

CLOSE-IN EASTSIDE OFFICE SPACE FOR LEASE

711 SE Grand Ave

PORTLAND, OR 97214



Two floors of beautiful historic office space —
close-in Eastside location

CONTACT

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Timeless charm in Portland's creative core

PROPERTY OVERVIEW

Wonderfully maintained, historic and updated creative office in the heart of the Central Eastside. Perfect layout for private offices combined with open plan spaces.

PROPERTY HIGHLIGHTS

- Gorgeous, historic mixed-use building
- Central, close-in east side location
- Mix of private offices, open workspaces, large and small conference rooms and phone booths
- Hardwood floors, high ceilings and tons of natural light
- Showers, restrooms, kitchens and secure bike room
- Cotenant is Mother Foucault's Bookshop; includes café with rear patio seating
- \$16/SF/YR, NNN for both floors
- \$18/SF/YR, NNN per floor



Central Eastside Industrial District

The Central Eastside Industrial District (CEID) in Portland, Oregon is a dynamic and rapidly evolving urban neighborhood known for its unique blend of industrial heritage, innovative business and vibrant arts and cultural scene. This area, nestled along the Willamette River, seamlessly merges historic industrial buildings with modern, sustainable design, creating a contemporary hub for creative entrepreneurs, tech startups and forward-thinking industries. The CEID is also renowned for its adaptive reuse of warehouses, making it a hotbed for artisanal food producers, craft breweries and collaborative workspaces.



NEARBY BUSINESSES

- Mother Foucault's Bookshop
- Afuri Izakaya
- Loyal Legion
- Hat Yai Belmont
- Obon Shokudo
- Coava Coffee
- Living Haus
- Hit the spot!
- Literary Arts
- River City Bicycles
- Grand Central Bowling

CONVENIENT MULTI-MODAL ACCESS:

- Just across the bridge from Downtown Portland
- Near major public transit routes, including bus stops and MAX light rail stations
- Immediate access to major highways such as I-5 and I-84



100
BIKE SCORE



86
WALK SCORE



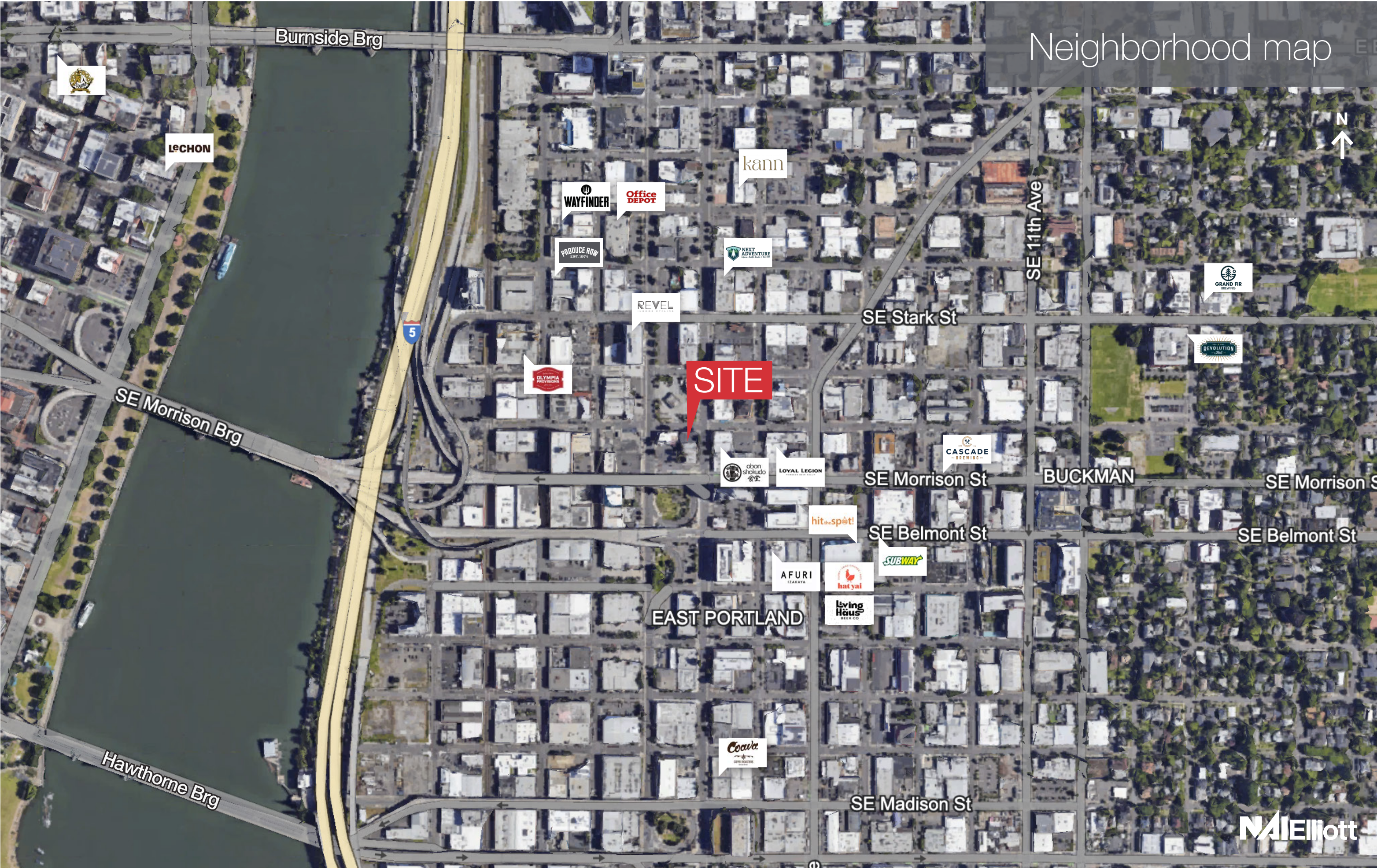
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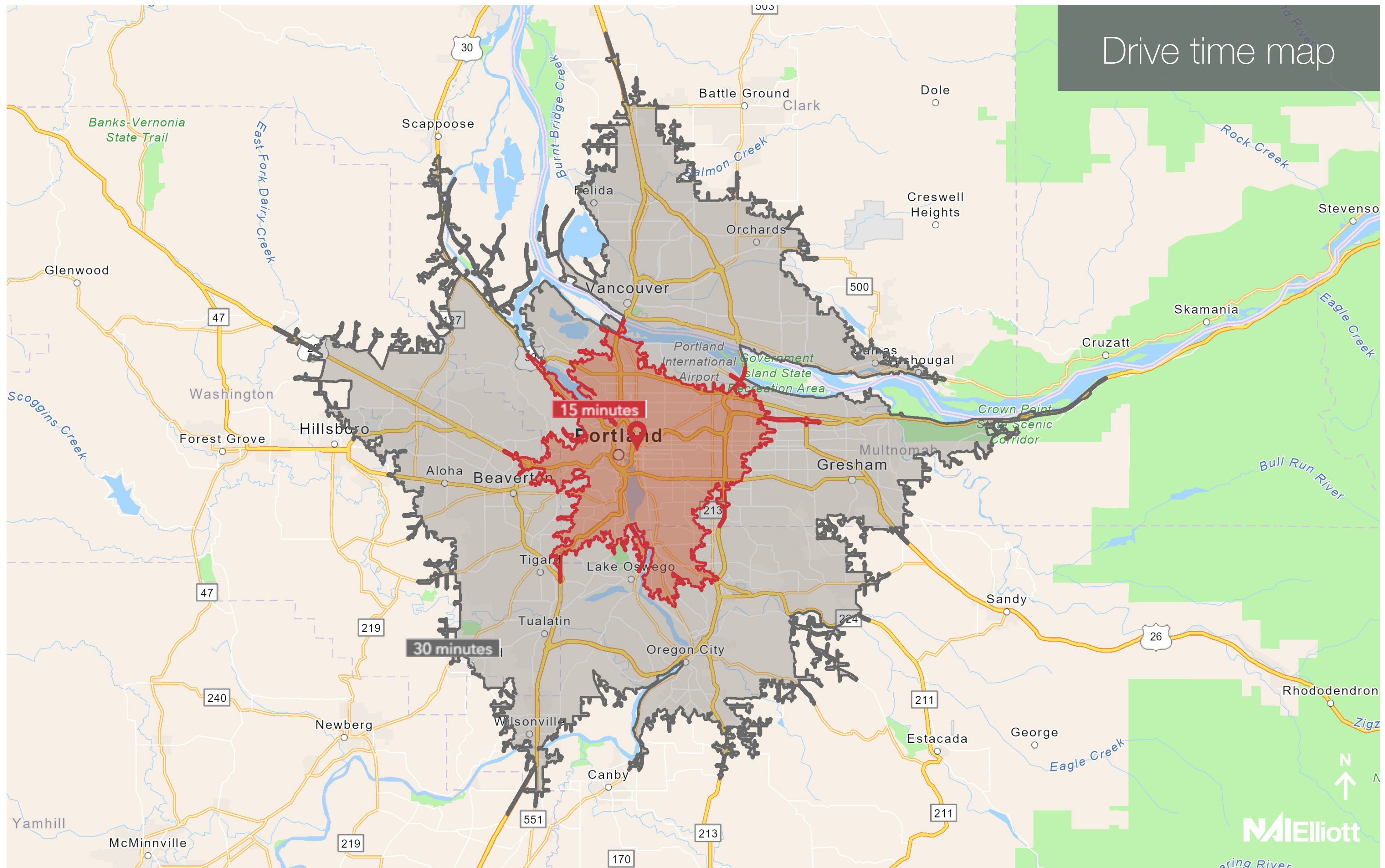
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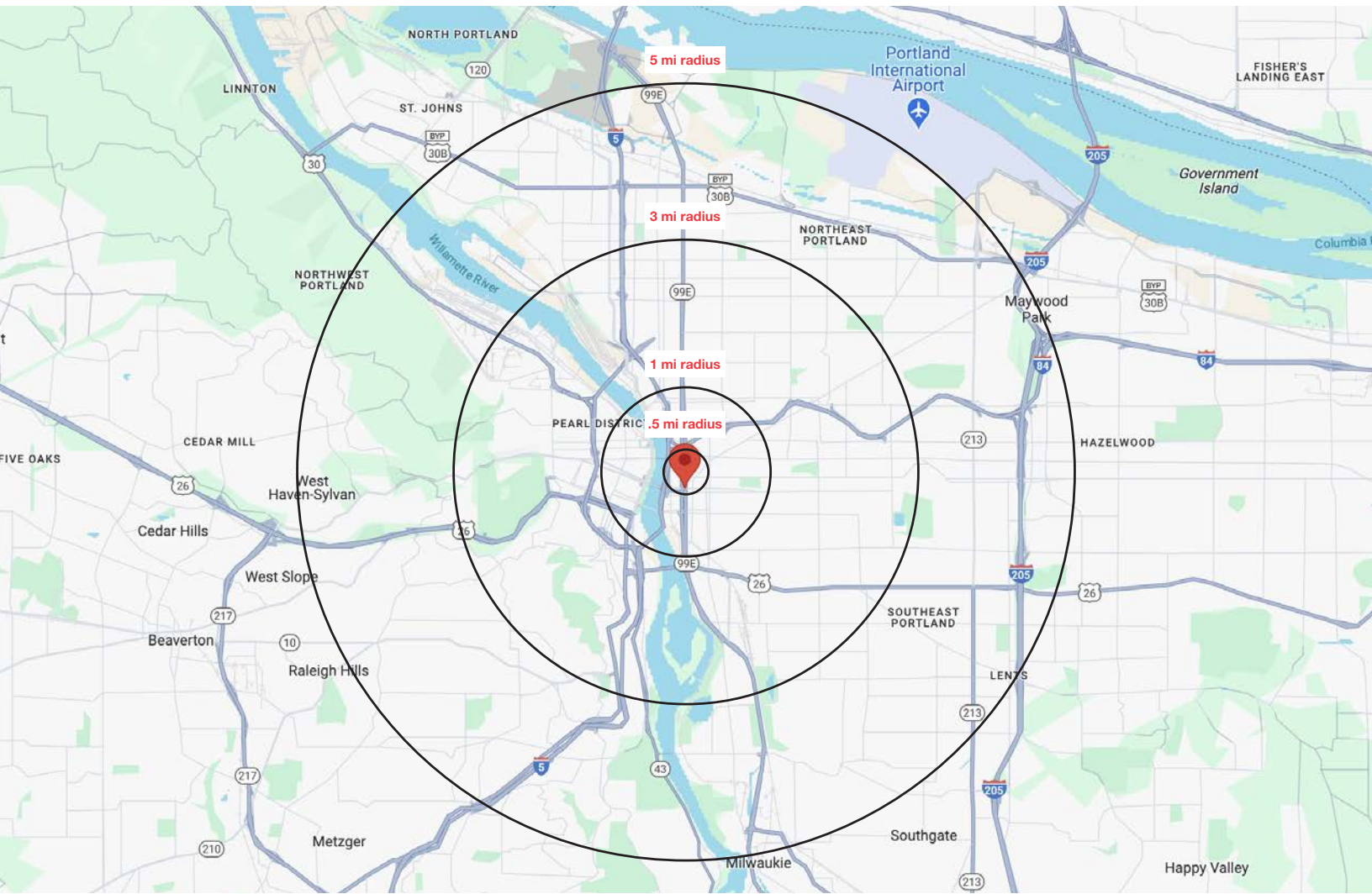
Neighborhood map



Drive time map



Demographics



	.5 MILE	1 MILE	3 MILE	5 MILE
Estimated Total Population 2023	4,893	26,209	221,429	451,491
Projected Total Population 2028	5,527	27,086	214,724	433,127
Average HH Income	\$72,316	\$82,327	\$136,999	\$142,697
Median Home Value	\$639,848	\$568,234	\$612,184	\$577,495
Estimated Total Households	3,247	16,166	118,798	216,116
Daytime Demographics 16+	13,297	95,113	280,730	439,106
Some College or Higher	3,521	18,417	157,020	302,570

Source: Regis – SitesUSA (2023)

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