



For Lease

Brooklyn Yard

4774 SE Milwaukie Avenue | Portland, OR
Second Generation Space
917 SF - Perfect for a Taproom

Call for rates

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The Property

Brooklyn Yard is located in the popular Brooklyn neighborhood, nestled in-between the Brooklyn industrial area and Oaks Bottom Wildlife Refuge. Built in 2016, the Brooklyn Yard was inspired by the history of the neighboring industrial rail yards with its unique architecture and industrial aesthetic. While inspired by the industrial legacy of the neighborhood, this project looks to a future of environmental awareness and sustainability by being one of Portland's only certified LEED Platinum buildings. This unique combination makes this 46 unit mixed use building with two ground floor retail units truly one of a kind. With 94% occupancy of the residential units, any retail tenant has a built-in customer base, along with the surrounding prosperous and popular neighborhoods of Brooklyn and Sellwood/Moreland.

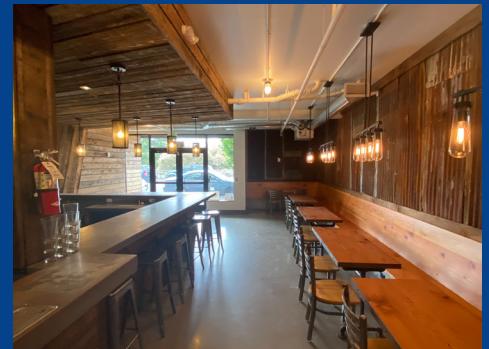
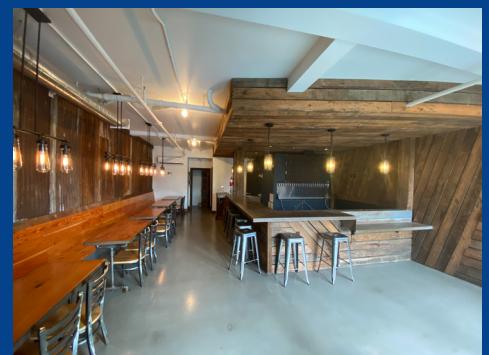
In addition, this location has easy access to downtown Portland (via busy McLaughlin Boulevard), and is just two blocks from the MAX station, along with multiple bus stops; Brooklyn Yard is a high trafficked and easily accessible retail space inviting customers from outside the direct neighborhood. This truly unique building provides its ground floor retail units an opportunity for local businesses to thrive, in a classic, Portland neighborhood. Join Coco Donuts, as their co-tenant, at this fantastic neighborhood location today!

Details

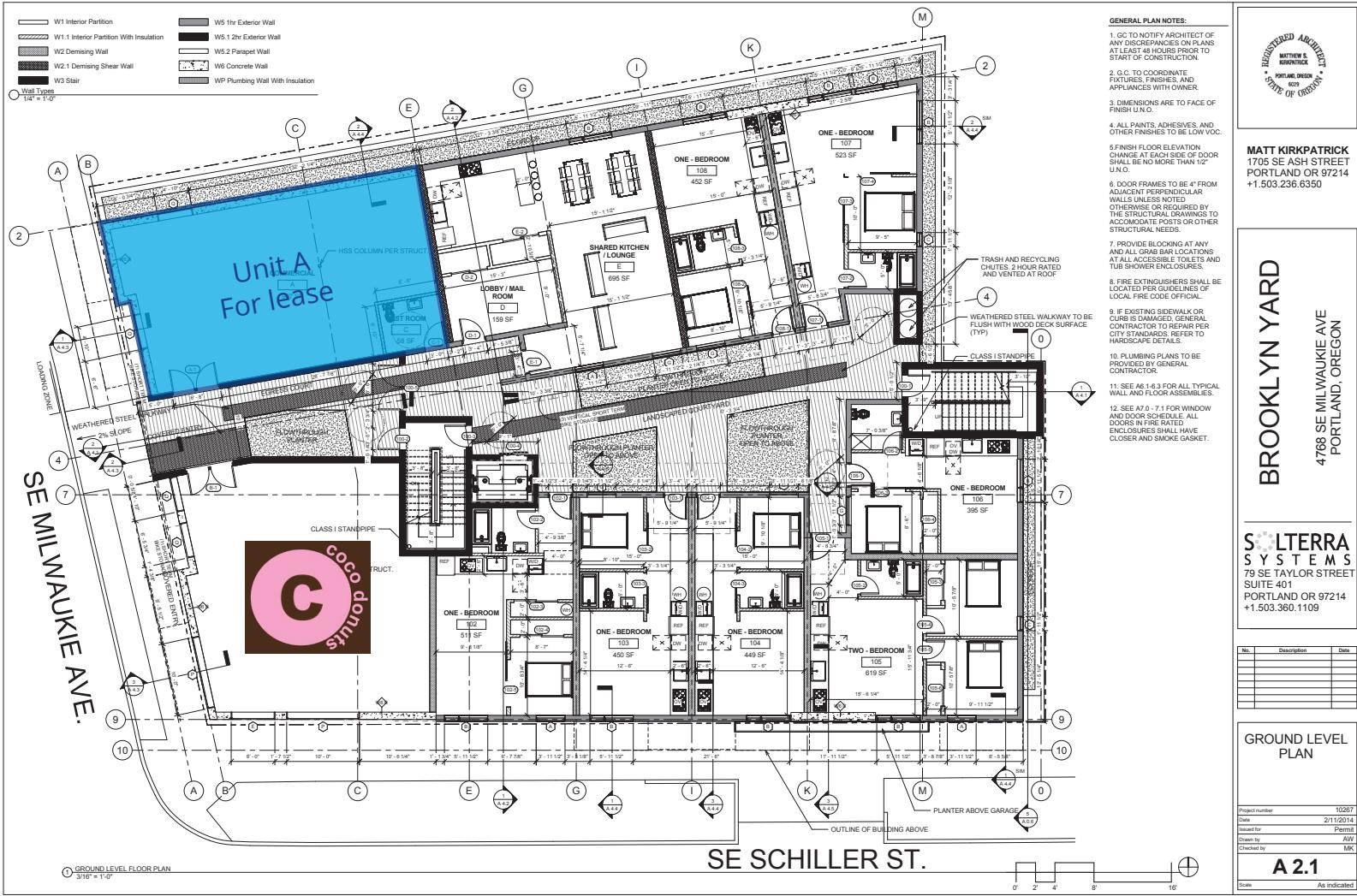
- Ground floor unit
- Fantastic street frontage
- Full build out
- Full taproom build out
- Tap system included
- Polished concrete floors
- ADA restroom
- Walk-in cooler
- Industrial aesthetic
- No hood system

Desired Uses

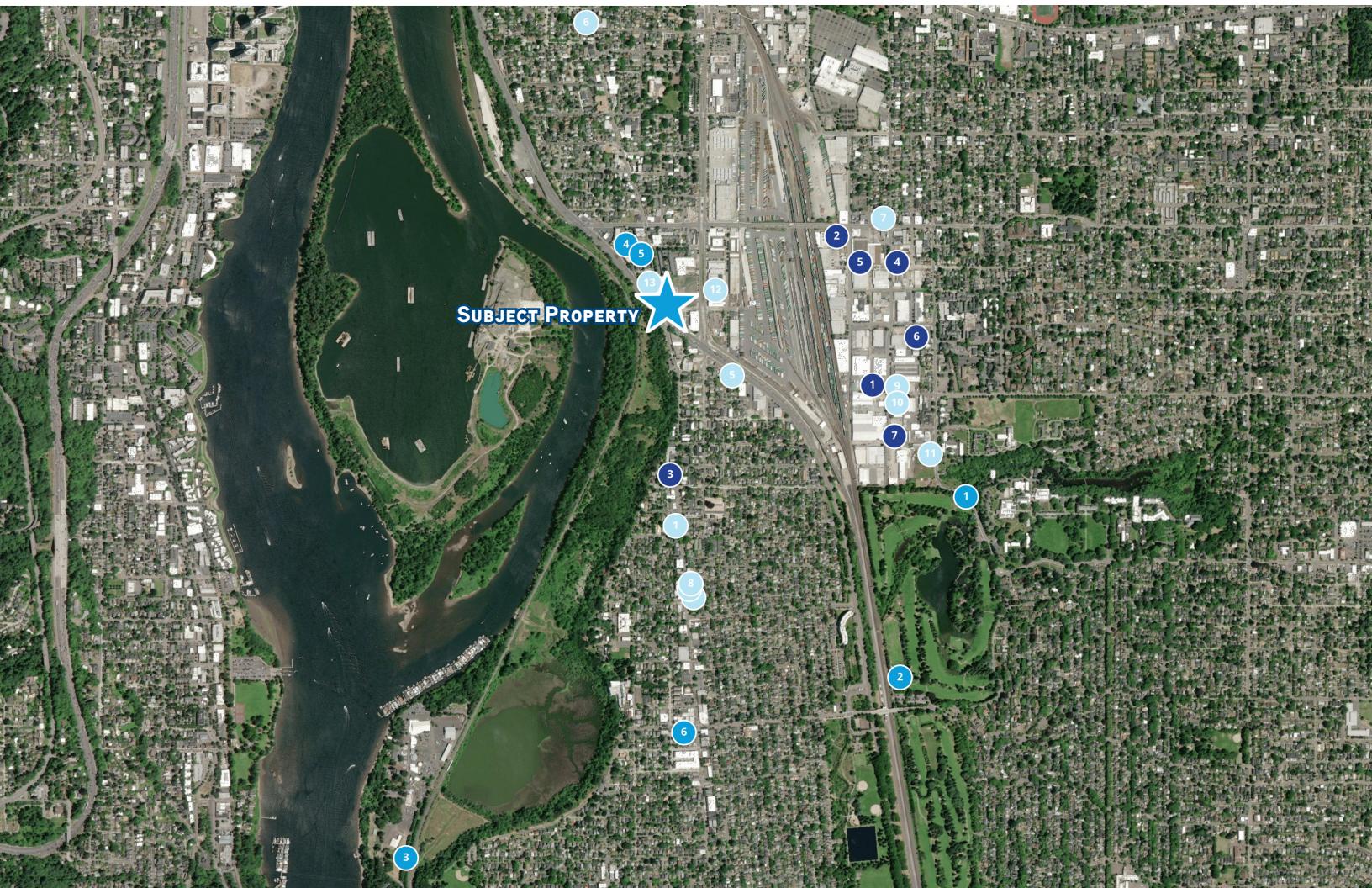
- Taproom
- Tasting room
- Bottle shop



Floor Plan



Amenities Map



Shopping

Alscos	Hop Chicks do Wine
Manolo Walls	RC Screen Shop & Supply Co
WC Gym Equipment	Kaiser Permanente Dental Associates
Monster Fuses	

Entertainment

Crystal Springs Rhododendron Garden	Eastmoreland Golf Course
Oaks Bottom Wildlife Refuge	24 Hour Fitness
Trackers Eat	Eternal Springs Massage

Restaurants

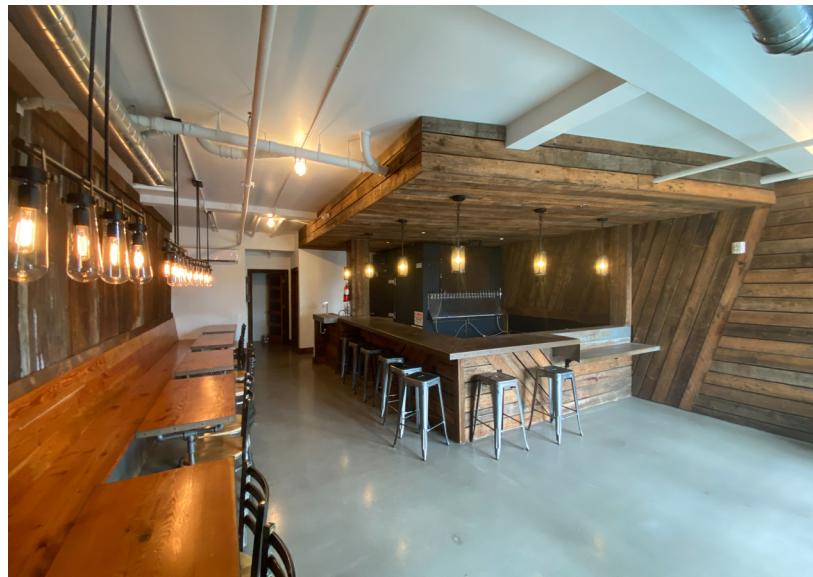
Papa Haydn	Coco Donuts & Coffee	The Meddling Lime	Bastion PDX
The MAC'd Window	Enthea Teahouse	Dutch Bros Coffee	Nana's Guilty Pleasures
Gigantic Brewing - Brewery & Taproom	Taco Express	Breaking Buns Food Cart	503 Distilling
RF's Bar & Grill			

Consumer Expenditures

Annual food & alcohol spending



Wealth & income



Bike Score
88



Walk Score
67



Transit Score
54



Traffic Counts
5,016 ADT

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