

# 4636-4704 N Williams Avenue

Portland, Oregon 97211



## CONTACTS

**JERRY MATSON, SIOR, MBA**  
*Vice Chairman*  
Direct: 503-499-0077  
jerry.matson@colliers.com

**BRIAN YOAKUM, SIOR**  
*Senior Vice President*  
Direct: 503-499-0070  
brian.yoakum@colliers.com

**TOM KNECHT, SIOR**  
*Vice President*  
Direct: 503-499-0069  
tom.knecht@colliers.com

**FOR SALE  
AND LEASE**



## Additional features

- Built in 1955 and recently renovated exterior and interior
- Masonry construction
- Superior retail and commercial submarket centered in the popular Williams/Mississippi neighborhood
- Immediate proximity to downtown Portland - just a five minute drive
- Excellent opportunity for visibility and signage
- A bike score of **100!!**
- A walk score of 86 with immediate transit accessibility
- I-5 and I-405 on-ramps under one mile away

## Premises Highlights

- 8,449 SF of total space inclusive of 10,500 SF of adjacent yard zoned CM1 (Commercial Mixed Use)
- Rare close-in Eastside industrial building with yard
- One grade door
- Wet sprinkler system
- 3-Phase 208v power
- Adjacent yard opportunity for development or use as a laydown yard
- Building and yard can be sold and leased separately
- Well-maintained building with modern facade

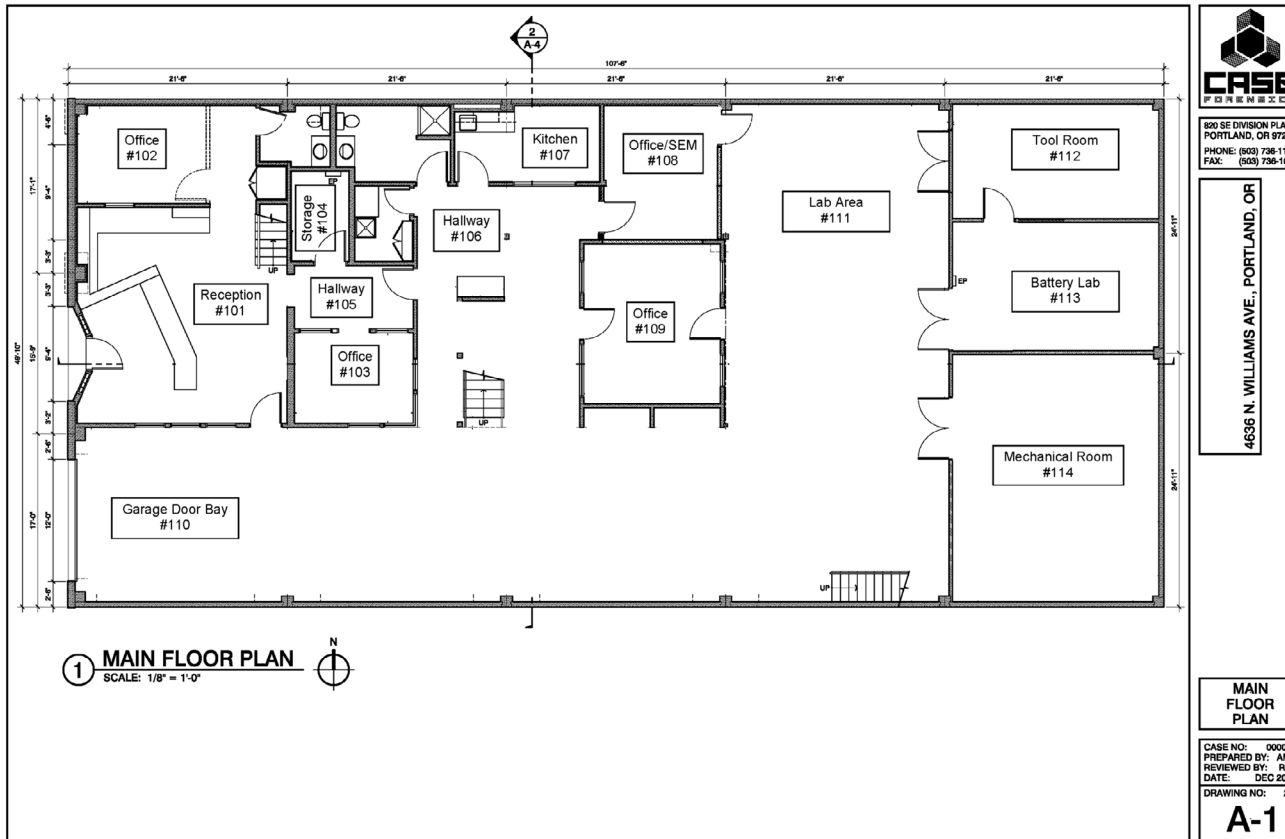


# Building Plan - Main Floor



Main floor

## Building Plan

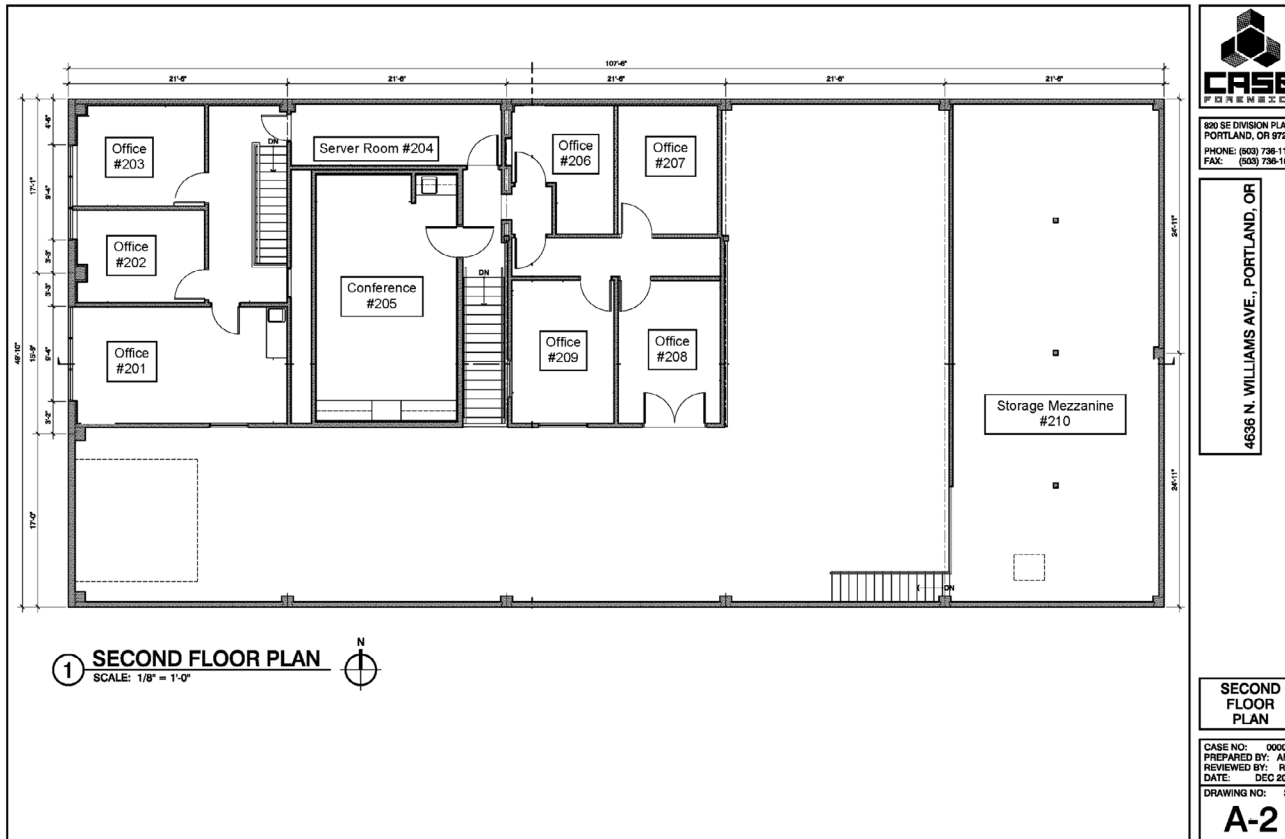


# Building Plan - Second Floor



Second Floor

## Building Plan



# Mississippi-Williams Submarket

This inner Eastside submarket is home to popular parks, timeless architecture, and incredible restaurants, the Mississippi and Williams neighborhoods are two of the most vibrant areas within the Portland MSA. The neighborhood offers excellent access to I-5 and other main thoroughfares of the city, and is just minutes from Downtown. Here, visitors and residents enjoy quintessential Portland culture with plenty of outlets, mini-chains, and food carts

*Centered near Albina Vision, a massive Eastside redevelopment project*

ALBINA REDEVELOPMENT

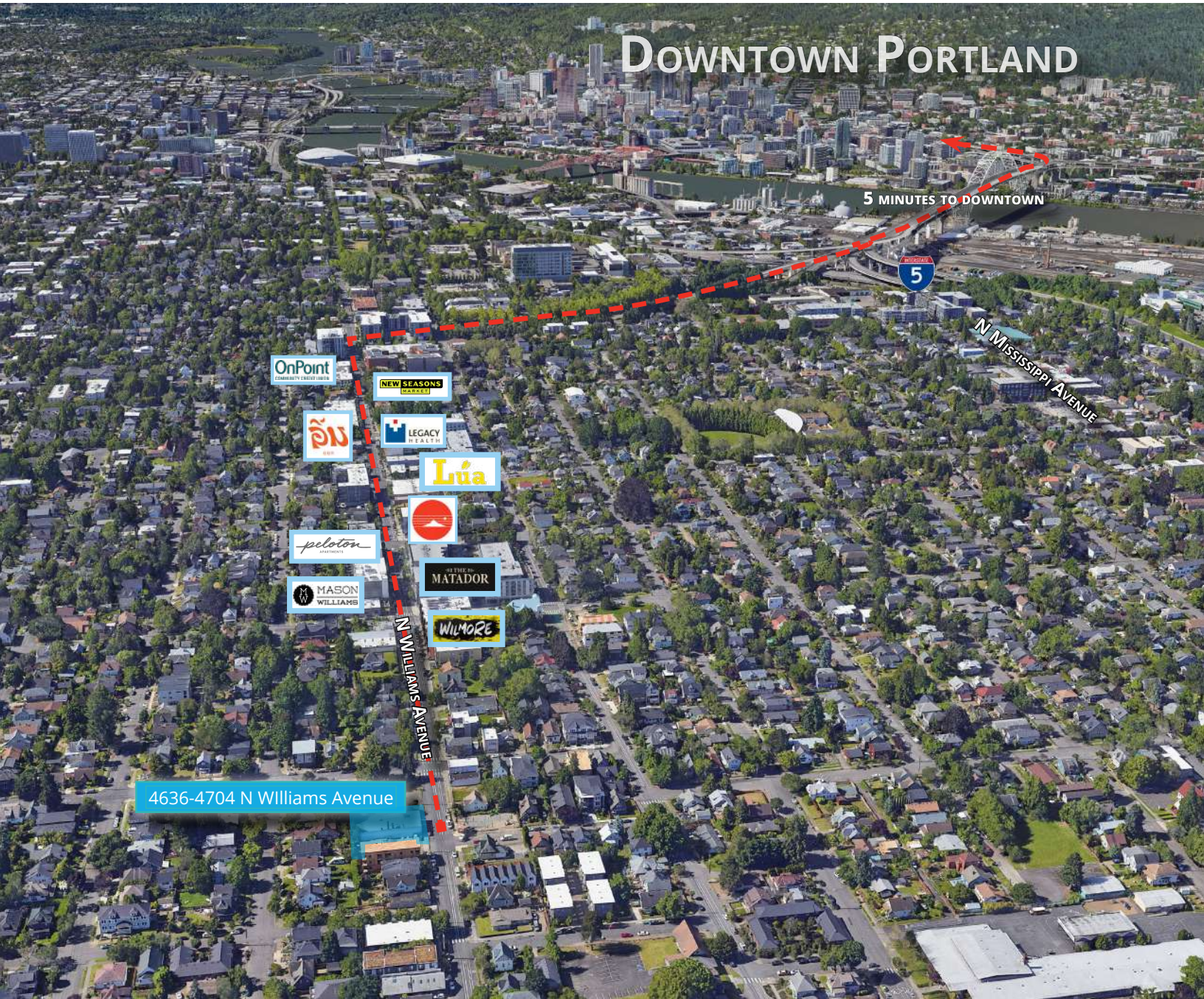


NEIGHBORHOOD GUIDE

*Contact brokers for further information*



Corporate  
Neighbors



# DOWNTOWN PORTLAND

5 MINUTES TO DOWNTOWN

5

N MISSISSIPPI AVENUE

- OnPoint COMMUNITY ENERGY GROUP
- NEW SEASONS MARKET
- PNW
- LEGACY HEALTH
- Lúa
- peloton
- MASON WILLIAMS
- MATADOR
- WILMORE

N WILLIAMS AVENUE

4636-4704 N Williams Avenue



7.4 MILES  
PDX AIRPORT



3.6 MILES  
DOWNTOWN PORTLAND



8 MILES  
PORT OF PORTLAND



0.1 MILES  
INTERSTATE 5



82.7 MILES  
INTERSTATE 84

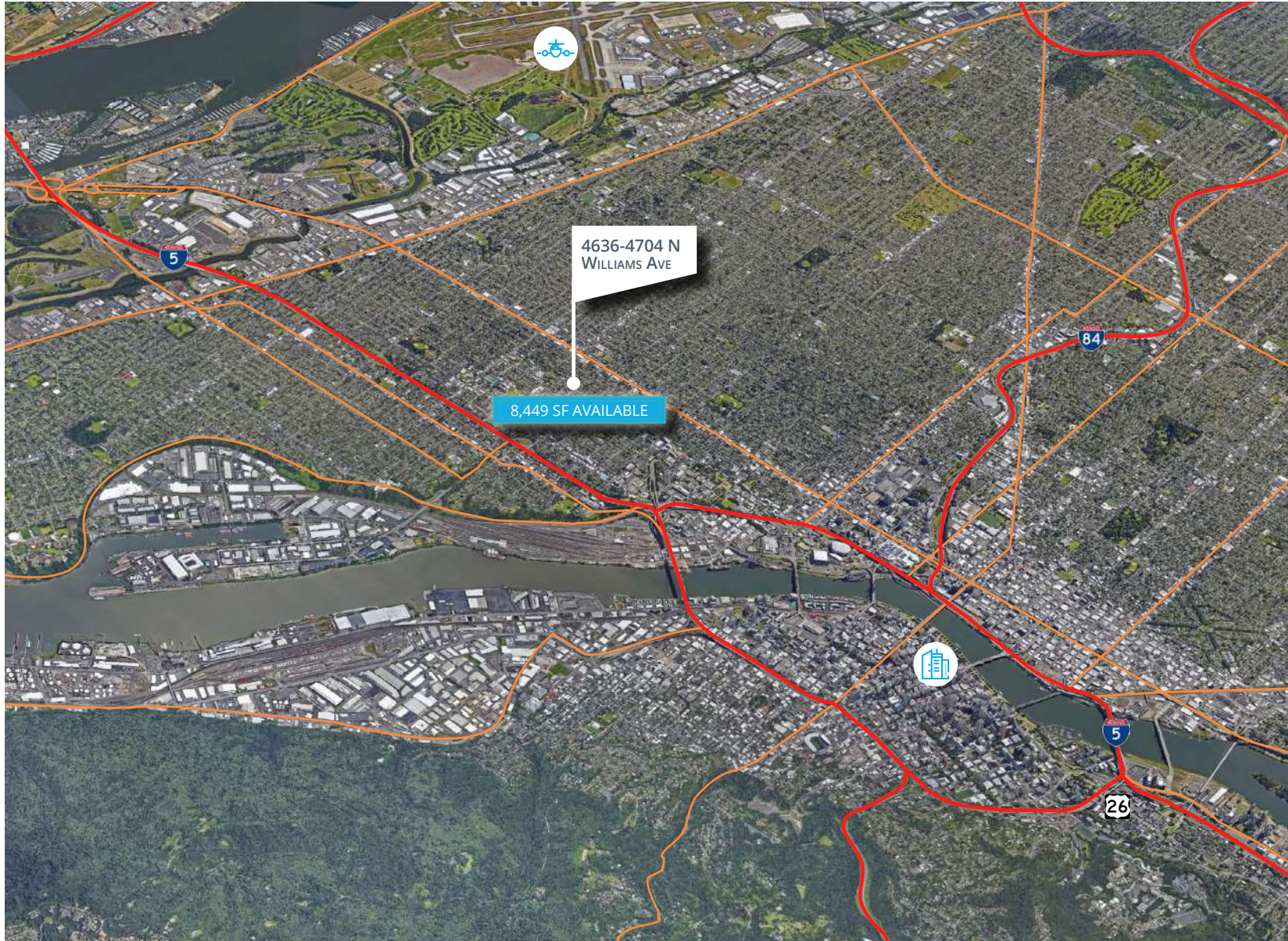


6 MILES  
HIGHWAY 14



Portland MSA

# Distances





Colliers

851 SW 6th Avenue  
Suite 1200  
Portland, OR 97204  
P: +1 (503) 223-3123  
colliers.com

**Jerry Matson, SIOR, MBA**

Vice Chairman  
+1 503 499 0077  
jerry.matson@colliers.com

**Brian Yoakum, SIOR**

Senior Vice President  
+1 503 499 0070  
brian.yoakum@colliers.com

**Tom Knecht, SIOR**

Vice President  
+1 503 499 0069  
tom.knecht@colliers.com

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