

Hanna Anderson Suite 220

541 NE 20TH AVE, PORTLAND, OR 97232



FOR LEASE



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PROPERTY DESCRIPTION

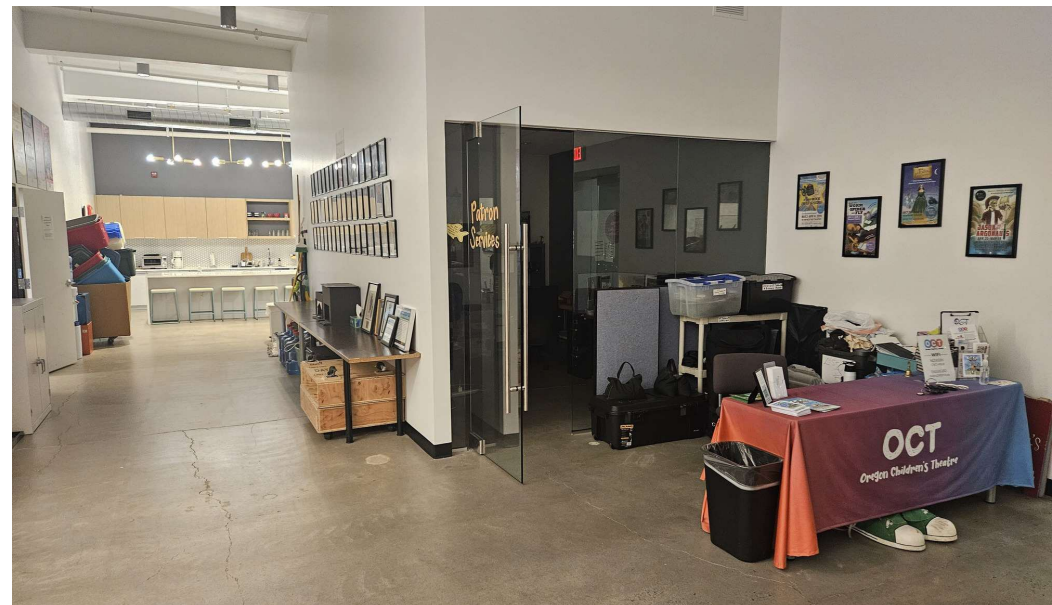
Experience the epitome of modern convenience at this prime property located in Portland, OR. The space boasts a contemporary design and efficient layout, with private offices and open creative space. The property features ample natural light, state-of-the-art HVAC systems, and versatile floor plans to accommodate a range of business operations. Secure parking and easy access to major transportation hubs ensure seamless connectivity for employees and clients.

PROPERTY HIGHLIGHTS

- Extensive buildout
- Creative space
- Secure Parking
- Includes ~2,000 SF of flex space for events or large gatherings

OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	7,543 SF
Lot Size:	76,959 SF
Building Size:	132,000 SF

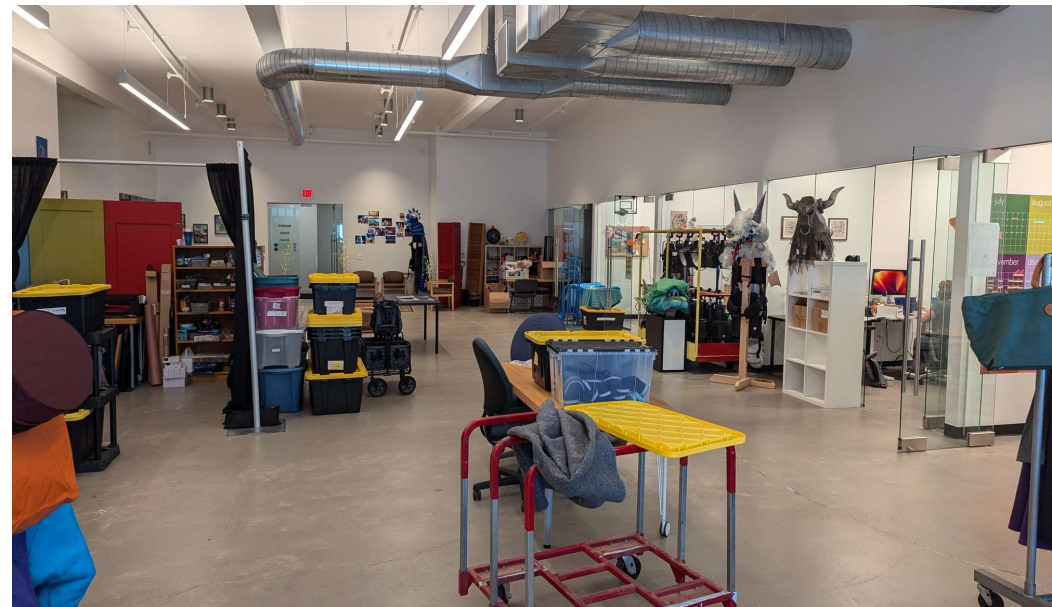
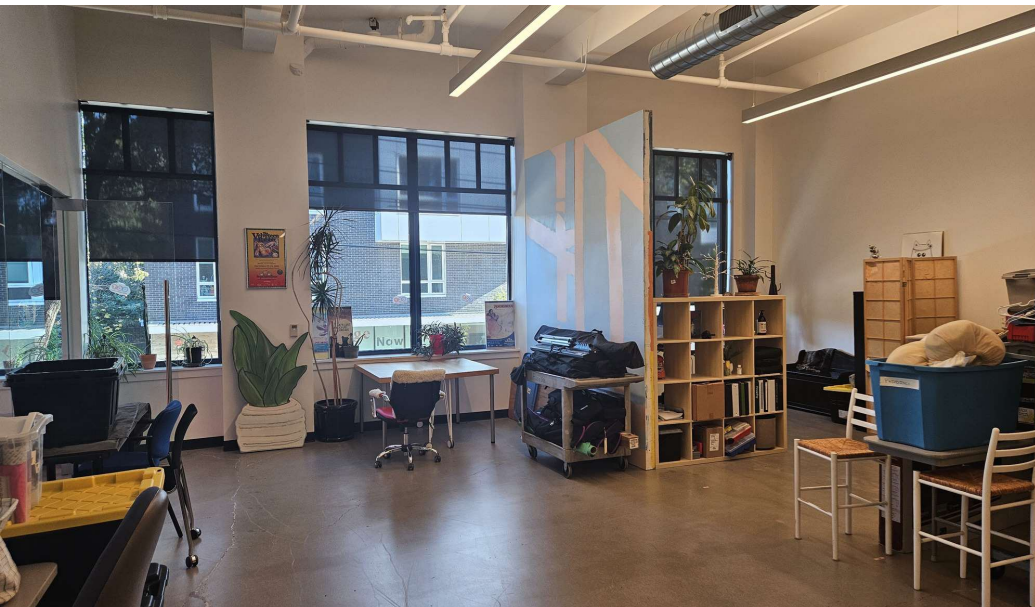


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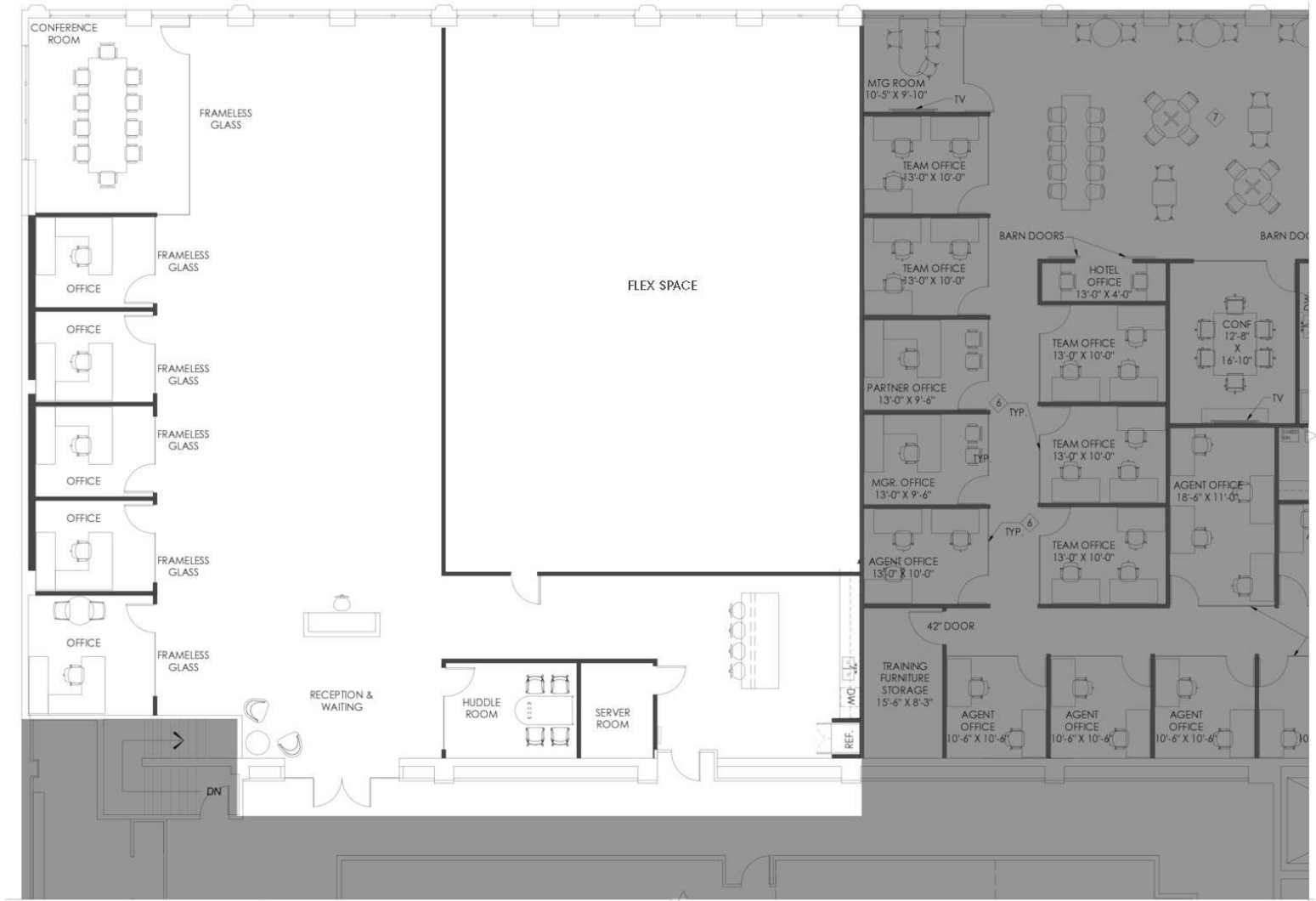


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Hanna Building - Suite 220 Space Plan - Option C

NE 20th Avenue, Portland, Oregon

scale 3/32" = 1'-0"

200300-01

SP-C Fluent Design, Inc.

issued 09.20.2021

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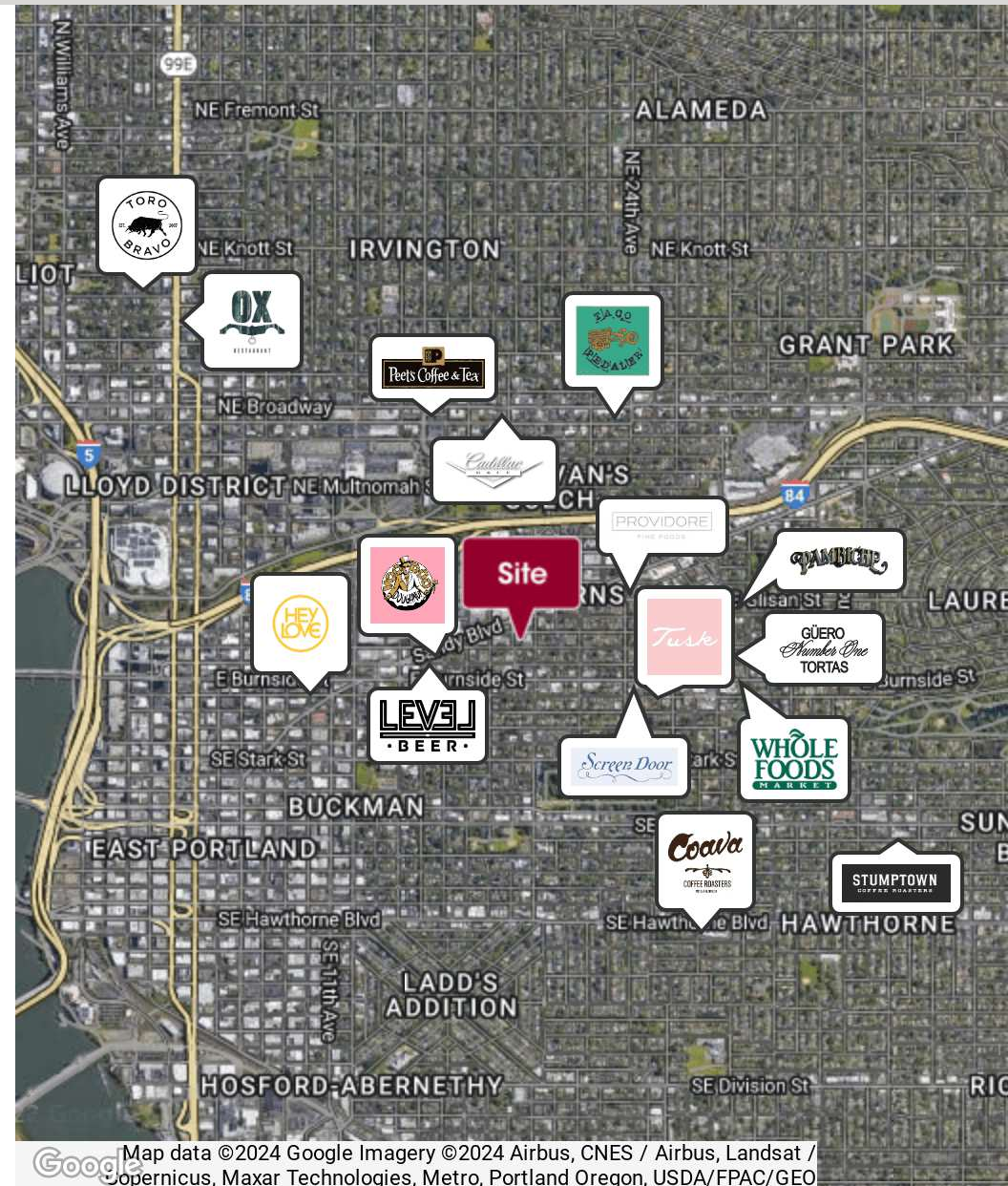
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DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total population	1,957	7,942	33,142
Median age	39	40	40
Median age (Male)	40	40	40
Median age (Female)	38	40	40
Total households	1,236	4,740	18,537
Total persons per HH	1.6	1.7	1.8
Average HH income	\$84,969	\$96,529	\$114,833
Average house value	\$511,239	\$662,320	\$793,213

LOCATION OVERVIEW

Discover the vibrant energy of the Portland MSA at our prime location. Situated in the bustling Kerns neighborhood, which has been named by Time Out magazine as one of the top 5 neighborhoods in the World and the best neighborhood in the United States. The Hanna Anderson building offers easy access to popular eateries, including Ox, Tusk, Toro Bravo, and Providore, perfect for lunch meetings or post-work gatherings. Nearby, you'll find specialty coffee shops like Coava Coffee and Stumptown, ideal for casual networking sessions. Embrace the area's creativity with galleries and performance spaces such as the Disjecta Contemporary Art Center and the Hollywood Theatre. The property has convenient access to public transportation, making commuting a breeze. Experience the dynamic blend of work and leisure that defines the spirit of Portland right from the heart of the neighborhood.



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