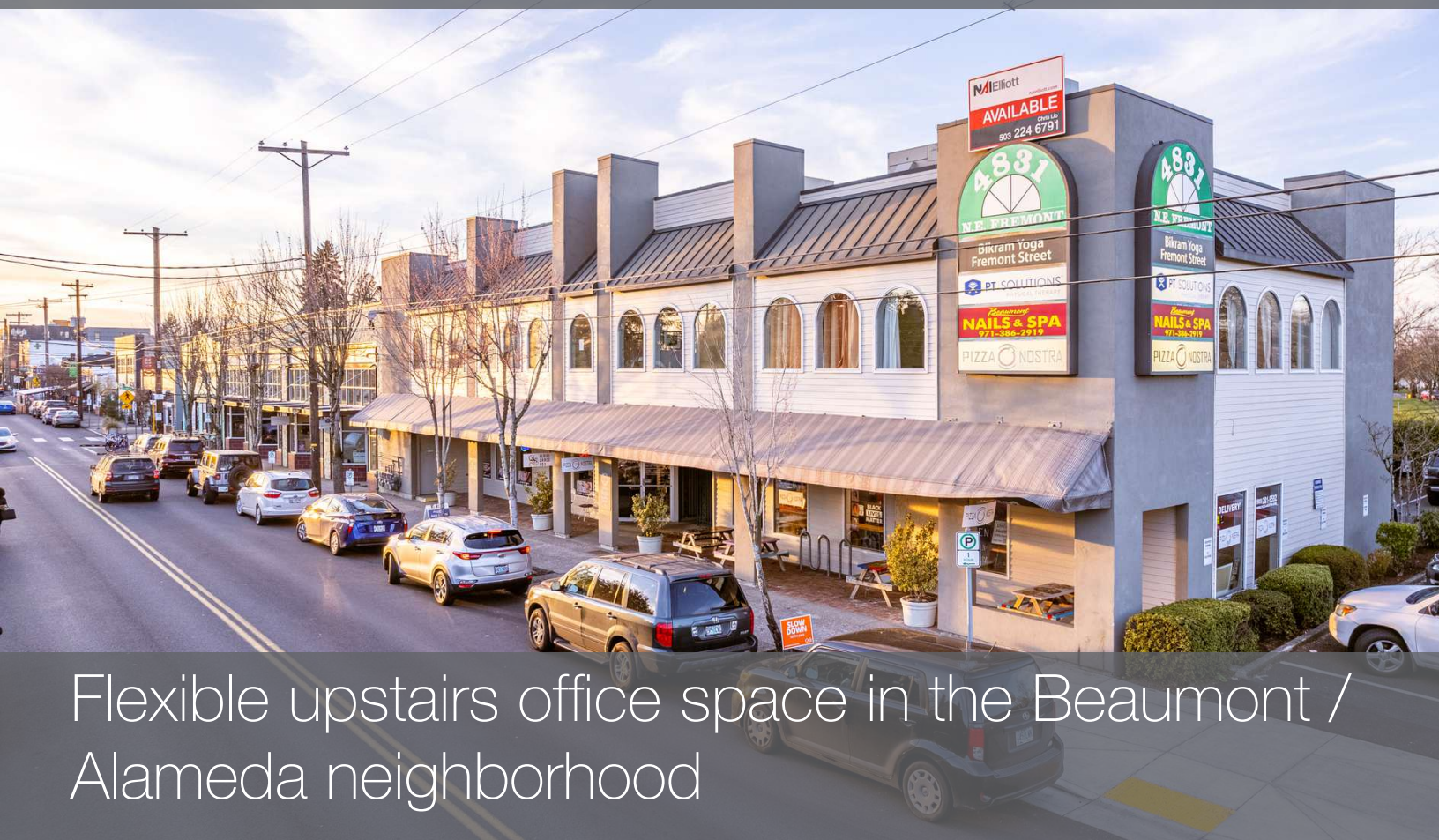


**AVAILABLE AUGUST 1, 2025**

# Beaumont Village Office Space

**4803 NE FREMONT ST / PORTLAND, OR 97213**



Flexible upstairs office space in the Beaumont / Alameda neighborhood

## AVAILABLE SPACES

- Suite 2B- 1,468 SF
- Upstairs office w/reception, 5 privates and a restroom.

## LEASE RATE

\$27.00 SF/yr (Gross)

## HIGHLIGHTS

- AVAILABLE August 1, 2025
- One of the East side's most desirable neighborhoods
- One off-street employee parking spot
- Excellent pedestrian and auto traffic
- Strong demographics
- Local neighborhood service tenant mix

## CONTACT

**Chris Lio** 503 804 2929 / 503 224 6791 / [clio@naielliott.com](mailto:clio@naielliott.com)





# Great visibility, foot traffic and neighbors



## CONTACT

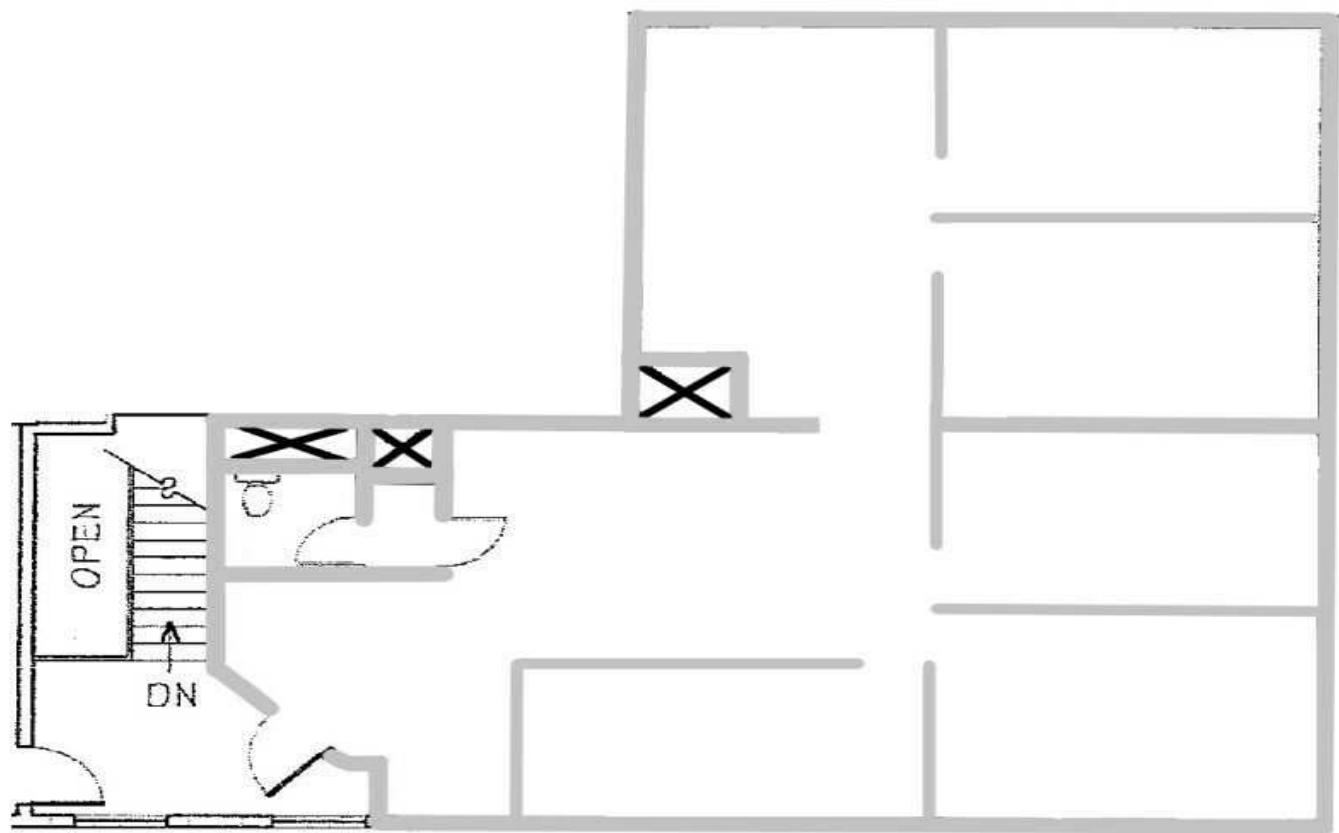
Chris Lio    c 503 804 2929 / o 503 224 6791 / [clio@naielliott.com](mailto:clio@naielliott.com)

**NAI**Elliott

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# Lease space – suite 2B



**SECOND FLOOR  
SUITE 2B  
1,468 RSF**

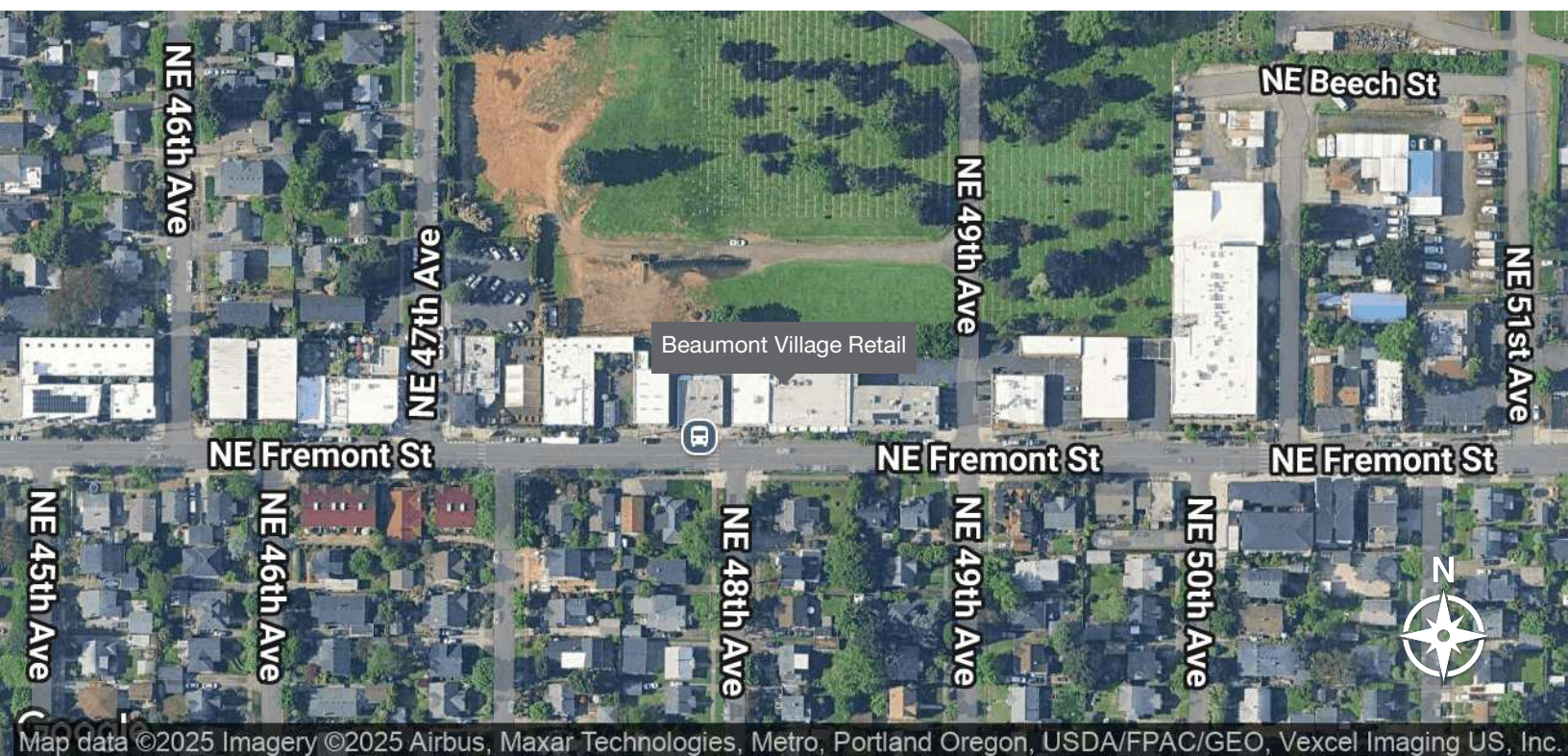
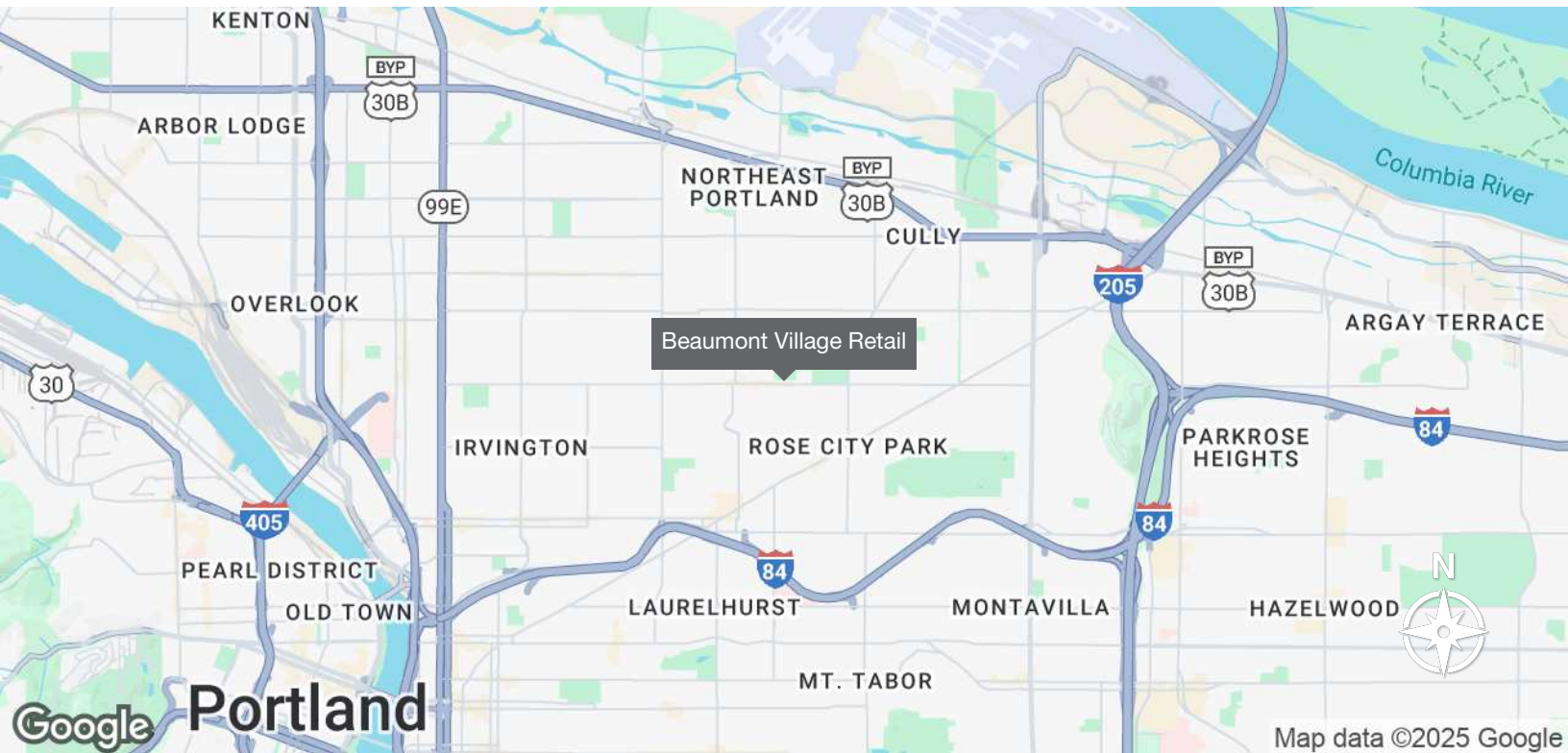
AVAILABLE SPACES					
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2B	Available	1,468 SF	Gross	\$27.00 SF/yr	Flexible and bright upstairs office space.

## CONTACT

**Chris Lio**    c 503 804 2929   /   o 503 224 6791   /   [clio@naielliott.com](mailto:clio@naielliott.com)



# Location map



## CONTACT

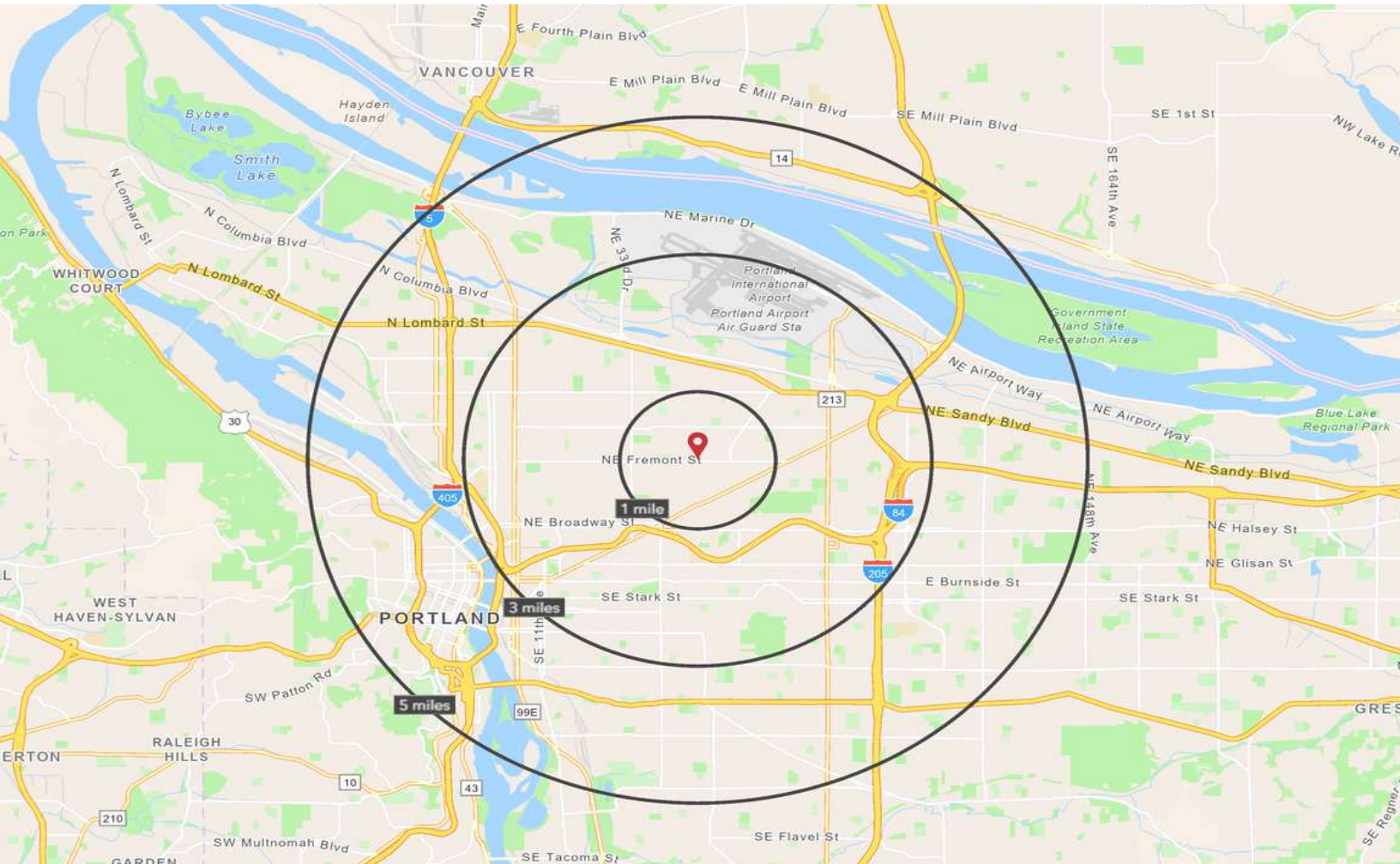
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# Demographics summary



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2022	24,514	187,141	423,222
Projected Total Population 2027	25,682	193,322	434,129
Average HH Income	\$136,065	\$112,723	\$104,663
Median Home Value	\$591,912	\$560,565	\$537,399
Estimated Total Households	10,411	83,520	194,276
Daytime Demographics 16+	14,174	172,915	481,268
Some College or Higher	86.2%	83.4%	80.6%

Source: Regis – SitesUSA (2023)

## CONTACT

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