

FOR SUBLEASE

# 2006 Alberta Street

PORLAND, OR 97211



*Please do not disturb current tenant*

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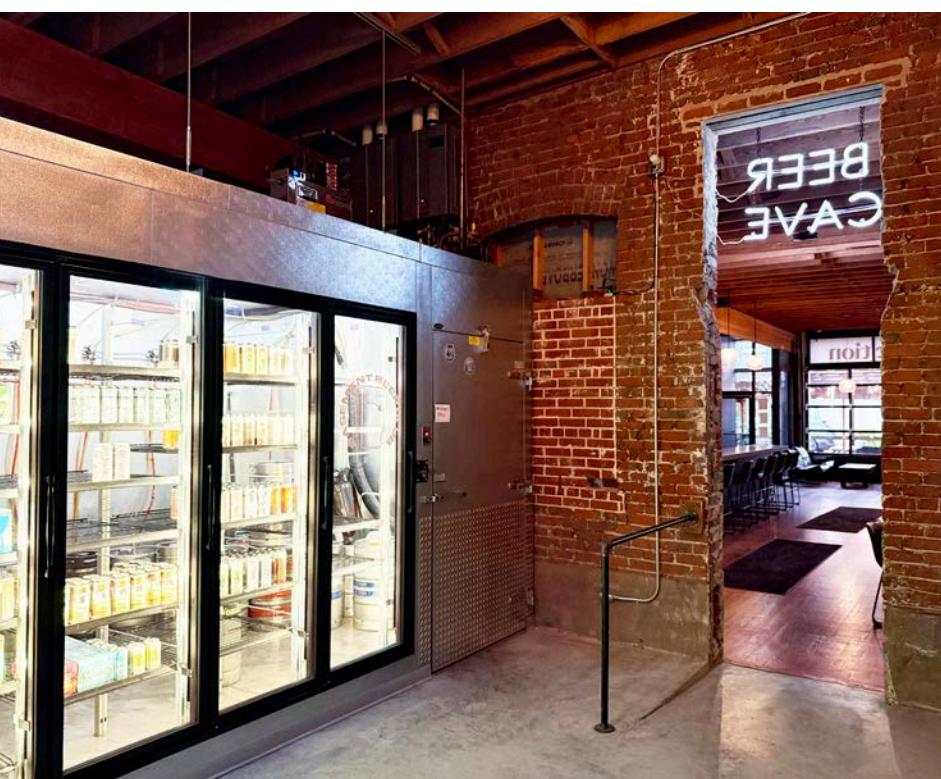
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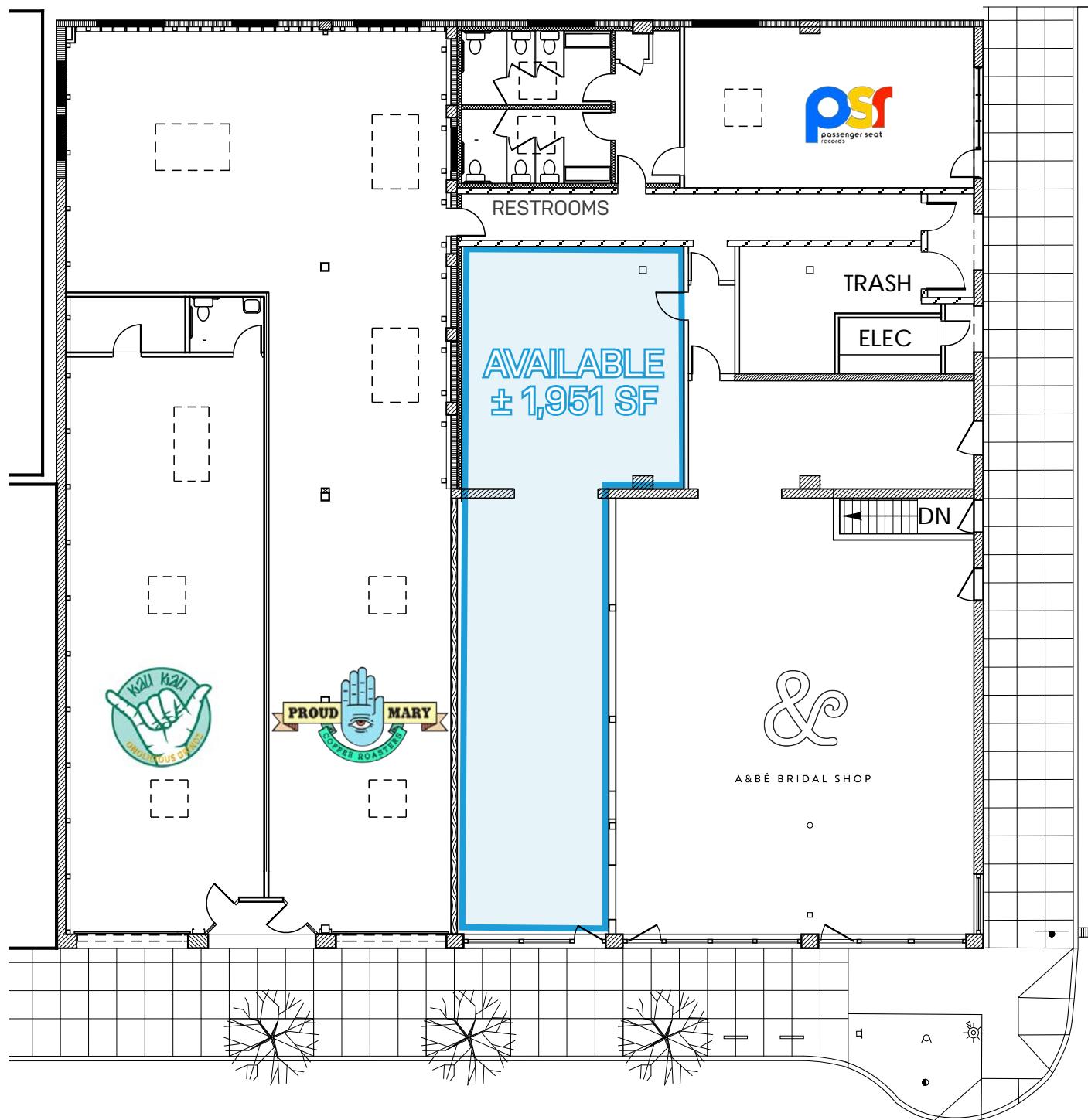
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# Creative Retail Space

- Available ± 1,951 SF, \$28.00/RSF NNN
- Great open layout, 2<sup>nd</sup> generation bar space
- Oversized roll-up window facing NE Alberta Street
- Walk-in cooler with front display access
- Outdoor street seating
- Common area restrooms
- Ample street parking available
- Excellent visibility and foot traffic
- Avoid the downtown congestion while enjoying the amenity rich Alberta Arts District, a true neighborhood setting
- Sublease expires 1/31/2027





# Alberta Arts District

Alberta Street Retail is located in Portland's creative and popular Alberta Arts District, within walking distance to local galleries, restaurants, bars, entertainment and retail shops. With high foot traffic and over 12,000 cars passing by per day, Alberta Street Retail is primely situated in one of Portland's most popular corridors. The property is just steps to TriMet transportation and has great proximity to I-5, I-405, and Hwy 84, providing ease of access to the entire Portland Metropolitan Area.



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