

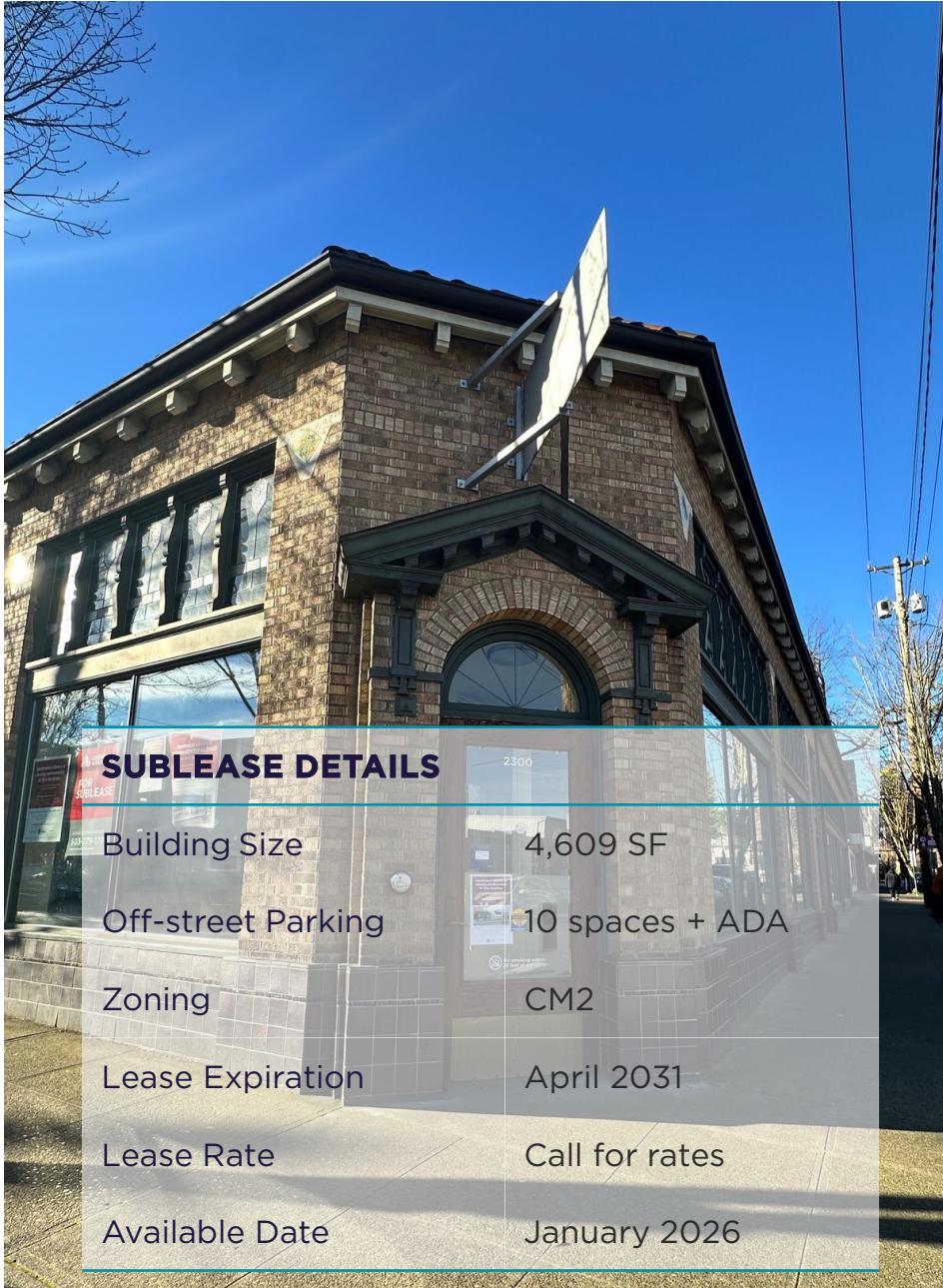
FOR SUBLEASE

# PROMINENT NW 23<sup>RD</sup> LOCATION



# PROPERTY FEATURES | 2300 NW THURMAN STREET

## HIGHLY VISIBLE CORNER LOCATION IN PREMIER NW PORTLAND RETAIL DISTRICT



**Seize this rare opportunity to bring your creative vision to life.**

This prime location has served the local community for over 20 years, now it is poised and ready to embark on an exciting new chapter.

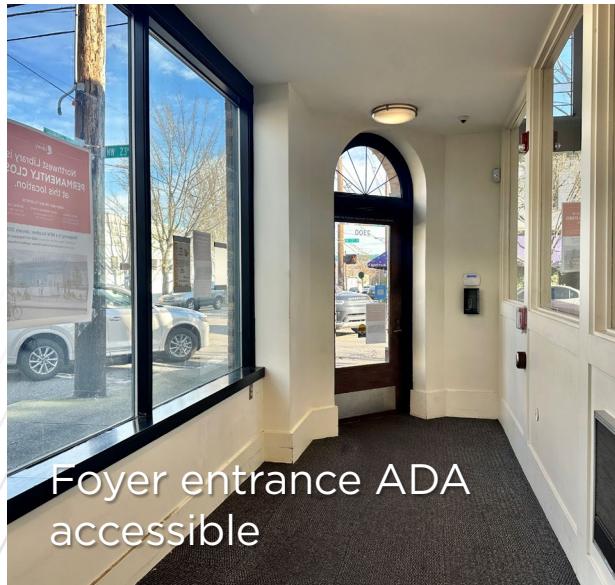
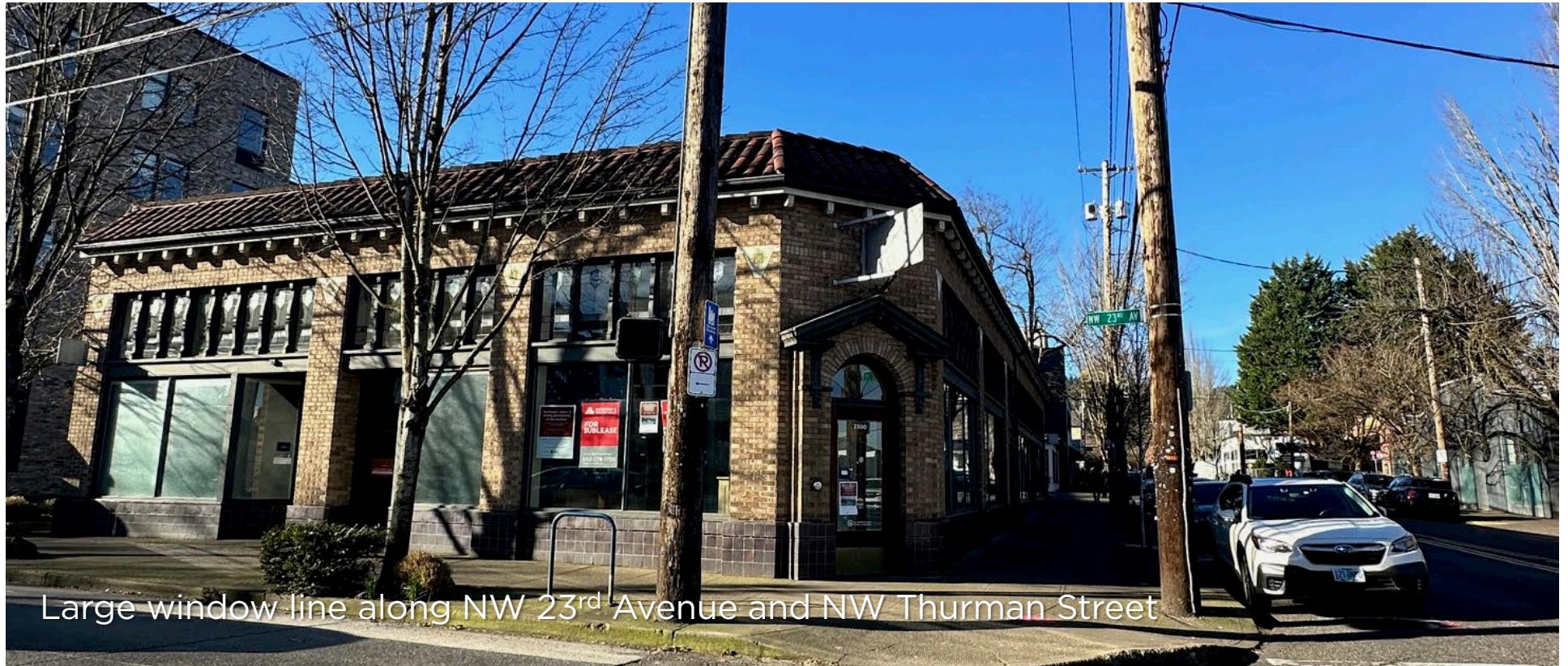
Nestled among one of Portland's liveliest neighborhoods, this signalized corner of NW 23rd Avenue and NW Thurman Street serves as the gateway to Forest Park.

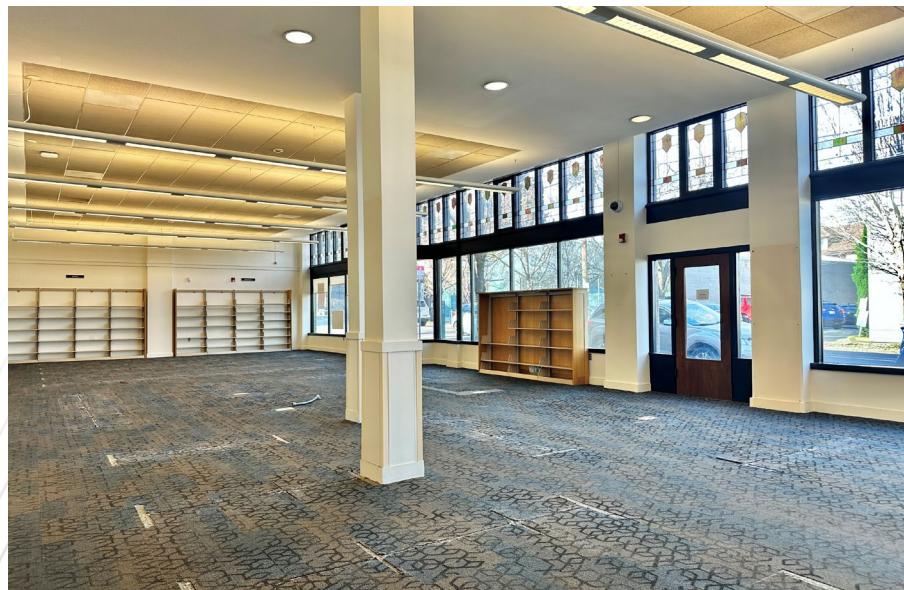
- Large main area with two smaller rooms in back
- Two restrooms and a kitchen/breakroom
- Large window line along NW Thurman Street and NW 23<sup>rd</sup> Avenue for high visibility

### NEIGHBORING BUSINESSES

2300 NW Thurman Street shares the block with Pine State Biscuits, Life of Pie, and Moberi, and sits directly across the street from McMenamins Tavern & Pool and 23<sup>rd</sup> Avenue Bottle Shop.



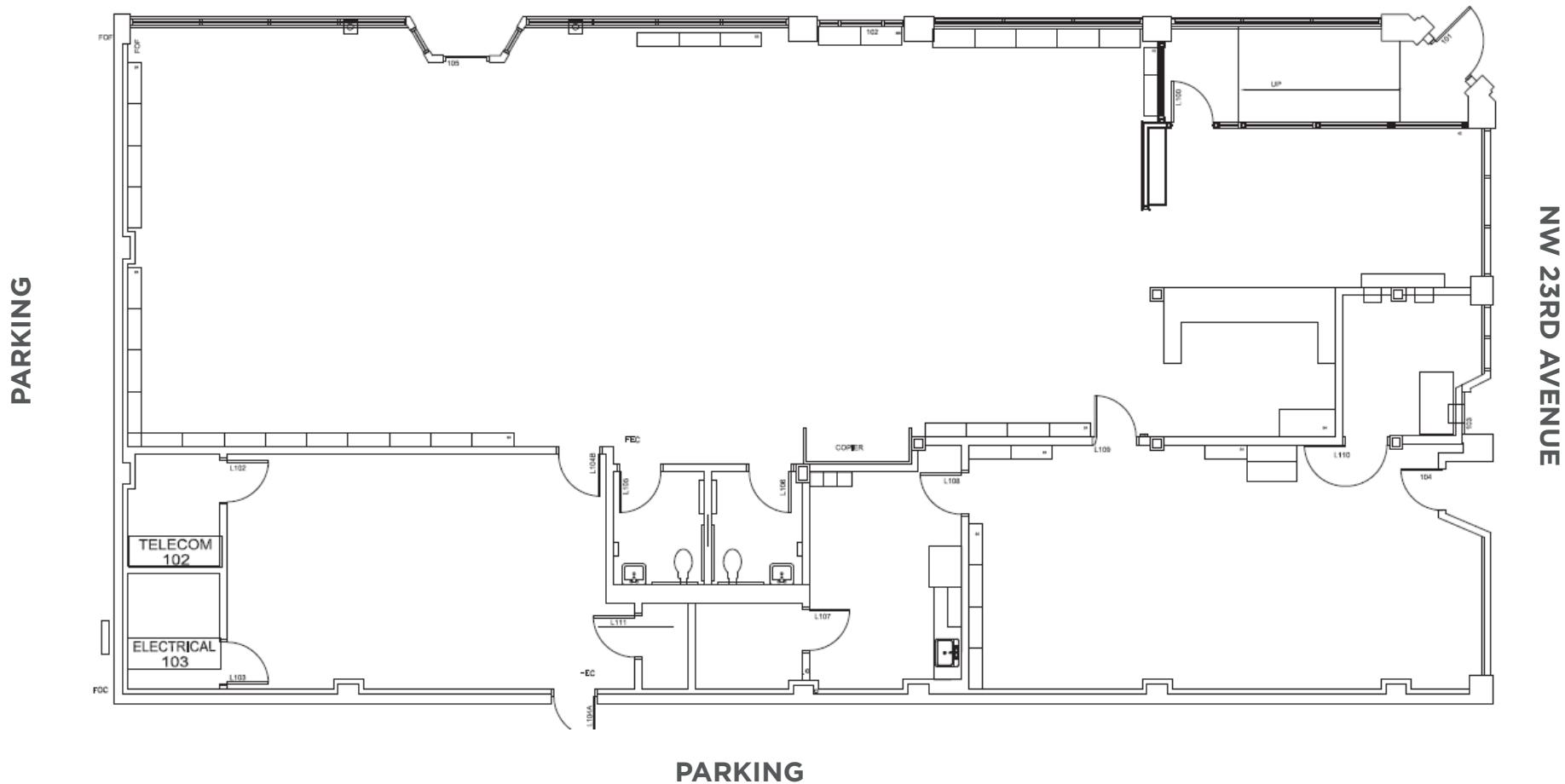




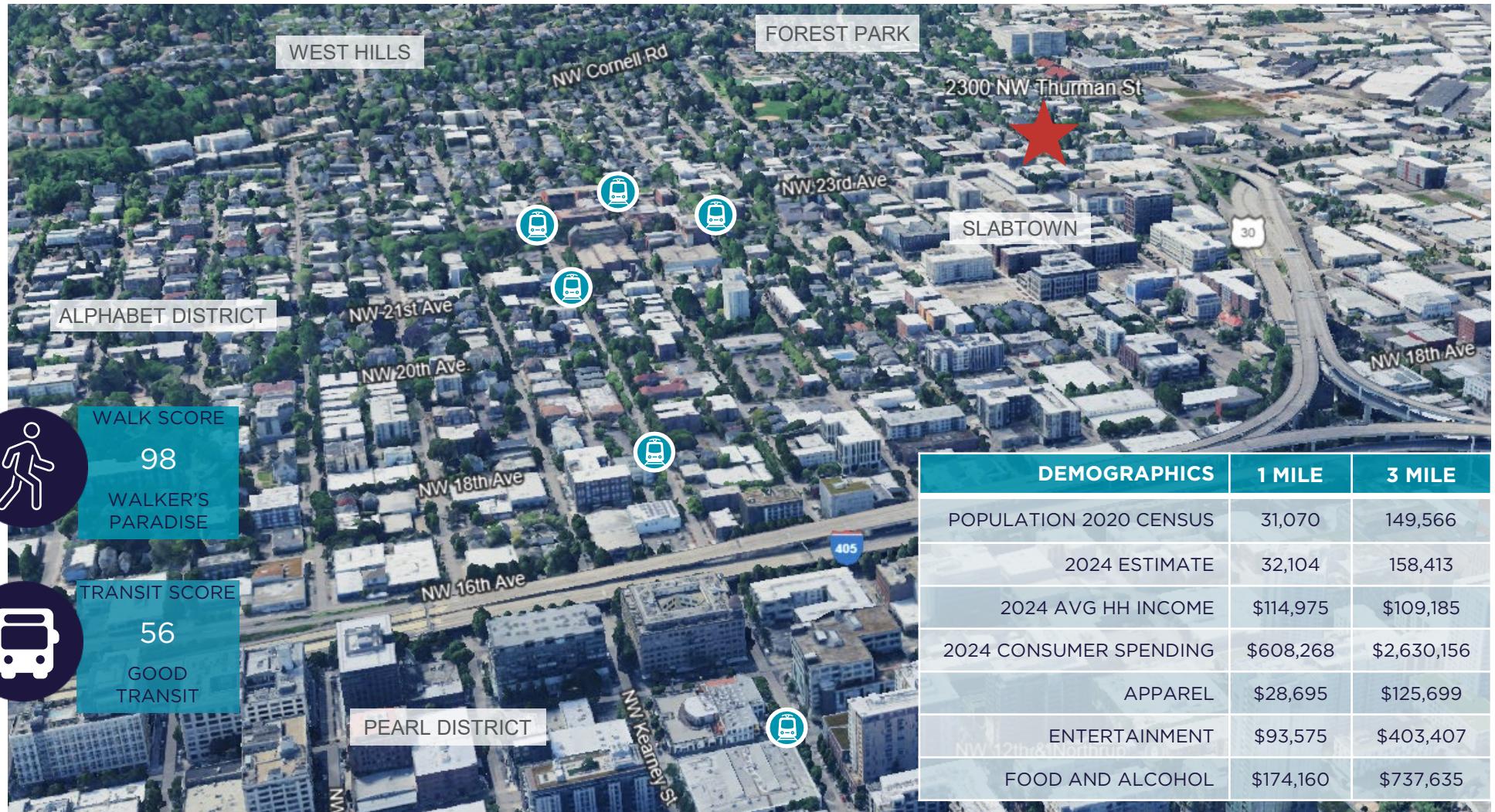
# FLOOR PLAN | 2300 NW THURMAN STREET

**4,609 SQUARE FEET**

## **NW THURMAN STREET**



# AERIAL | 2300 NW THURMAN STREET

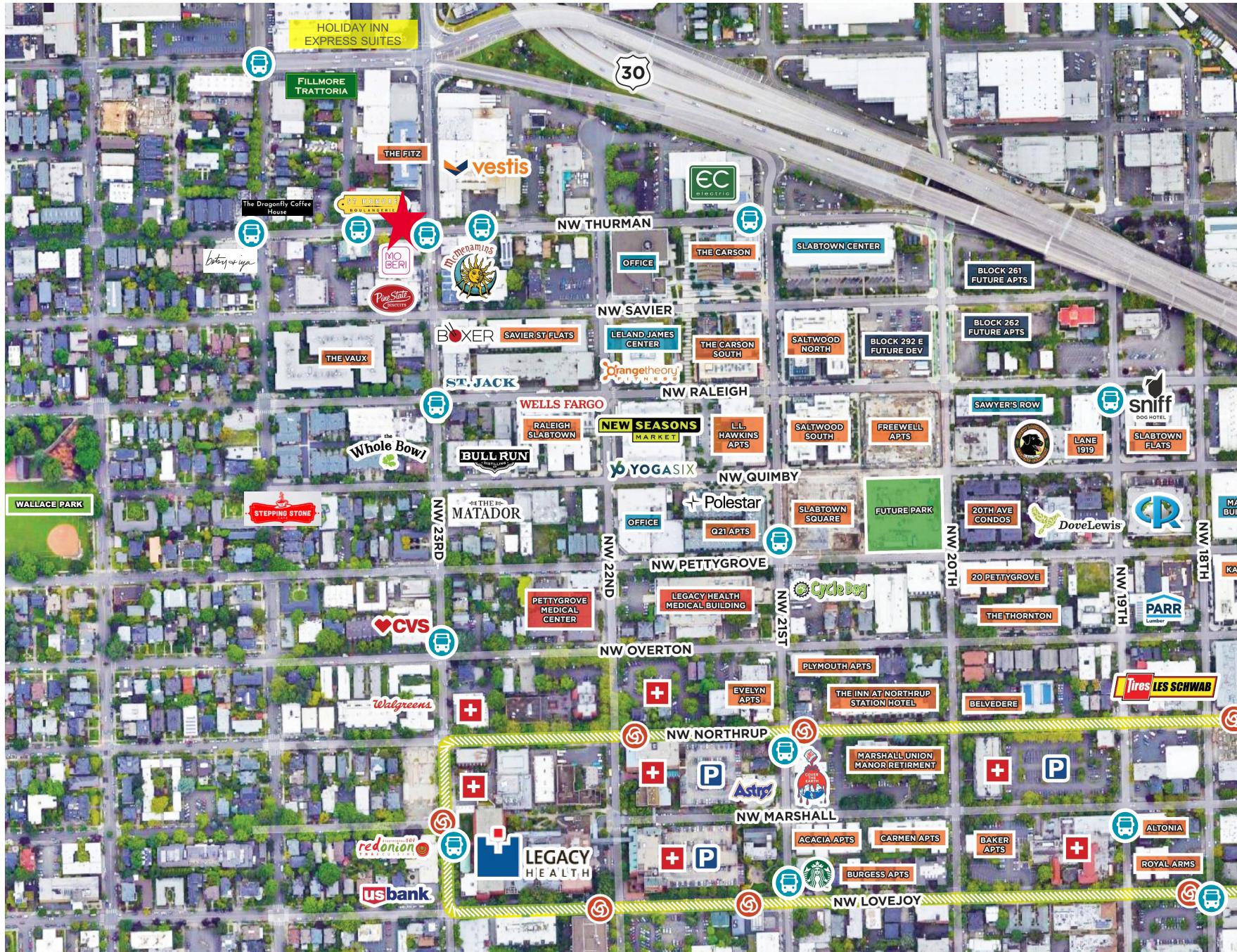


## UNPARALLELED ACCESSIBILITY TO EXCEPTIONAL DESTINATIONS

The recent development of Slabtown has tied together the Pearl District and Northwest Portland into a seamless destination for food, entertainment, and shopping.

Public transit offers many options to enjoy all the amenities of the area. Trimet bus stops along NW 23rd Avenue include a stop in front of the subject property, while the Portland Streetcar's future expansion to Montgomery Park will bring more visitors to NW 23rd Avenue's northern end.

# LOCAL AMENITIES | 2300 NW THURMAN STREET





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