



FOR LEASE




726-728 SE 20TH AVE

Creative Flex / Office Space Available

± 1,733 SF - ± 5,200 SF (2 Suites) | \$1.85 psf + NNN

726 - 728 SE 20th Ave, Portland, OR 97214

- Newly renovated creative office/warehouse space with fresh finishes, which include polished concrete warehouse floors, steel post and beam mezzanine, new windows and skylights throughout, LED Lights throughout, and  **BIGASSFANS**[®]
- Great close-in East side neighborhood adjacent to open space
- Signage Opportunity

SCOTT KAPPES, SIOR

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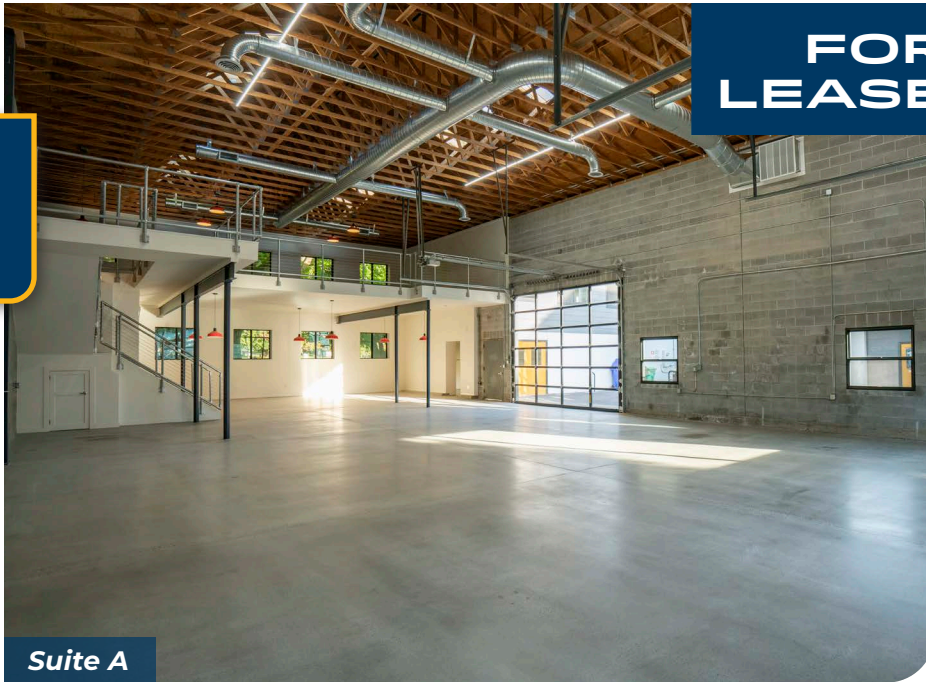
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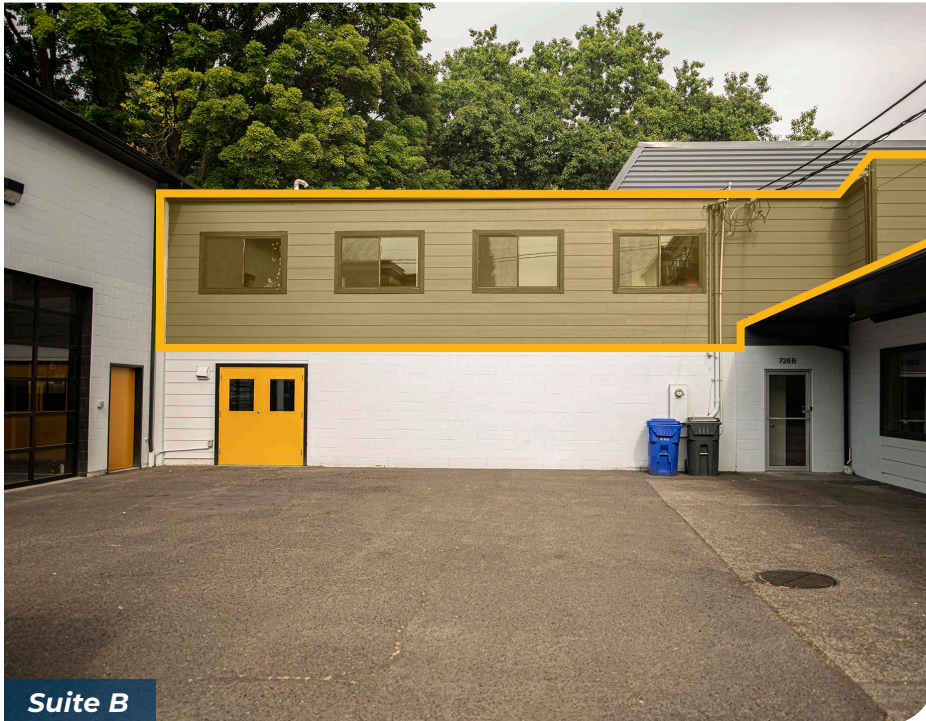


PROPERTY SUMMARY

FOR LEASE



Suite A



Suite B

PROPERTY DETAILS

Address	726 - 728 SE 20th Ave, Portland, OR 97214
Available Space	1,733 - 5,200 SF
N° of Suites Available	2 Suites
Use Type	Creative Office / Warehouse / Flex
HVAC	One (1) New HVAC System
Restrooms	Two (2)
Ceiling Height	20'
Parking	Four (4) Surface Spaces, Street Parking Available
Space Condition	A) Vanilla Shell, Seismically Upgraded B) Traditional Office
Availability	With 30 Days' Notice

SUITE	SIZE	USE TYPE	RATE	CONDITION	AVAILABLE
A	5,200 SF	Flex	\$1.85 psf + NNN	Vanilla Shell	Within 30-60 Days
B	1,733 SF	Flex	\$1.85 psf + NNN	Vanilla Shell	Within 30-60 Days

Location Features

- In the Buckman neighborhood in Portland
- Nearby parks include Col Summers City Park, Buckman Field, and Ladd's Rose Gardens Circle and Squares
- 16 minute walk from the B Portland Streetcar - B Loop and the 6 Martin Luther King Jr Blvd bus at Grand & Belmont
- Walker's Paradise so daily errands do not require a car

Nearby Highlights

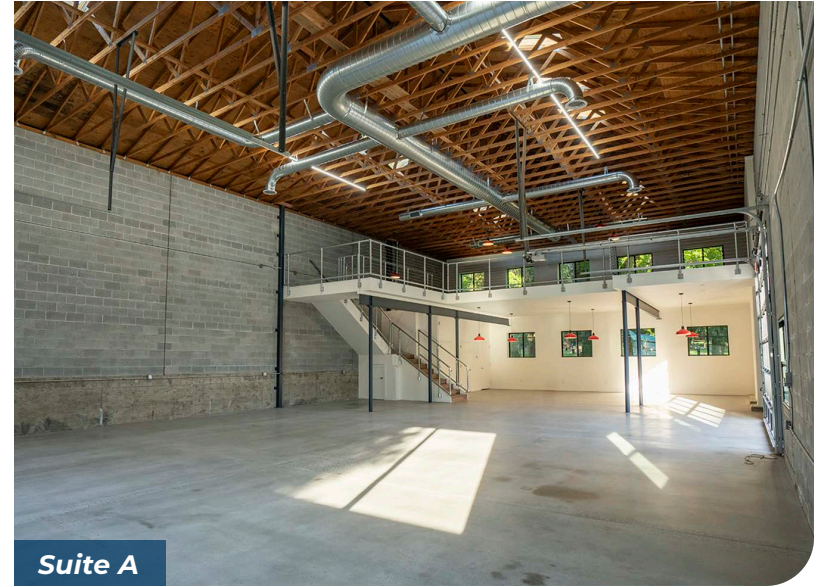
- Baby Doll Pizza
- Bamboo Sushi
- Bluto's
- ENSO Winery
- Flattop & Salamander
- Heart Coffee
- Low Tide Lounge
- Luce
- Matador East
- Pad Thai Kitchen
- Patio Brunch & BBQ
- Rukdiew Cafe
- Sammich PDX
- Screen Door Eastside
- SORO SORO
- The Nest Lounge
- The Slide Inn
- The Vern



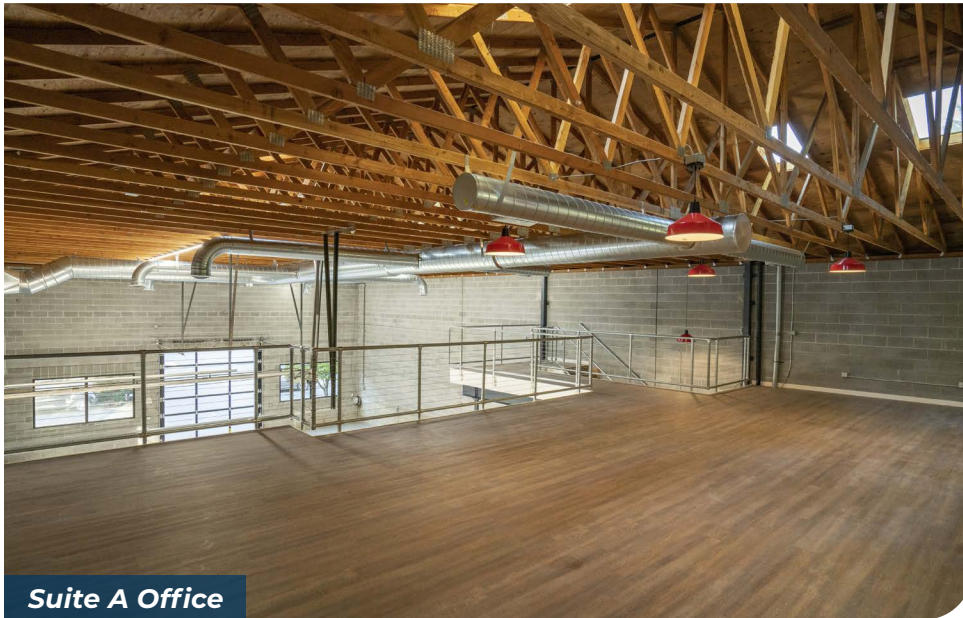
PHOTO LIBRARY



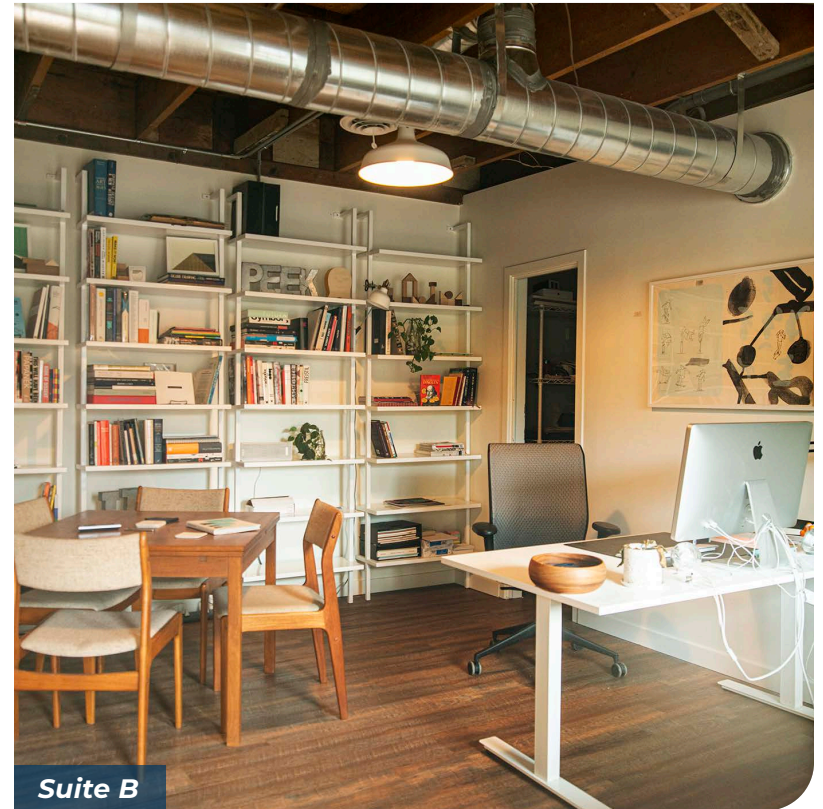
Suite B



Suite A



Suite A Office



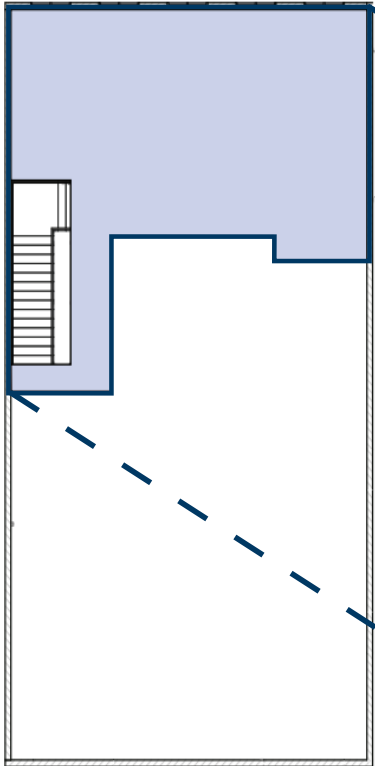
Suite B



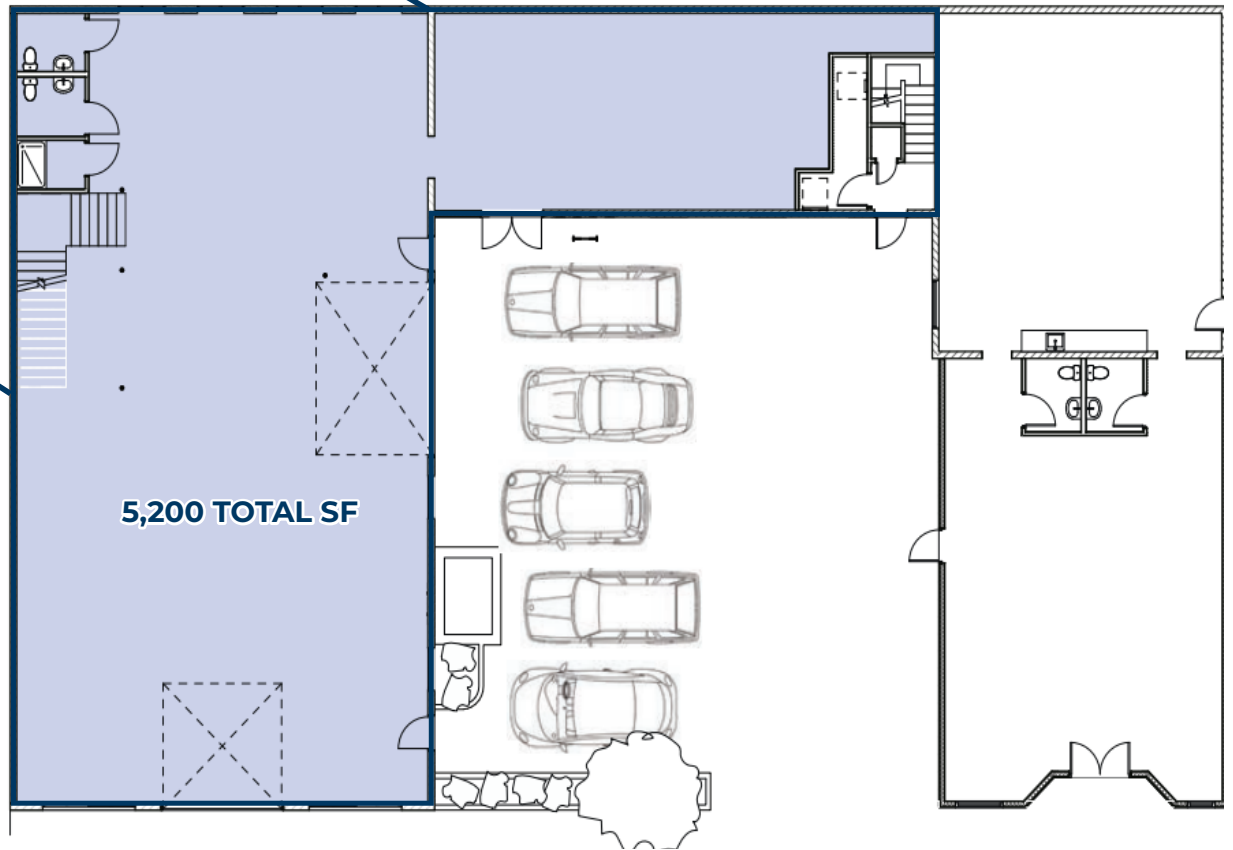
FLOOR PLAN

SUITE A

SECOND FLOOR OFFICE



GROUND FLOOR

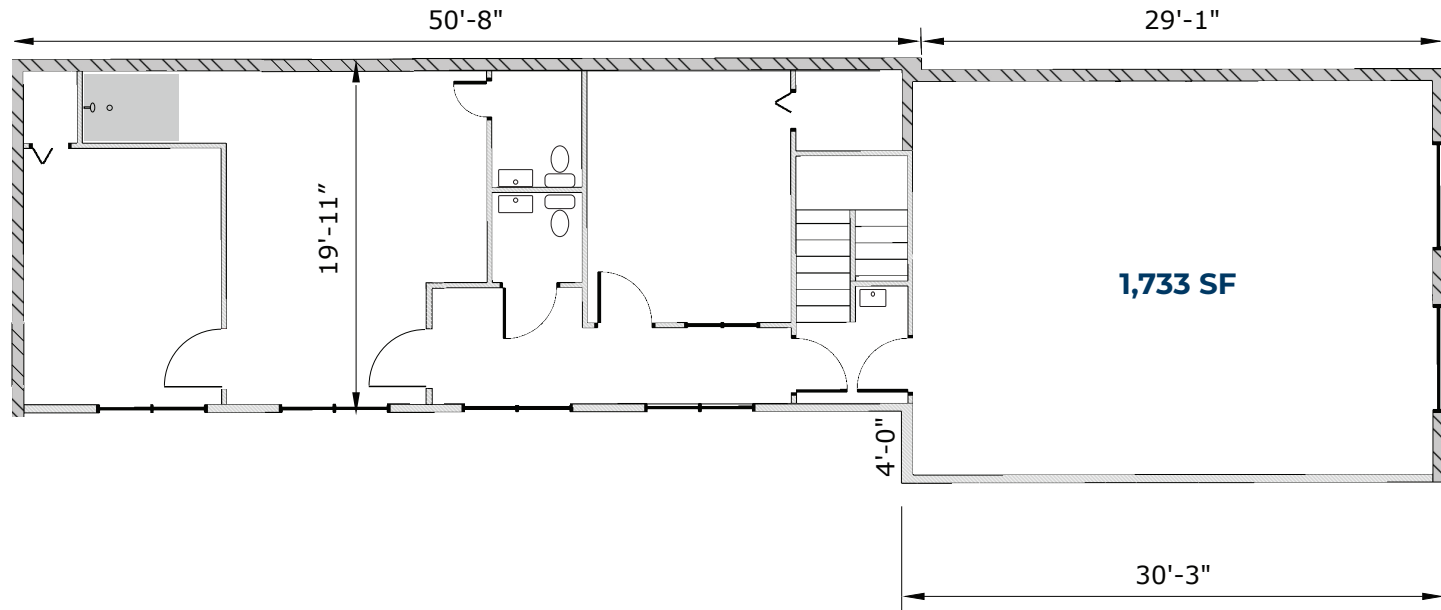


5,200 TOTAL SF



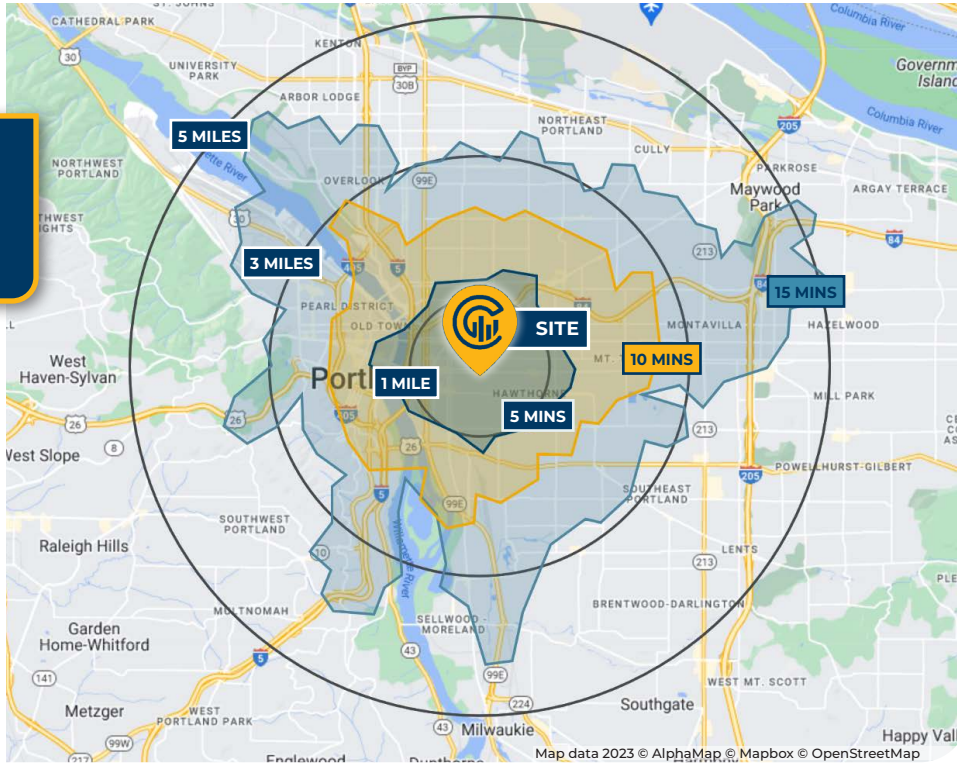
FLOOR PLAN

SUITE B





DRIVE TIMES & DEMOGRAPHICS



89

Walk Score®
"Walker's Paradise"

94

Bike Score®
"Biker's Paradise"

57

Transit Score®
"Good Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2023 Estimated Population	31,952	239,629	466,351
2028 Projected Population	31,911	231,330	446,600
2020 Census Population	31,916	241,340	473,075
2010 Census Population	25,618	202,533	416,170
Projected Annual Growth 2023 to 2028	---%	-0.7%	-0.8%
Historical Annual Growth 2010 to 2023	2.5%	1.9%	1.4%
Households & Income			
2023 Estimated Households	17,802	126,434	220,324
2023 Est. Average HH Income	\$112,785	\$134,112	\$138,187
2023 Est. Median HH Income	\$91,029	\$98,565	\$99,903
2023 Est. Per Capita Income	\$63,275	\$71,201	\$65,657
Businesses			
2023 Est. Total Businesses	4,016	25,223	38,749
2023 Est. Total Employees	28,795	220,835	326,689

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 11/2023, TIGER Geography - RS1

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