

FOR LEASE



THE BASTIAN BUILDING

418 - 436 NW 6TH AVE | PORTLAND, OR 97209

For more information or a property tour, please contact:

RAYMOND DUCHEK

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TOM MCDOWELL

503.225.8473

TomM@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

10/10/2024

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

TCN
WORLDWIDE
REAL ESTATE SERVICES

AMO

900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204
503.223.3171 • NORRIS-STEVENS.COM

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OFFICE SPACE FOR LEASE

DETAILS

- Lease rate: \$10.00 PSF, Full Service

SECOND FLOOR

- Suite 203: ± 3,048 SF (Divisible) \$2,540/month, FS
- Suite 204: ± 2,185 SF \$1,820/month, FS

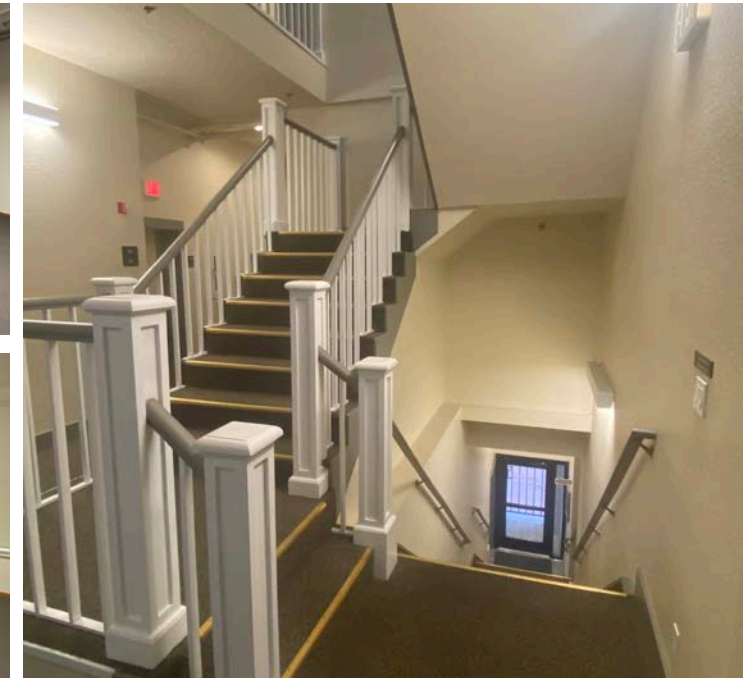
THIRD FLOOR

- Suite 304: ± 2,708 SF \$2,256/month, FS

FEATURES

- Elevator served
- Located on the Transit Mall, offering easy access to TriMet buses and trains
- Adjacent to a monthly parking lot
- Common area includes two-story atrium and bike storage
- Restrooms located on all floors
- Large hallways
- Seismic bracing added, including the elevator shaft, in 2000

* All rents are quoted gross



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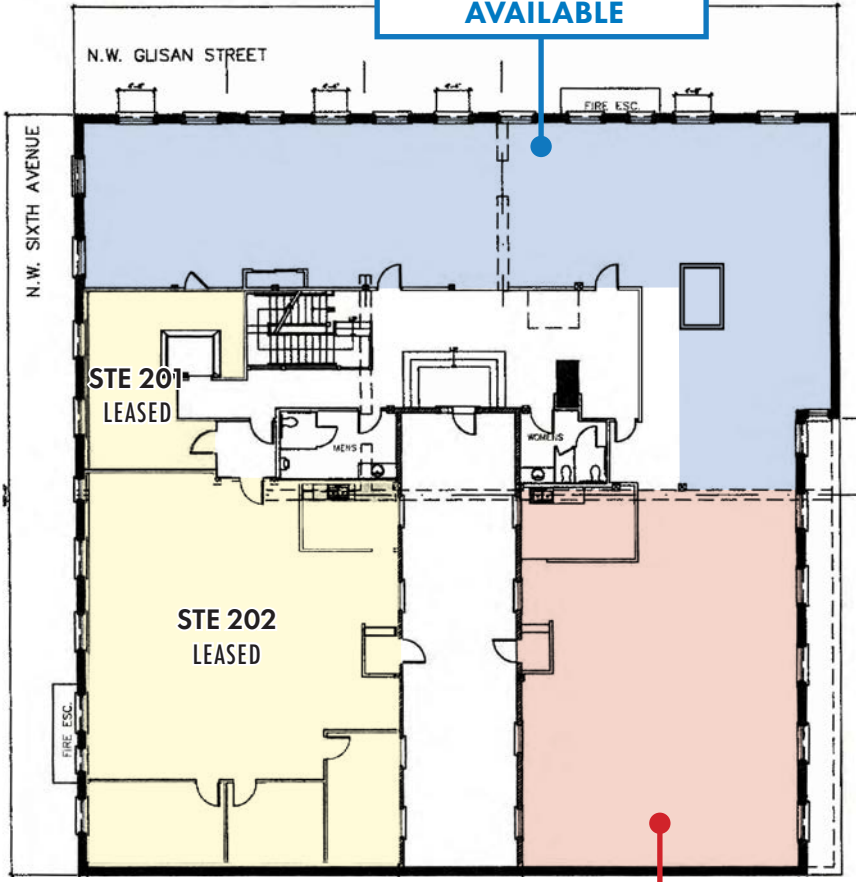


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2ND FLOOR

**STE 203
3,048 SF (DIVISIBLE)
AVAILABLE**

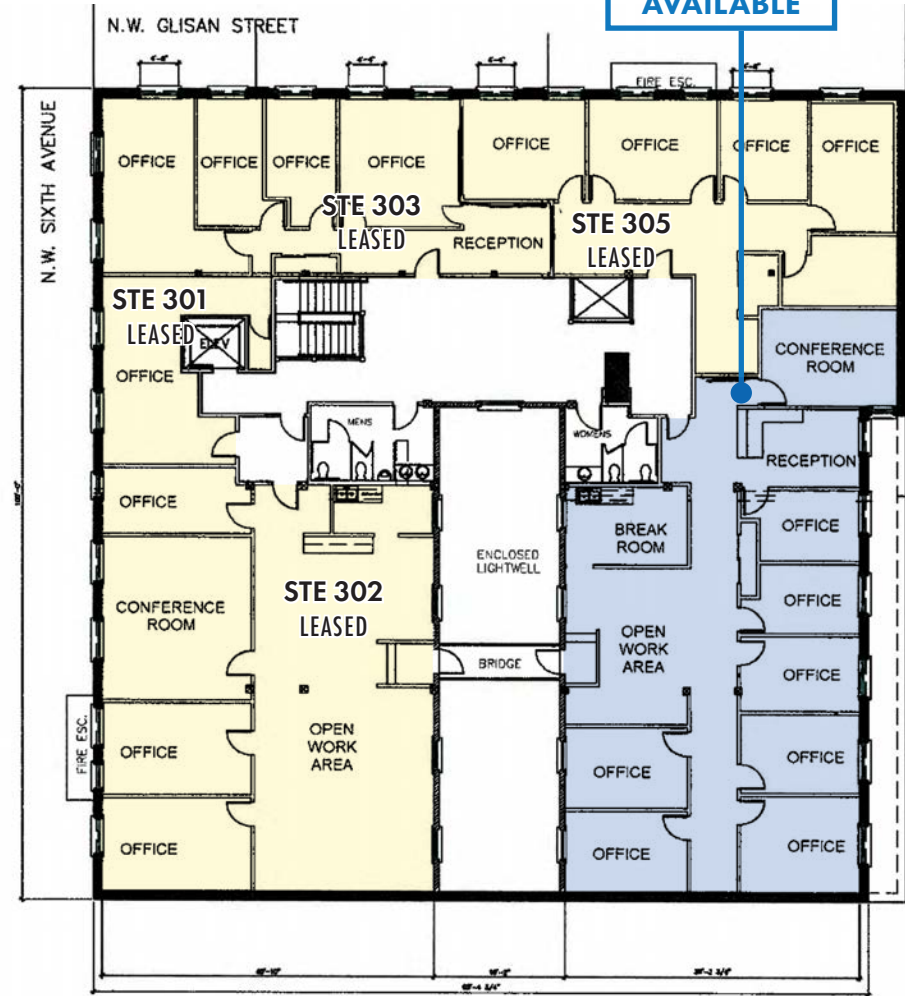


LEASED

**STE 204
2,185 SF
AVAILABLE**

3RD FLOOR

**STE 304
2,708 SF
AVAILABLE**



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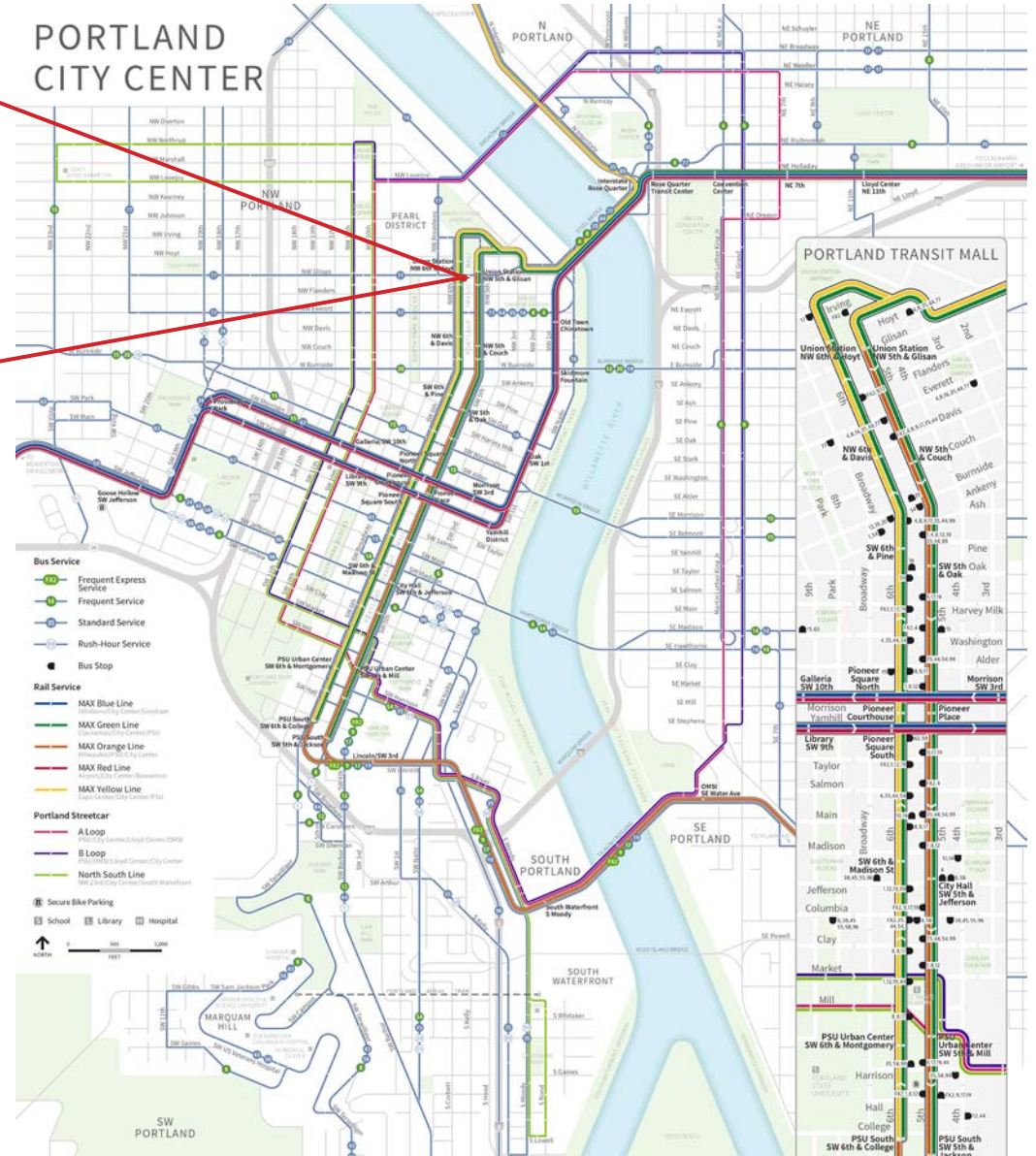
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PORTLAND CITY CENTER



Walk Score 99

Walker's Paradise

Daily errands do not require a car.

Transit Score 91

Rider's Paradise

World-class public transportation.

Bike Score 99

Biker's Paradise

Daily errands can be accomplished on a bike.

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