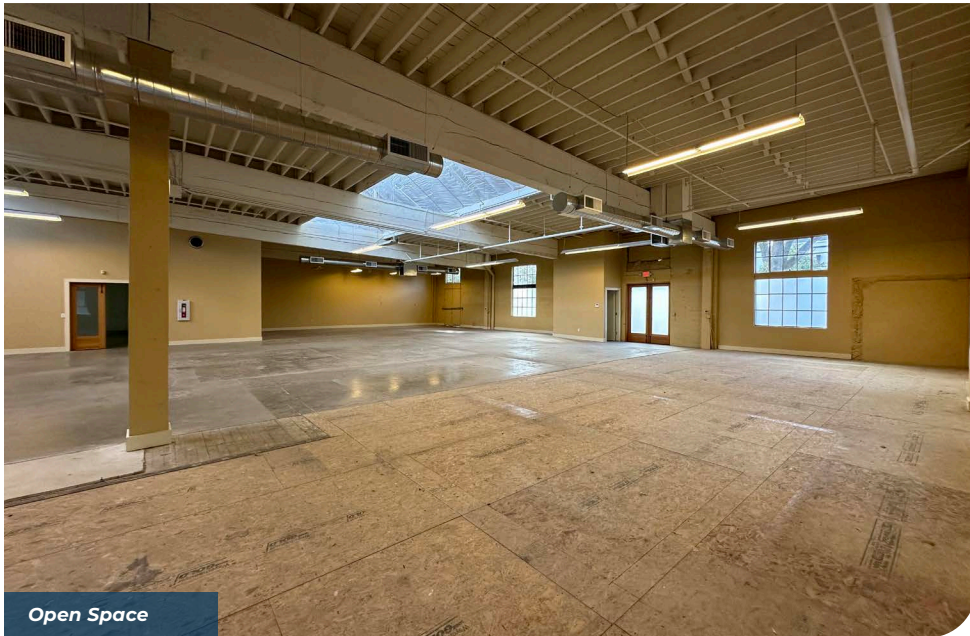
INTERIOR PHOTOS



Open Space



Open Space



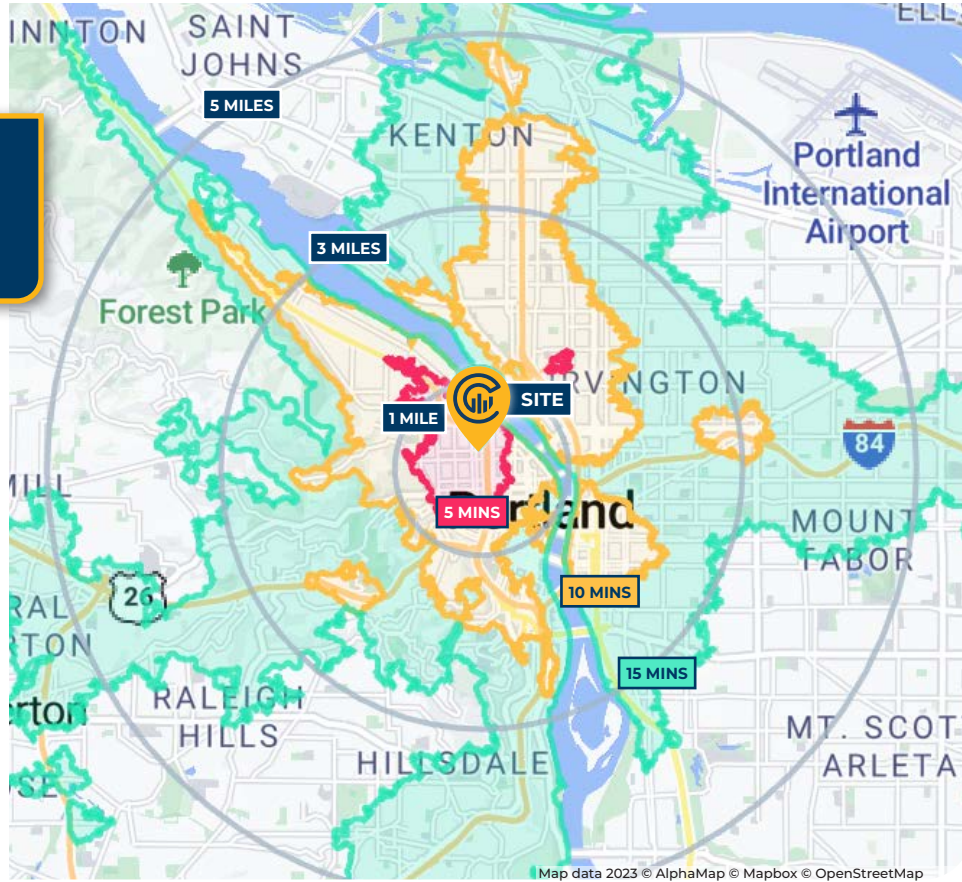
Open Space



Garage / Loading



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	48,769	176,151	415,756
2029 Projected Population	49,546	177,075	409,300
2020 Census Population	43,959	173,032	419,438
2010 Census Population	34,686	139,925	364,872
Projected Annual Growth 2024 to 2029	0.3%	0.1%	-0.3%
Historical Annual Growth 2010 to 2024	2.9%	1.8%	1.0%
Households & Income			
2024 Estimated Households	32,035	96,558	200,546
2024 Est. Average HH Income	\$121,973	\$141,313	\$145,425
2024 Est. Median HH Income	\$79,550	\$101,152	\$107,708
2024 Est. Per Capita Income	\$80,867	\$77,910	\$70,486
Businesses			
2024 Est. Total Businesses	8,103	21,735	36,441
2024 Est. Total Employees	84,806	212,356	303,653

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

98

Walk Score®
"Walker's Paradise"

Ratings provided by <https://www.walkscore.com>

91

Bike Score®
"Biker's Paradise"

82

Transit Score®
"Excellent Transit"

RILEY M. HENDERSON

Senior Associate Broker | Licensed in OR & WA
503-975-9301 | riley@capacitycommercial.com

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA
503-222-2655 | ndiamond@capacitycommercial.com

**GLASER BROTHERS
WAREHOUSE**