

20,000+ SF  
MEDICAL OUTPATIENT SPACE FOR LEASE

1515  
*nw 18th avenue*



An Olympus Ventures  
LLC Property

PORTLAND, OR

CBRE

# PROPERTY OVERVIEW



20,000+ SF medical availability



Flexible size configurations of 10,215- 20,000+ SF



Tenant improvement allowance



Conveniently located



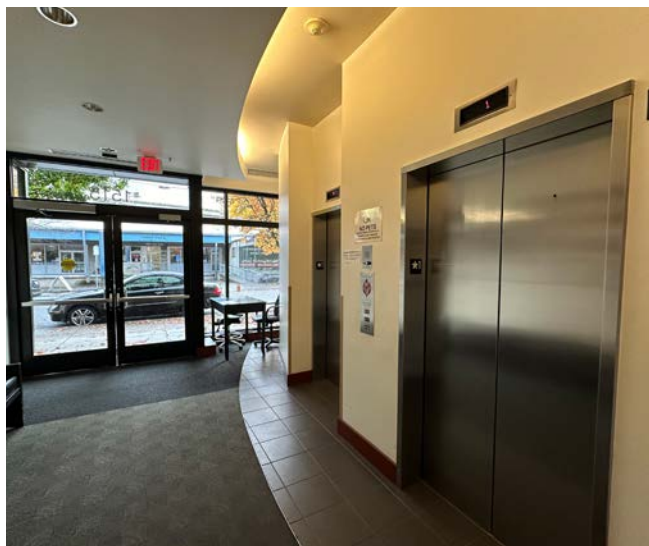
Professionally managed



Convenient garage and secured surface parking



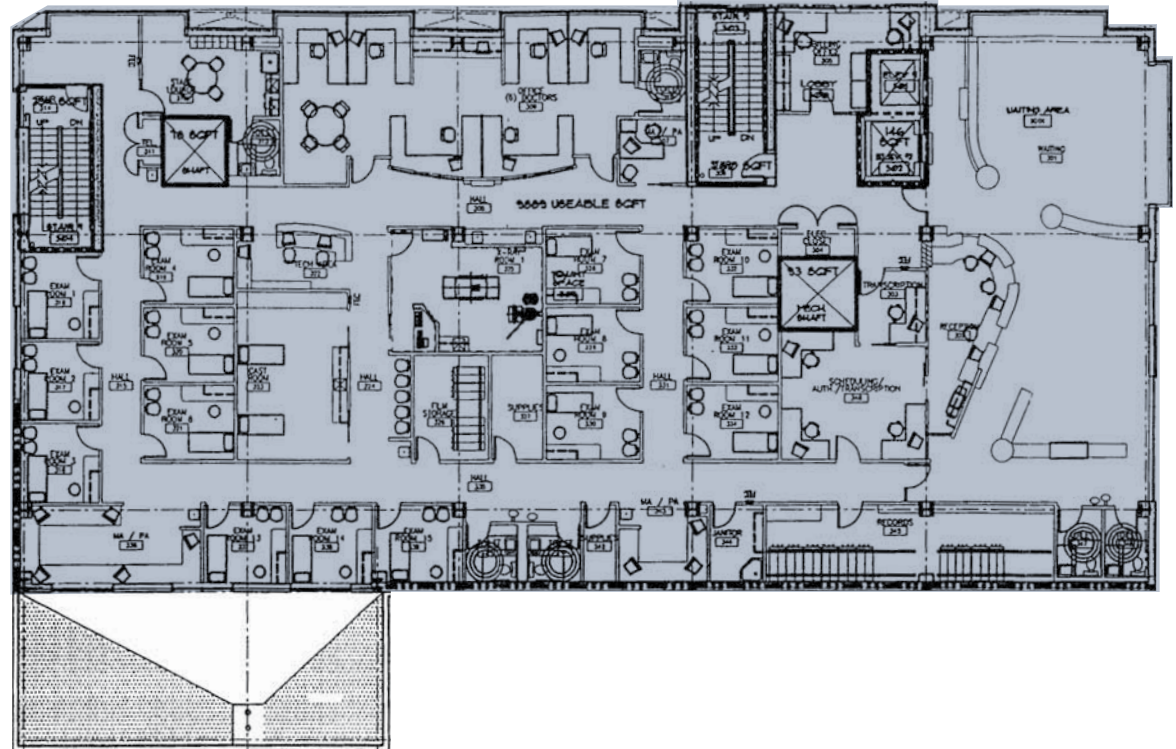
On-site security





# SUITE 300

AVAILABLE Q3 2025



+ 10,215 RSF available Q3 2025

+ Full floor

+ Direct elevator entry into reception

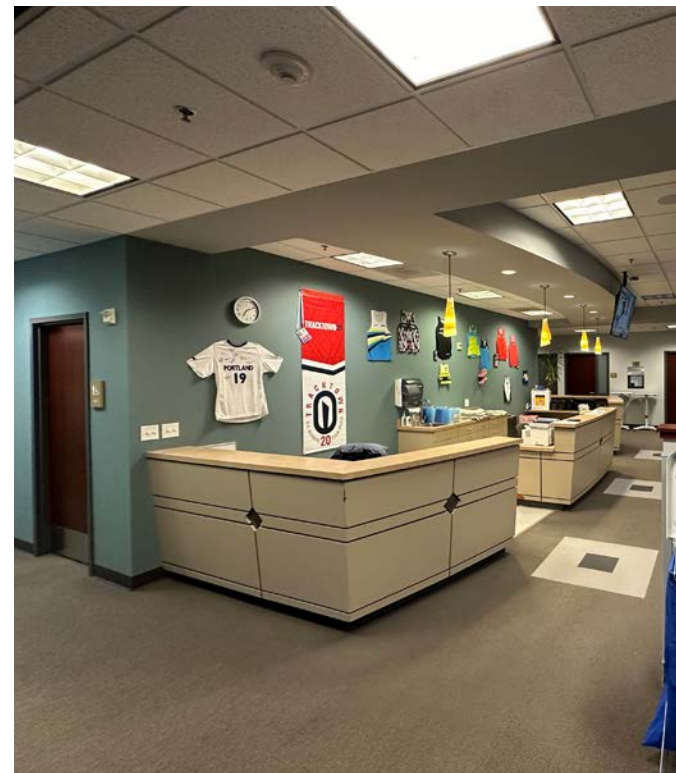
+ 15 exam rooms, MRI room, physician offices, and break room

# SUITE 400

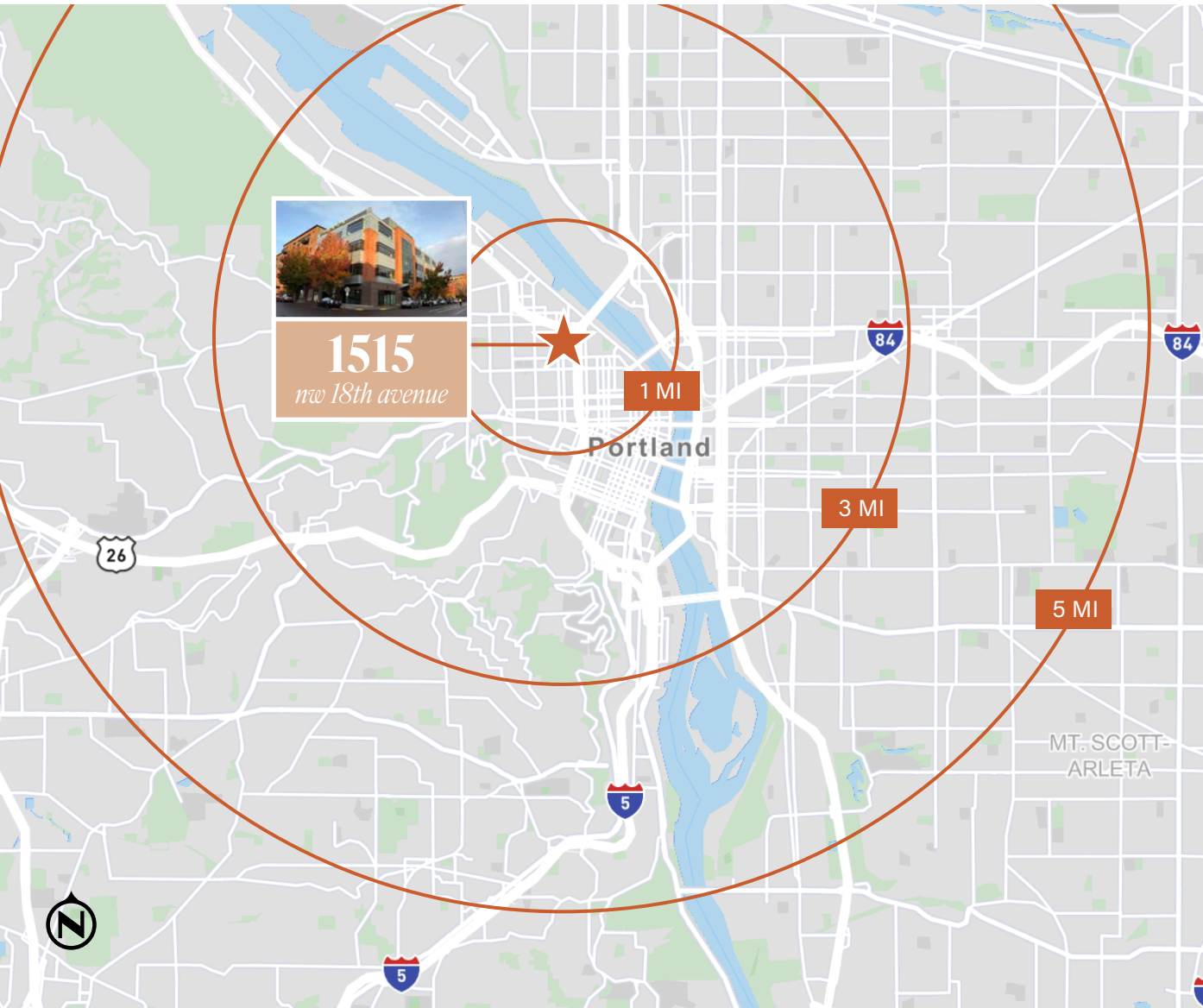
AVAILABLE IMMEDIATELY



- + 10,215 RSF available immediately
- + Full floor
- + Flexible size options
- + Direct elevator entry into reception



# AREA DEMOGRAPHICS



Population:  
414,396



% Privately Insured:  
75.86%



Average Household  
Income:  
\$144,924

*\*within 5 miles  
Source: CBRE Research*

# AREA AMENITIES

## RESTAURANT / FOOD

- 1 Shake Shack
- 2 The Veggie Grill
- 3 Rush Bowls
- 4 Great Harvest Bread Co.
- 5 Kizuki Ramen & Izakaya
- 6 Chipotle Mexican Grill
- 7 Kizuki Ramen & Izakaya
- 8 Next Level Burger
- 9 Salt & Straw
- 10 Voodoo Doughnut
- 11 The Melting Pot Restaurant
- 12 Punch Bowl Social
- 13 Bamboo Sushi
- 14 Din Tai Fung
- 15 Bellagios Pizza
- 16 Ruth's Chris Steak House
- 17 Dutch Bros Coffee
- 18 Dutch Bros Coffee
- 19 Stumptown Coffee Roasters
- 20 Starbucks US
- 21 Subway
- 22 Killer Burger
- 23 Wingstop
- 24 Potbelly Sandwich Works
- 25 Mother's Bistro & Bar
- 26 Elephants Delicatessen
- 27 Brix Tavern
- 28 Ken's Artisan
- 29 Thai Bloom!
- 30 Fireside
- 31 Ringside Steakhouse
- 32 Barista
- 33 Grassa Handcrafted Pasta
- 34 McMenamens
- 35 Besaw's

## GROCERY / PHARMACY

- 1 Safeway
- 2 Whole Foods Market
- 3 Zupans Market
- 4 Trader Joe's
- 5 New Seasons Market
- 6 Fred Meyer
- 7 US Foods
- 8 Walgreens
- 9 CVS

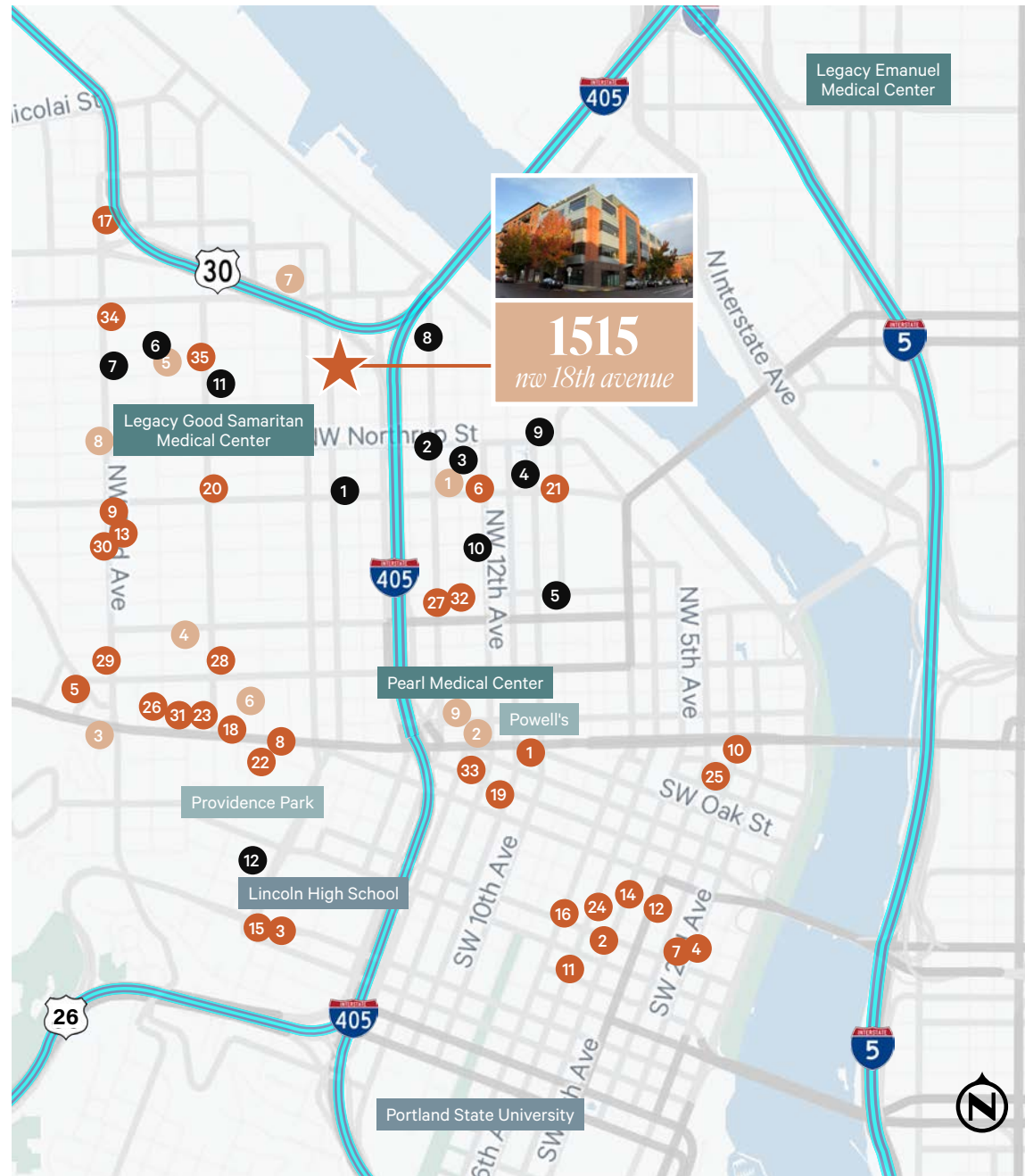
## GYMS / FITNESS

- 1 CrossFit
- 2 LA Fitness
- 3 Pure Barre
- 4 barre3
- 5 The Bar Method
- 6 Orangetheory Fitness
- 7 CorePower Yoga
- 8 StretchLab
- 9 Barry's Bootcamp
- 10 24 Hour Fitness
- 11 Club Pilates
- 12 Multnomah Athletic Club

## LANDMARK

## MEDICAL

## SCHOOLS



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Property

## CONTACT BROKERS FOR RATES

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**CBRE**

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