

# FOR SALE

829 NW 19<sup>th</sup> Ave | Portland, OR 97209



14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- 7,138 square feet of office and apartment space
- Designed by the esteemed Whidden & Lewis
- No expense spared  
Conference room, multiple offices with charming fireplaces and a top-floor lounge featuring a state-of-the-art kitchen and meeting area.
- The lower-level houses a newly renovated 2-bedroom, 2,084 SF apartment with private access, currently leased for additional income.
- Corner lot with 21-spaces of off-street parking
- Close to freeways, public transit, and some of Portland's best restaurants



## FOR MORE INFORMATION:

**Steve Hunker**, CCIM, Vice President/Broker  
[steve@fg-cre.com](mailto:steve@fg-cre.com)



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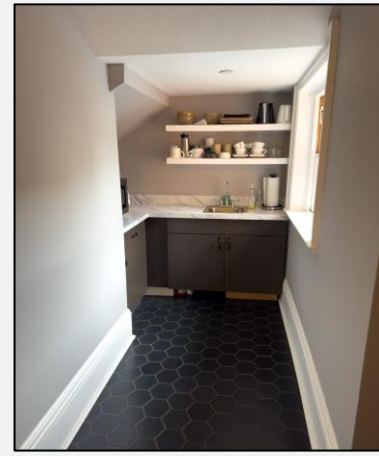
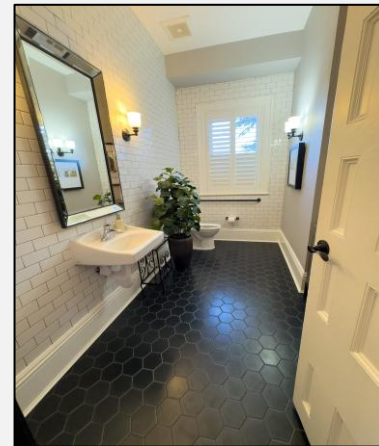
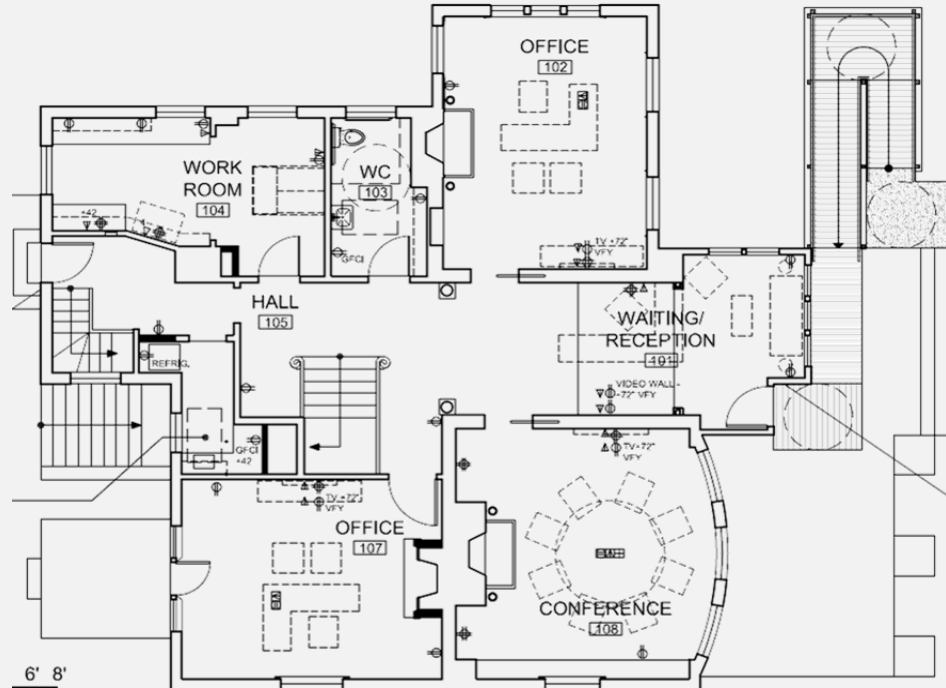
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## MAIN FLOOR OFFICE

- 3 large offices with fireplaces
- Formal entry
- Tiled bathroom
- Kitchenette
- Copy room with additional storage



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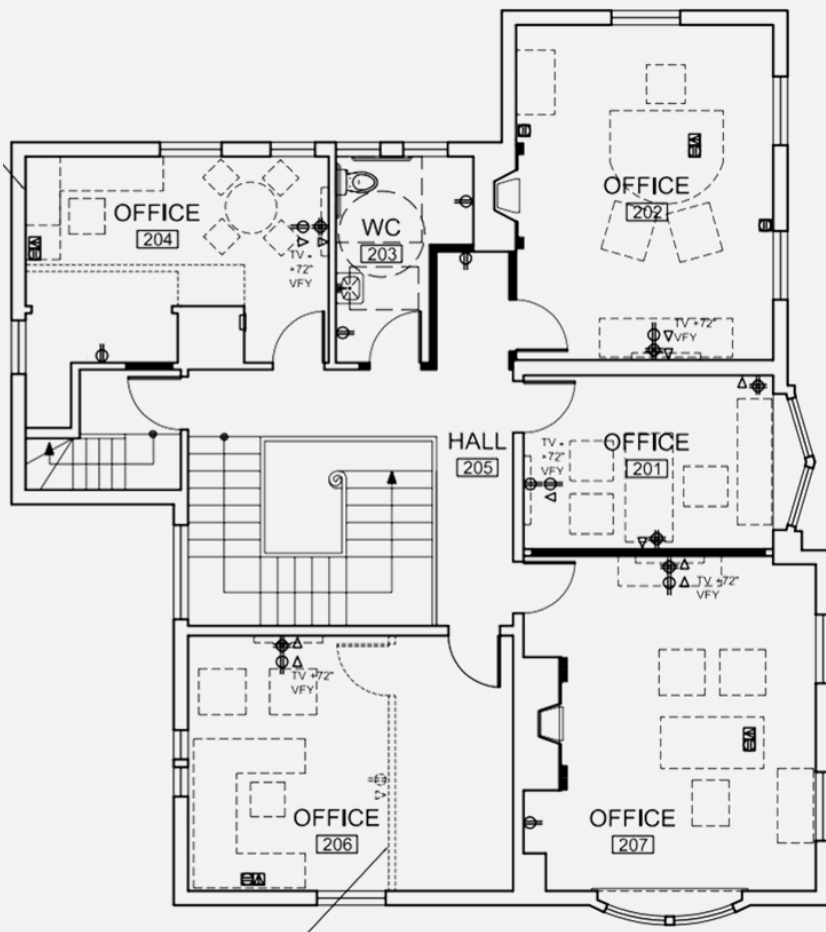
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## SECOND FLOOR OFFICE

- 2 large offices
- 2 small offices
- 1 large sitting room/study
- Bathroom





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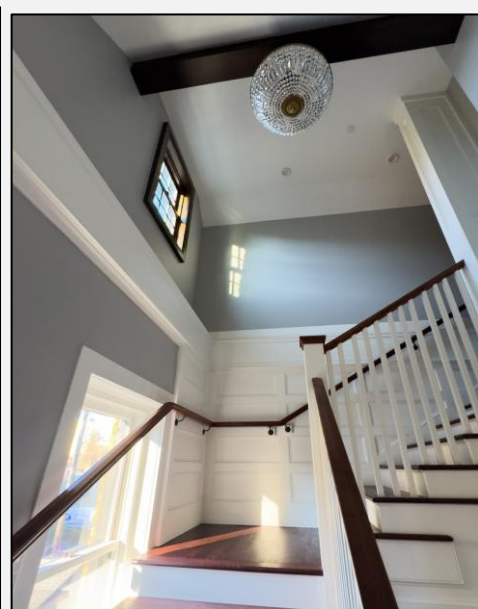
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## THIRD FLOOR KITCHEN/LOUNGE

- Spacious entertainment lounge
- Full kitchen
- Full bath with shower
- Large additional storage room





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## Apartment

The lower-level houses a newly renovated 2-bedroom, 2,084 SF apartment with private access, currently leased for additional income. High end finishes, stainless steel appliances.





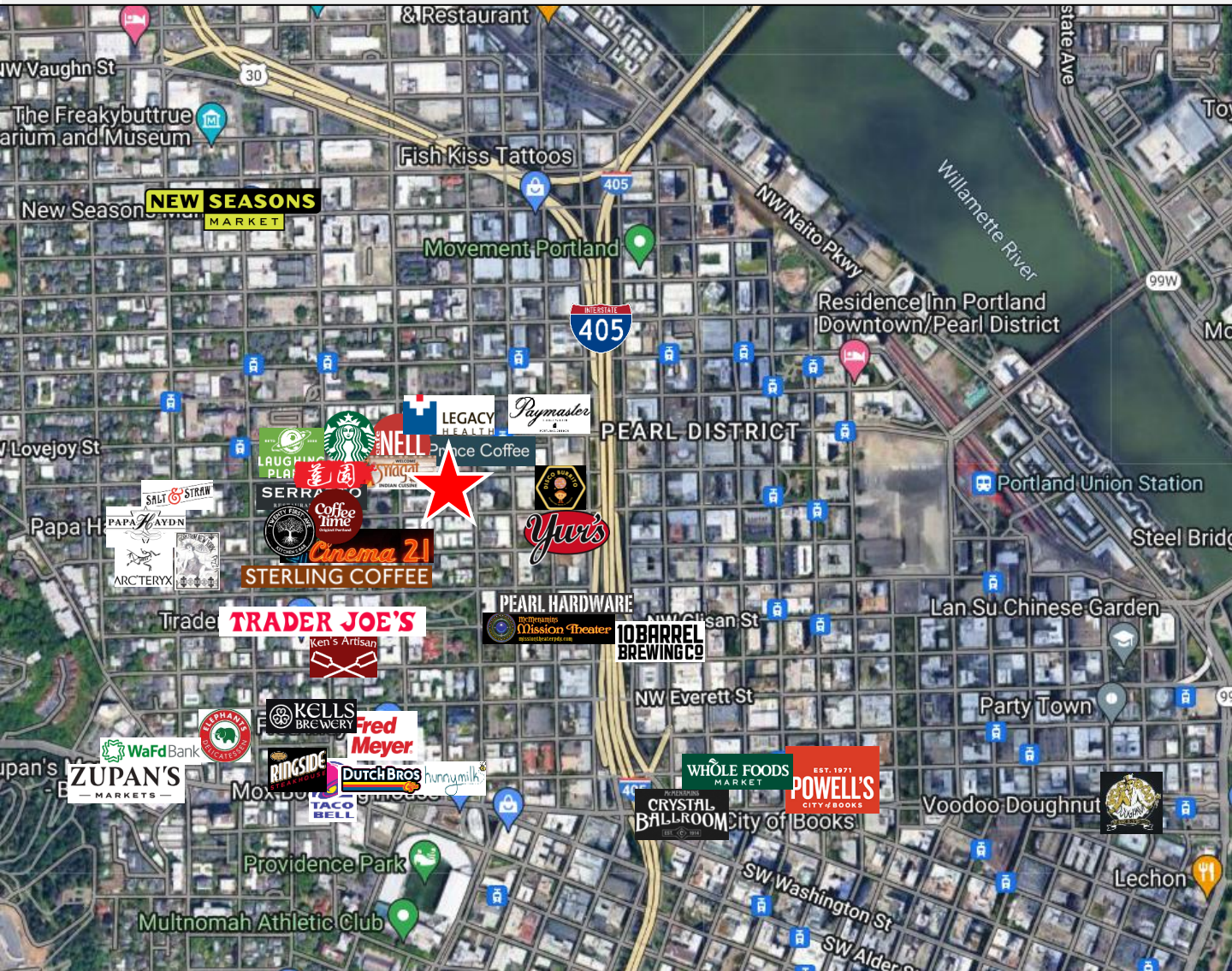
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## LOCATION, LOCATION, LOCATION



**Walk Score 96**  
Walker's Paradise



**Bike Score 96**  
Biker's Paradise



**Transit Score 83**  
Excellent Transit

### Average Daily Traffic

NW 19<sup>th</sup> Ave @ NW Johnson St S – 3,800  
NW 19<sup>th</sup> Ave @ NW Irving St S – 3,949  
NW Lovejoy St @ NW 19<sup>th</sup> Ave E – 7,234

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.



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829 NW 19<sup>th</sup> Ave | Portland, OR 97209



4800 Meadows, Suite 300, Lake Oswego, OR  
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## LOCATION, LOCATION, LOCATION

