

**FOR LEASE**

2005 SE 82<sup>nd</sup> Ave Portland, Or 97216

# KTS BUILDING

**KAI FUHRMANN**

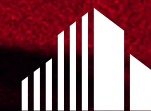
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**CUSHMAN &  
WAKEFIELD**

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# KTS BUILDING

## OFFERING SUMMARY

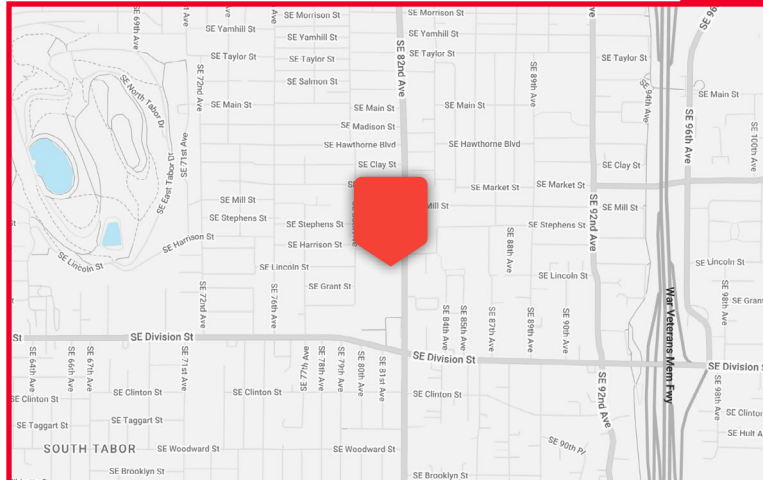
LEASE RATE:	\$900.00 - \$2,186.00 per month (MG)
BUILDING SIZE:	8400 SF
AVAILABLE SF:	700 - 1,700 SF
LOT SIZE:	0.29 ACRES
YEAR BUILT:	1984
RENOVATED:	2020
ZONING:	CM2 Mixed Use Commercial

## OFFERING SUMMARY

This 3-story office building is located on the busy SE 82nd Ave - Commercial Corridor. Originally built in 1984, several suites have been recently updated. The property features 17 off-street parking spots, lots of light, private bathrooms in each suite plus highly visible signage on the building's tall pylon sign facing both directions on SE 82nd Ave.

## OFFERING SUMMARY

- High visibility location - Average Daily Traffic (ADT) over 13,000 per day
- Several office suites ranging in size from 700 to 1,700 RSF
- Off-street parking and building security
- Competitive rates and flexible terms



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ADDITIONAL PHOTOS

2005 SE 82<sup>nd</sup> Ave Portland, Or 97216

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## LEASE SPACES

### CURRENTLY AVAILABLE

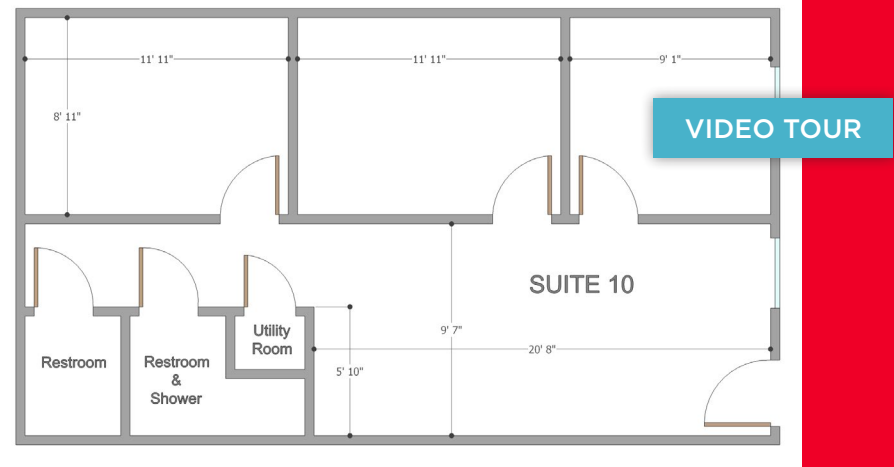
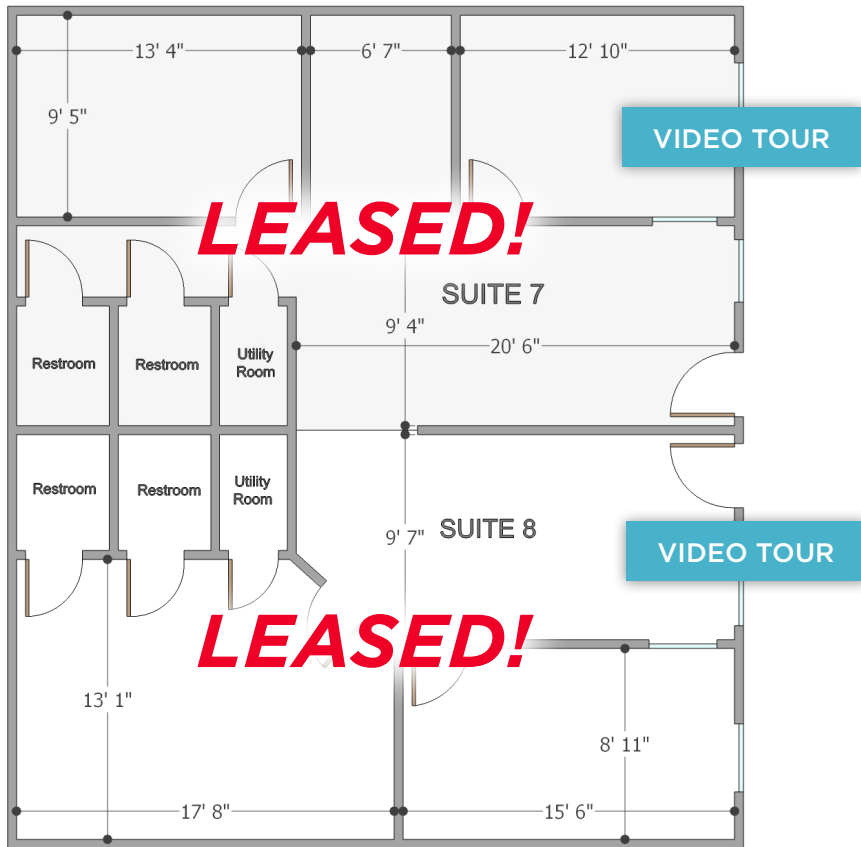
SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION	VIDEO
Suite 1	700 SF	\$900 per month MG	Open office space with private restrooms.	<a href="#">N/A</a>
Suite 2	700 SF	\$900 per month MG	Open office space with private restrooms.	<a href="#">N/A</a>
Suite 10	700 SF	\$900 per month MG	Office space with 3 private offices and 2 private restrooms.	<a href="#">View Here</a>

### LEASED

Suite 3	700 SF	<b>LEASED</b>	Open office space with private restrooms.	<a href="#">View Here</a>
Suite 4	700 SF	<b>LEASED</b>	Open office space with private restrooms.	<a href="#">View Here</a>
Suite 6	1,700 SF	<b>LEASED</b>	Open office space with 2 private offices and 2 private restrooms.	<a href="#">View Here</a>
Suite 7	700 SF - 1,400 SF	<b>LEASED</b>	Open office space with 2 private offices, alcove and 2 separate bathrooms. Can be combined with Suite 8 to make 1,400 RSF.	<a href="#">View Here</a>
Suite 8	700 SF - 1,400 SF	<b>LEASED</b>	Open office space with 2 private offices, alcove and 2 separate bathrooms. Can be combined with Suite 7 to make 1,400 RSF.	<a href="#">View Here</a>

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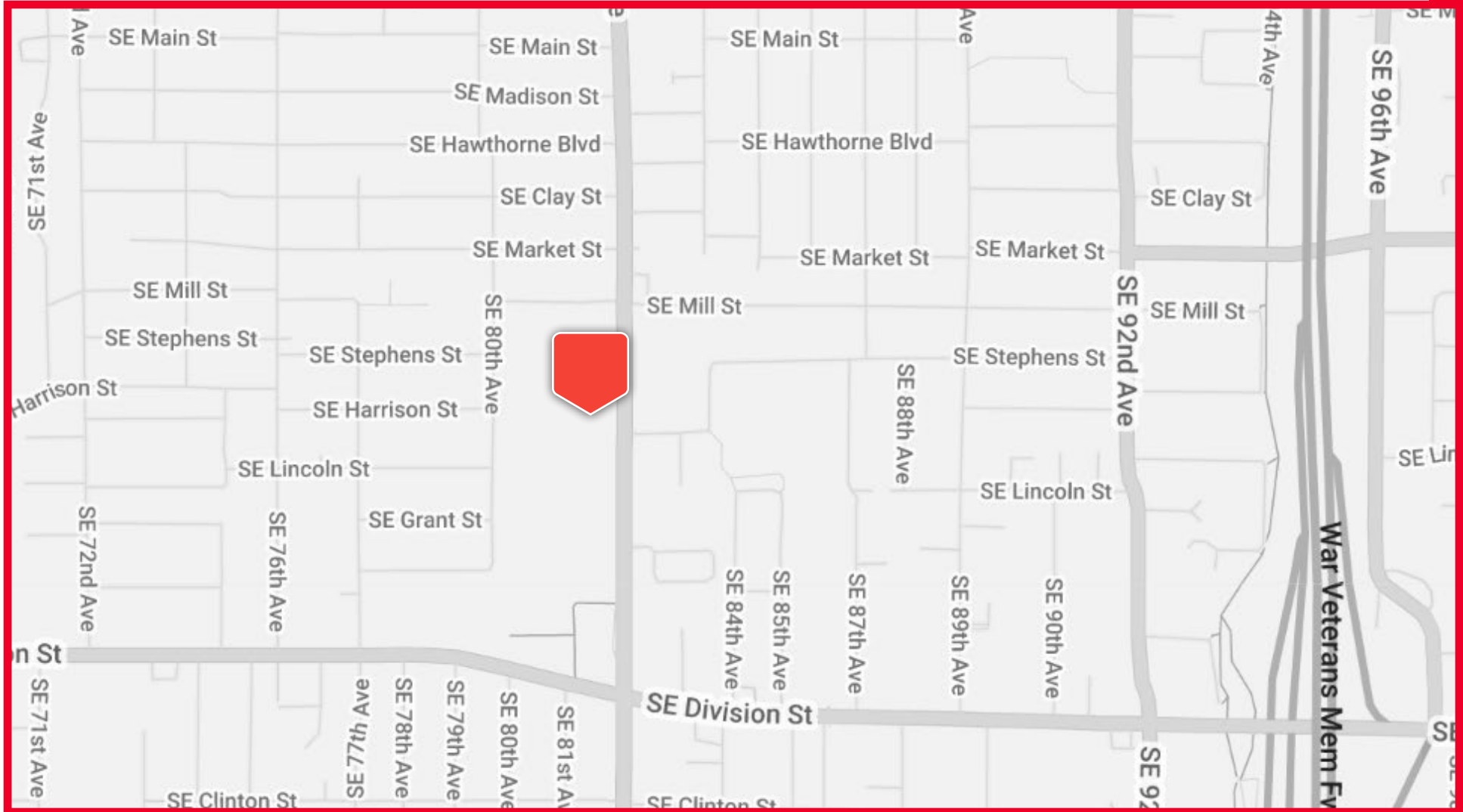
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FLOOR PLANS

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# KTS BUILDING



LOCATION MAP

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# KTS BUILDING

## DEMOGRAPHICS MAP & REPORT

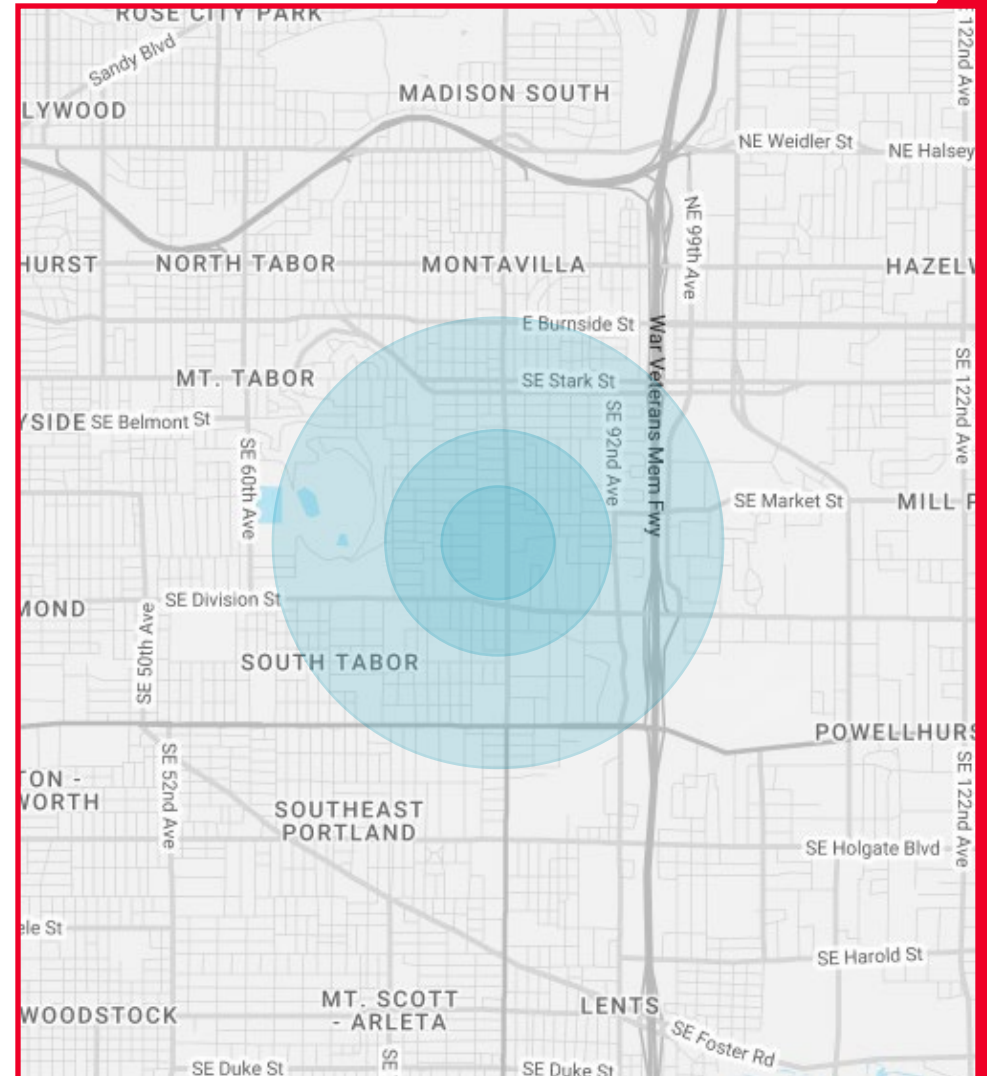
### HOUSEHOLDS & INCOME

	1/4 MILE	1/2 MILE	1.0 MILE
TOTAL POPULATION	1,184	5,610	21,035
AVERAGE AGE	40.1	40.7	40.4
AVERAGE AGE (MALE)	40.3	41.2	40.1
AVERAGE AGE (FEMALE)	40.4	40.1	41.0

### HOUSEHOLDS & INCOME

	1/4 MILE	1/2 MILE	1.0 MILE
TOTAL HOUSEHOLDS	563	2,441	9,147
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$74,209	\$87,550	\$83,438
AVERAGE HOME VALUE	\$413,489	\$387,938	\$400,079

\* Demographics data derived from 2020 ACS - US Census



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