

# Hanna Anderson Building: Suite 115

541 NE 20TH AVE, PORTLAND, OR 97232

FOR LEASE

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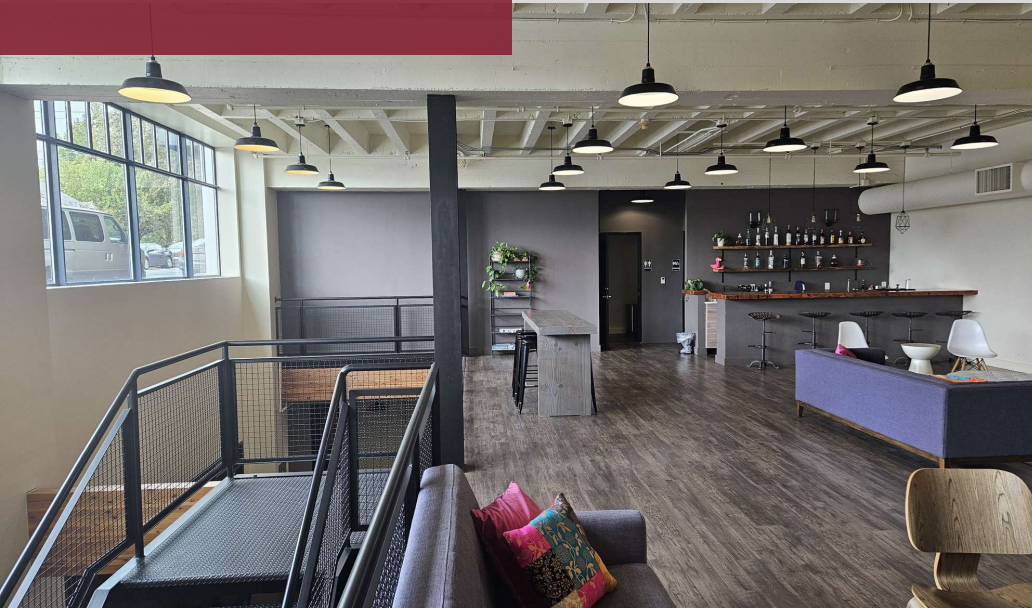
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## OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (Gross)
Building Size:	132,000 SF
Available SF:	5,253 SF
Lot Size:	76,959 SF
Year Built:	1930
Renovated:	2014
Zoning:	CM3
Market:	Portland
Submarket:	Close in East Side

## PROPERTY OVERVIEW

Suite 115 perfectly blends modern amenities and timeless appeal at a premier Portland, OR, property. The stunning building offers a seamless fusion of functionality and style, with spacious, light-filled office spaces designed to inspire creativity and productivity. The property boasts state-of-the-art facilities, including high-speed internet access, ample parking options, and customizable floor plans to accommodate diverse business needs. Tenants will appreciate the welcoming lobby, on-site fitness center, and thoughtfully designed common areas that foster collaboration and networking. With its prime location, exceptional features, and ample secured parking, this property sets the stage for success and growth for businesses of all sizes.



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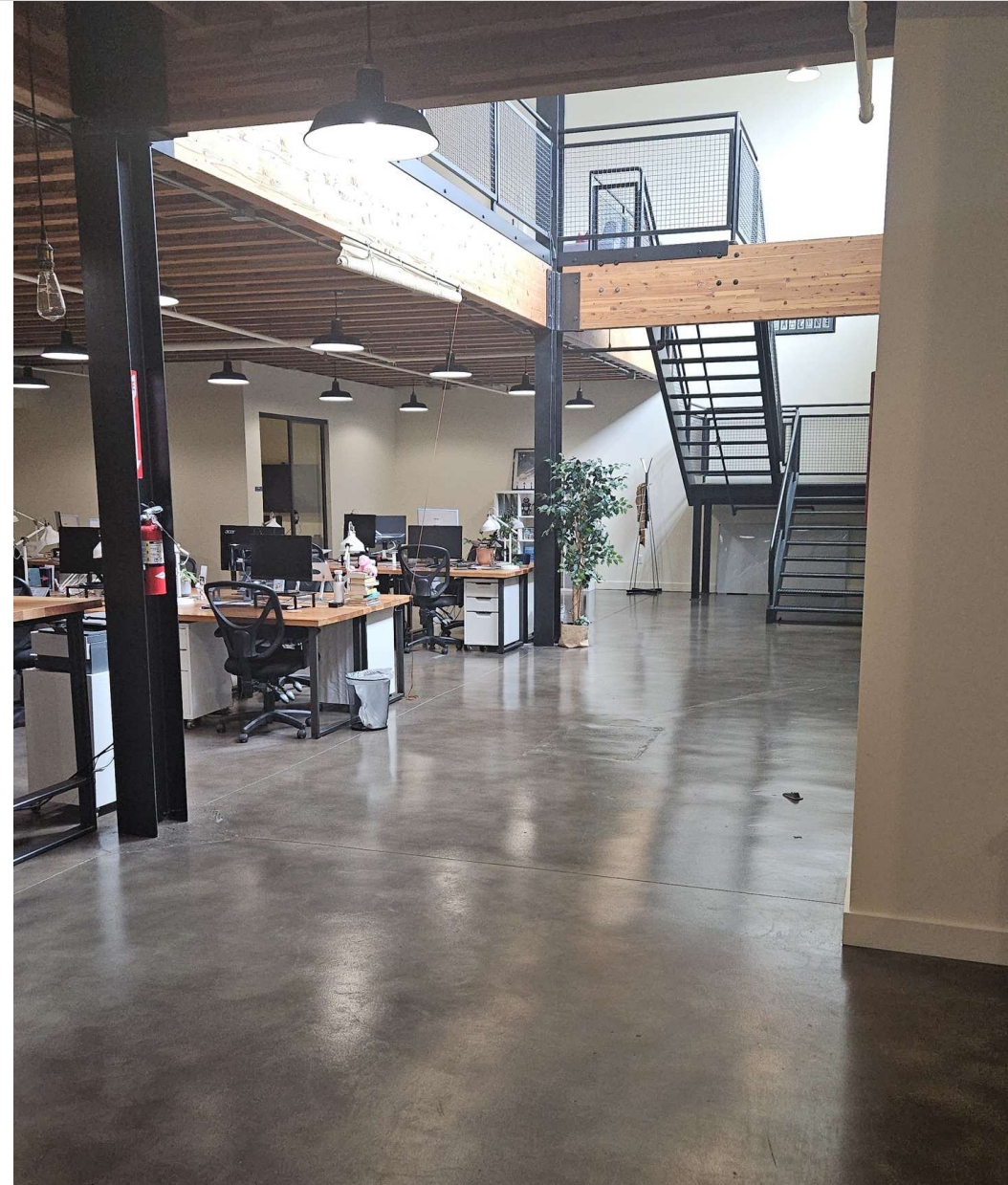
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## PROPERTY HIGHLIGHTS

- 5,253 square feet of creative office space
- Unique split-level layout with a daylight basement feel
- Natural light throughout via interior stairwell and main floor windows
- Features 1 large conference room and 2 private offices/smaller meeting rooms
- Fully equipped kitchenette and bar area
- High ceilings with exposed timber and industrial steel accents
- Secured private entrance through the garage
- Ample covered parking with bike storage and on-site fitness center, locker room, and showers
- Multiple restrooms, fully ADA accessible
- Prime close-in Eastside Portland location
- Open, collaborative workspaces and flexible floor plan
- Convenient access to public transportation
- Energy-efficient heating, cooling, and lighting systems
- Close proximity to dining, retail, and entertainment options
- Well-maintained historic, art deco/modern style building with a high-end lobby and common area



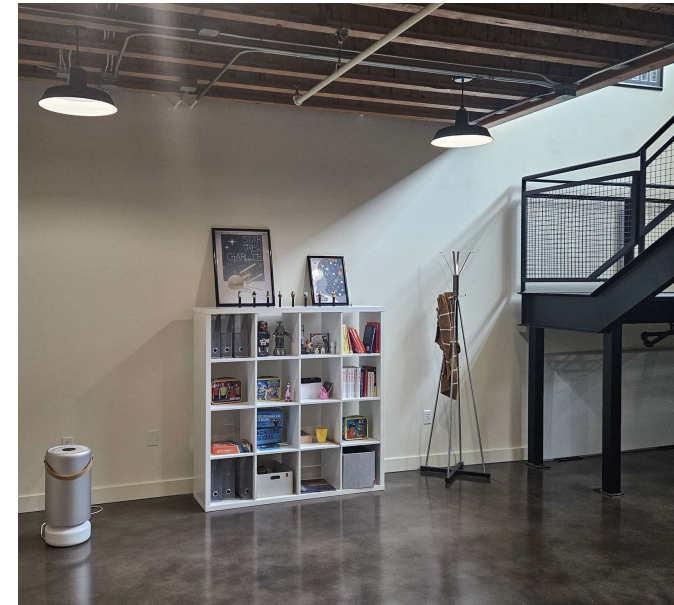
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## LOCATION OVERVIEW

Discover the vibrant neighborhood surrounding the Hanna Anderson Building at 541 NE 20th Avenue in Portland, OR 97232. Just blocks from the newly opened SoHo Club, this prime office location offers unparalleled access to some of the city's best amenities. Tenants can indulge in Portland's renowned dining scene with nearby favorites like Tusk, Pix Pâtisserie, Le Pigeon, and Providore Fine Foods. The lively entertainment and cultural offerings of the Lloyd District are just moments away, with the Moda Center and Oregon Convention Center within close reach. Convenient transportation options, including major freeways and public transit, provide seamless connectivity for your business. Embrace the dynamic energy of this sought-after neighborhood and elevate your business in this exceptional location.

The Hanna Andersson building in Northeast Portland, originally known as the Jantzen Building, has a rich history dating back to its construction in the early 20th century. Built between 1929 and 1945, it served as the design and production facility for the Jantzen Swimwear company. Its unique architectural features, including saw-tooth and barrel roof designs by Richard Sundleaf, earned it a place on the National Register of Historic Places in 1991.

In more recent years, Hanna Andersson, a children's clothing company with Swedish roots, transformed the building into its headquarters. The renovation, led by ZGF Architects, aimed to create an open, collaborative space for the company's growing team, with an emphasis on natural light and modern design elements. The building now features a two-story lobby, open workspaces, and a variety of informal gathering areas, reflecting the company's commitment to fostering innovation and teamwork.

The building has also undergone significant upgrades, including a multi-phase roof replacement and energy improvements, ensuring it remains a well-maintained and functional space while preserving its historic character.

Walk Score	90
Bike Score	100
Transit Score	73



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