

**NO BASE
RENT**

for qualified tenant

NNN ONLY

Introductory Rate

Inquire for additional details

PORTLAND LEASING OPPORTUNITY

234 SW Broadway | Portland, OR 97205

Square Feet 17,302 SF*

**additional 2,784 SF available in the basement, terms negotiable.*

Parking

Potential Free Parking -
34 stalls in adjacent garage

Use

Office/Retail/Service

**INDUSTRY LEADING
BROKER BONUS
AVAILABLE, CALL
FOR DETAILS.**

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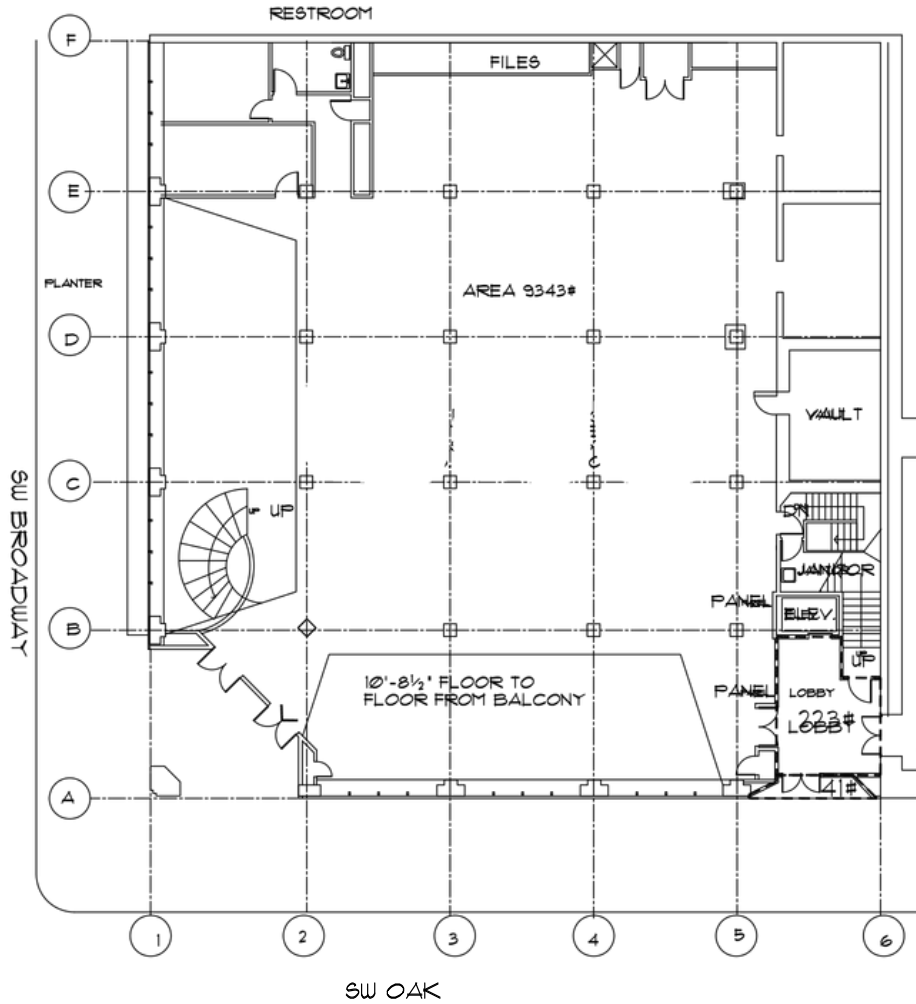
**COMMERCIAL
INTEGRITY *nw***

a real estate investment advisory company



FLOORPLANS

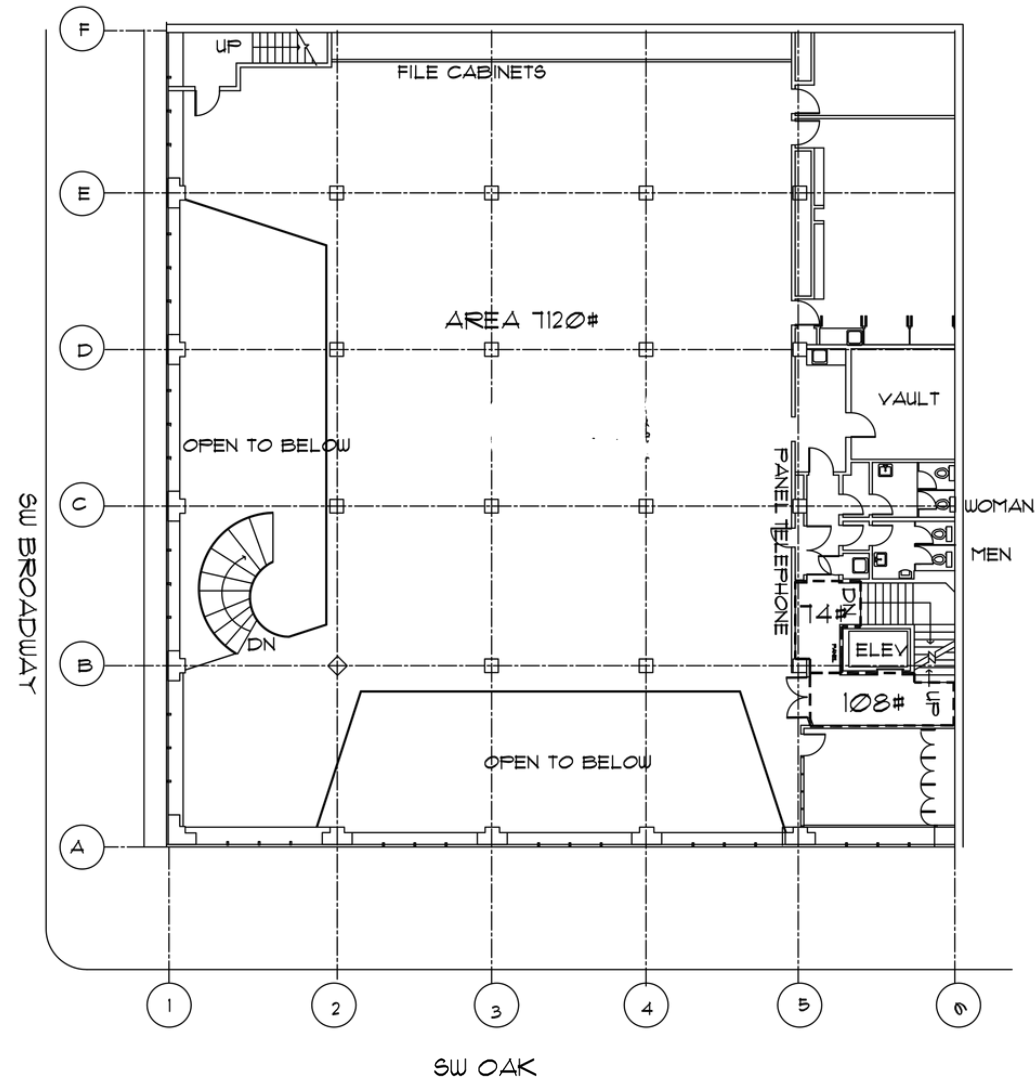
1st Floor



FIRST FLOOR PLAN

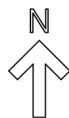
1/8" = 1'-0"

2nd Floor



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

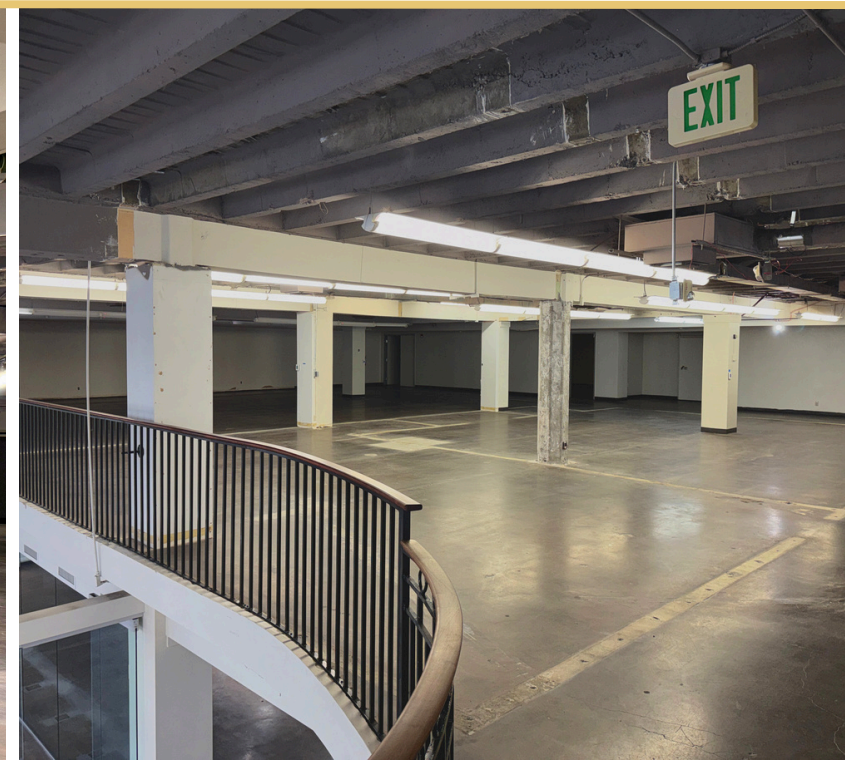




Space Highlight

This modern, two-story corner space offers a highly functional and flexible open-concept layout, ideal for creative, professional, or collaborative users. The space is thoughtfully designed with attached private offices that integrate seamlessly into the floor plan, allowing for a balance of openness and privacy.

Large corner exposure provides strong natural light and presence, while the contemporary interior finishes create a polished, move-in-ready feel. Well capitalized landlord willing to discuss tenant improvements, giving occupants the ability to tailor the space to their operational needs. The two story, open-to-below mezzanine second level offers clear separation between work zones, meeting areas, or executive functions, making the space adaptable for a variety of uses including Retail, Office or Education.



Neighborhood Highlight

Situated at a key gateway into Downtown Portland, Oak & Broadway offers a walkable urban environment defined by architectural character, strong visibility, and growing commercial energy. The surrounding area blends historic buildings with active reinvestment, creating an established yet evolving setting for professional users.

Tenants benefit from immediate access to transit and pedestrian-friendly streets, while renewed leasing momentum along Broadway continues to enhance daytime activity and long-term vitality within the downtown core.



Community Breakdown: Who's Living Here

Population:

State: Oregon	4.18M
County: Multnomah	789,698
MSA: Portland-Metro	2.49M
City: Portland	630,498

	1 mile	3 Miles	5 Miles
Population	50,482	196,504	433,265
Total Households	31,870	103,185	201,623
Average Household Income	\$87,586	\$112,849	\$117,948
Total Consumer Spending	\$808.1M	\$3.3B	\$7B



Walkability Score:

- Walker's Paradise (100)
- Rider's Paradise (94)



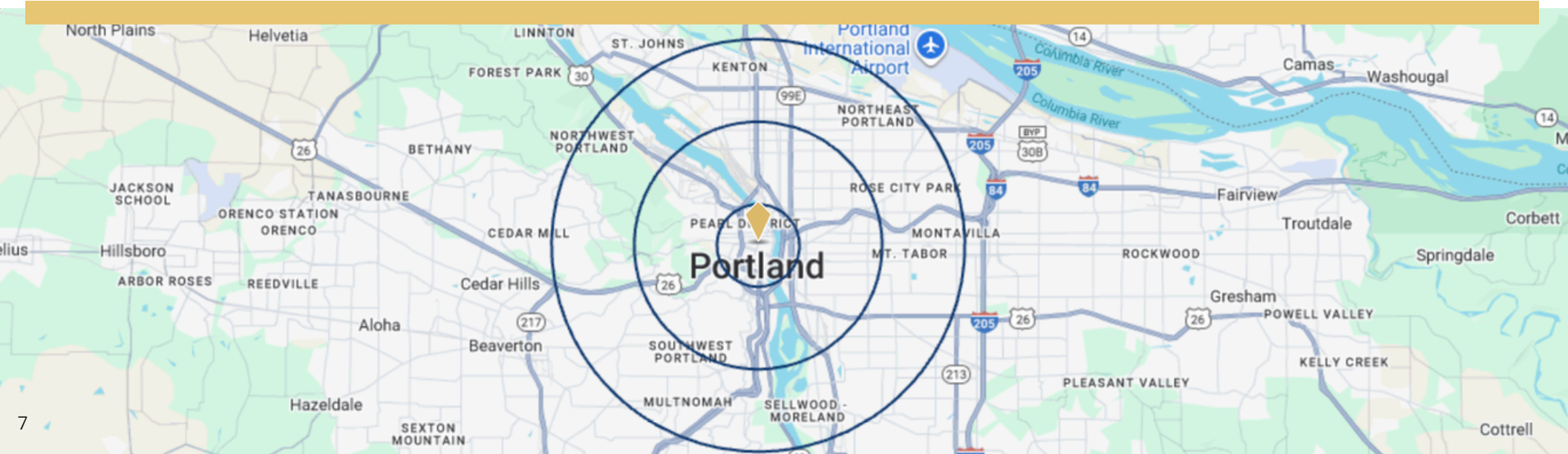
Transportation:

- SW 6th & Pine- 0.1 mi
- SW 5th & Oak- 0.1 mi
- Pioneer Square North- 0.2 mi
- Beaverton Transit Center - 8.1 mi
- Airport: PDX International - 12.6 mi



Daily Car Count: (VPD)

- SW Broadway- 6,679
- SW 6th Ave- 2,388
- W Burnside St.- 24,154
- NW Broadway- 7,954
- SW Oak- 3,877



What's in the area: Snapshot of nearby amenities

234 SW Broadway
Portland, OR 97205

Bus Stops/ Transit



Portland's Union
Historic Station

modacenter

OREGON
Oregon
Convention
Center

DESCHUTES
BREWERY.

Hampton
by HILTON

FARMHOUSE KITCHEN
THAI CUISINE

STAR
THEATER

DIXIE
TAVERN

Portland
Saturday
Market

W. Burnside St

PINE STREET MARKET
QUALITY MEATS

THE BENSON
PORTLAND

Grits n
Gravy
MUNDO CUMBO

MOTHER'S
BISTRO & BAR
FEEDING PORTLAND SINCE 2000

POWELL'S
CITY of BOOKS
SHAKE SHACK

THE RITZ-CARLTON

Marriott

Google

PUNCH BOWL
SOCIAL
FOOD DRINK

HYATT
REGENCY

NORDSTROM

Pioneer Courthouse Square

PIONEER PLACE
ON BEER