

PORTLAND LEASING OPPORTUNITIES

GLISAN CENTER
1633 NW GLISAN STREET
PORTLAND, OR 97209

BRAD MACOMBER
Senior Director, Leasing
503.218.4380
brad.macomber@cinw.com
OR 200908061 | WA 95748





**TWO AVAILABLE LEASE OPPORTUNITIES IN
IDEALLY LOCATED GLISAN CENTER**



THE SYNOPSIS

1633 NW GLISAN STREET, PORTLAND, OR

**\$24 PSF
+ NNN**

GLISAN CENTER LEASE OPPORTUNITY

1633 NW GLISAN STREET, PORTLAND, OREGON 97209

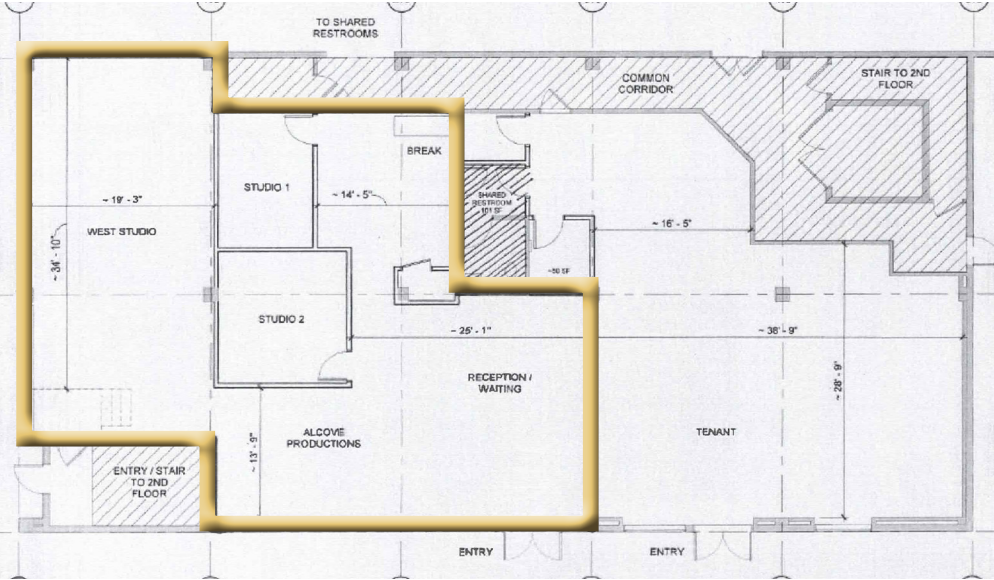
Ground Floor 2,384 SF
Price \$24 + NNN
Year Built 1947

Construction Reinforced Concrete
Land 0.88 AC
Stories 2
Parcel R140791



2,384 SF Available

GROUND FLOOR SITE PLAN



**\$19 PSF
+ NNN**

GLISAN CENTER LEASE OPPORTUNITY

1633 NW GLISAN STREET, PORTLAND, OREGON 97209

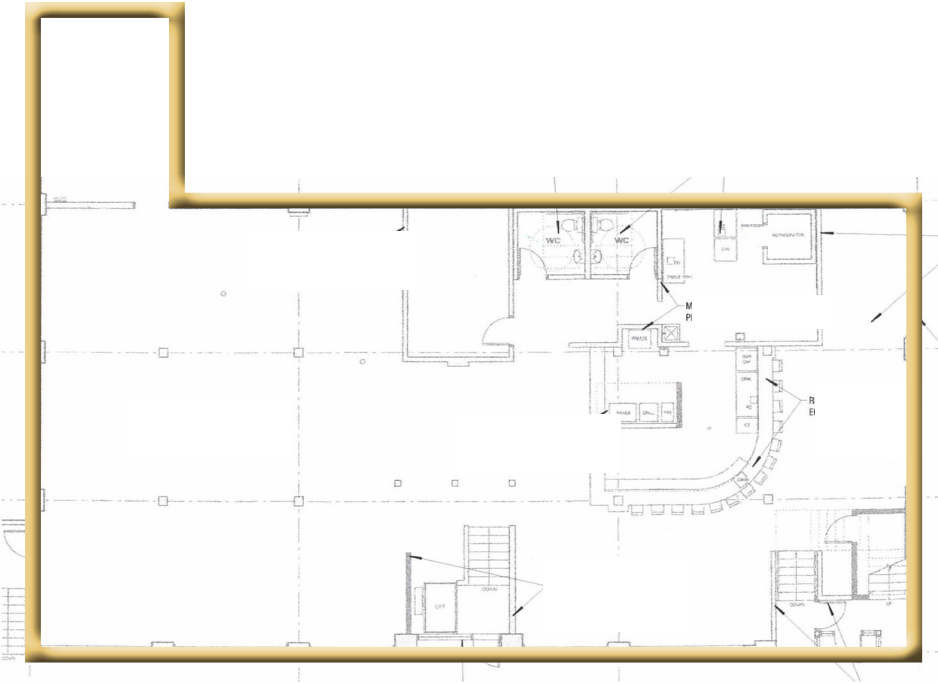
Daylight Basement 5,500 SF
Price \$19 + NNN
Year Built 1947

Construction Reinforced Concrete
Land 0.88 AC
Parcel R140791



5,500 SF Available

DAYLIGHT BASEMENT SITE PLAN



NEIGHBORHOOD HIGHLIGHT

The property is located in Portland's Alphabet District, a neighborhood with many examples of historic architecture, and is one of Portland's oldest residential neighborhoods. It is also the densest, and is tightly packed with buildings dating from the turn of the 20th century to new construction. Craftsman style homes, old-Portland style houses, vintage apartments, condominiums and new multi-family dwellings are within easy walking distance of numerous restaurants, upscale shops and neighborhood services. It is well served by public transportation. Portland Streetcar's first line terminates there, connecting downtown and points south to the South Waterfront. Several bus lines also serve the district.



The ABC District runs from "B" Street (Burnside) to "Z" Street (Reed St.) The naming scheme came from Capt. John Couch who platted the district in 1865. Each street on the plat was named for a letter in the alphabet. The Alphabet Historic District, a portion of the larger Alphabet District is zoned for historic preservation, extending roughly between NW 17th and 24th Avenues, and between W. Burnside and Marshall Streets.



AREA HIGHLIGHTS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	48,358	176,534	424,334
HOUSEHOLDS	30,440	93,933	198,286
HH INCOME	\$111.7K	\$136K	\$140.9K
CONSUMER SPENDING	\$526.2M	\$4.2B	\$11.1B

TRAFFIC



NW GLISAN ST - 4,764 VPD
I-405 - 101,488 VPD

TRANSPORTATION



WALKSCORE: 99 (WALKER'S PARADISE)
TRANSITSORE: 85 (EXCELLENT TRANSIT)



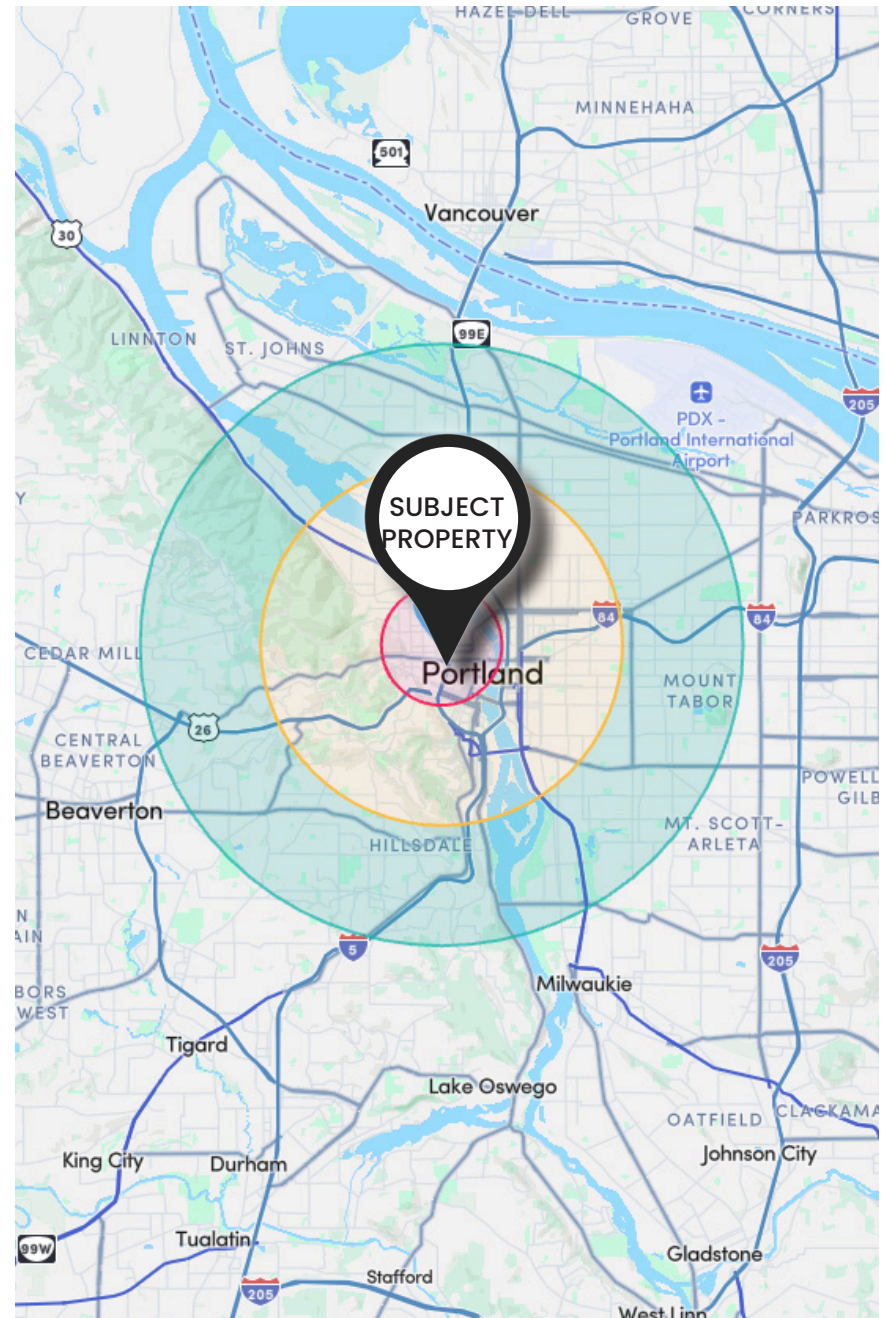
TRANSIT:
2 MINUTE DRIVE TO NW 11TH & GLISAN
(PORTLAND STREET CAR - TRI COUNTY MET)



AIRPORT:
22 MINUTE DRIVE TO PORTLAND INTERNATIONAL
PDX

POPULATION

STATE	OREGON	4.18M
COUNTY	MULTNOMAH COUNTY	812.86K
MSA	PORTLAND METRO AREA	2.49 M
CITY	PORTLAND	650.38K



ADVISOR TEAM

JUSTIN POOR

Principal Advisor

(503)218-4380

justin.poor@cinw.com

OR 200705229 | WA 109251

BRAD MACOMBER

Senior Director, Leasing

(503)218-4380

brad.macomber@cinw.com

OR 200908061 | WA 95748

BEN MURPHY

Director, Multifamily

(503)218-4387

ben.murphy@cinw.com

OR 201208978

RICK BRODY

Associate

(503)218-4383

rick.brody@cinw.com

OR 201255232

GABRIEL MABROUK

Associate

(503)218-4386

gabe.mabrouk@cinw.com

OR 201255266

 **COMMERCIAL
INTEGRITY *nw***

a real estate investment advisory company