



The Shogren Building

1225 SE Grand Ave, Portland, OR 97214

Andy Munson

Shogren Building LLC

1225 - 1235 SE Grand Avenue, Portland, OR 97214

andy@shogrenbuilding.com

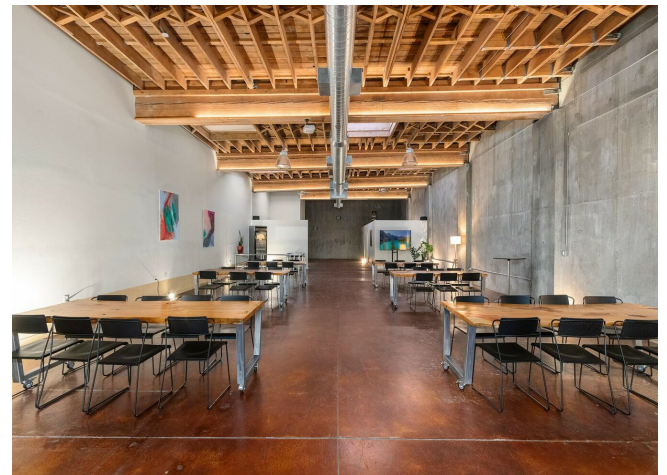
(503) 936-1619

The Shogren Building

Property Overview

At the corner of SE Grand Avenue at Main Street sits one of the finest showroom, office and retail locations to be found anywhere in the resilient Central Eastside. Originally built in 1924, we finished a major renovation in 2003, which included a complete and thorough seismic upgrade, all new plumbing and electrical, roof system, windows and doors, and high capacity, individually controlled HVAC units for each space, and stained concrete floors. Our tenants' businesses enjoy excellent traffic counts, with over 42,000 vehicles per day passing in front of your business, along with Tri-Met & Portland Street Car providing regular service on Grand Avenue. All of this exposure helps build and maintain your business and profits....

- Exposed Old Growth Beams
- Lots of natural light
- Excellent traffic counts



Rental Rate: \$17.00 /SF/Yr

Property Type: Retail

Property Subtype: Storefront

Available Leasable Area: 2,870 SF

Year Built: 1925

Walk Score ®: 83 (Very Walkable)

Transit Score ®: 71 (Excellent Transit)

Taxes: \$0.24 USD/SF/Mo

Operating Expenses: \$0.59 USD/SF/Mo

Rental Rate Mo: \$1.42 USD/SF/Mo

1225 SE Grand Avenue - Suite 3

Space Available	2,870 SF
Rental Rate	\$17.00 /SF/Yr
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Premium space ready for your showroom/office/gym/architect - this is the last remaining suite available in the Shogren Building • Approximately 2,870 net rentable sq. ft. with 33 feet of frontage on Grand Avenue• 16' tall ceilings, beautiful exposed old-growth beams add warmth and legacy appeal• Half dozen Skylights let in ample natural light• High capacity HVAC units for each suite with individual digital smart controls in your space. • Ample lighting, and new LEDs added to smart switch illuminating old growth beams. Once paired with wifi lights can be switched for holiday or event colors. • Individual 3 phase electric meter with circuit panel and 110V outlets throughout the entire space. • Telephone, internet and security system installed. • Current Layout includes 2 offices, kitchenette, and large open showroom ready for business or build out• Kitchenette includes dishwasher, sink, cabinets and is ready for break room or light food options• Complete seismic upgrade in 2003, so no risk your business will be interrupted for retrofit like some spaces in Portland• 1000 sq. ft. Common area: Rear door egress leads to hallway with beautiful Men's' & Women's restrooms, janitorial closet and garbage/recycling area with roll-up door on Main Street side of building. • Other Amenities and area info: • Top quality clad wood windows and entrance doors. • Cloud kitchen at Salmon and Grand, providing your business with 20+ restaurant take out options within 1 block of the space • Kitty corner to Coava coffee • 2 blocks west of Renata (restaurant of the year) • Located in the Central Eastside, and the established Enhanced Services District which provides street cleaning teams, graffiti mitigation and houseless outreach services all of which have made a tremendous impact in the first 2 years of operation. • 50 Public Parking spaces (hourly rate, all day parking) located 2 blocks south, Portland Streetcar with stops 1-2 blocks north and south, running a loop down Grand Ave connecting your space to all of the Westside and the emerging South Waterfront. • Possible access to \$9,500 matching grant fund dollars via Prosper Portland for businesses that are owned and operated by P.O.C. Designs shown rendered for rooftop access and rooftop deck - build out of this concept negotiable. Views from rooftop encompass all of the Downtown skyline and capture beautiful sunsets. Originally built in 1924, we completed a major renovation during 2003 on the Shogren Building, which included a complete and thorough seismic upgrade, all new plumbing and electrical, roof system, windows and doors, and high capacity, individually controlled HVAC units for each space + stained concrete floors. Available for tour on request.

Major Tenant Information

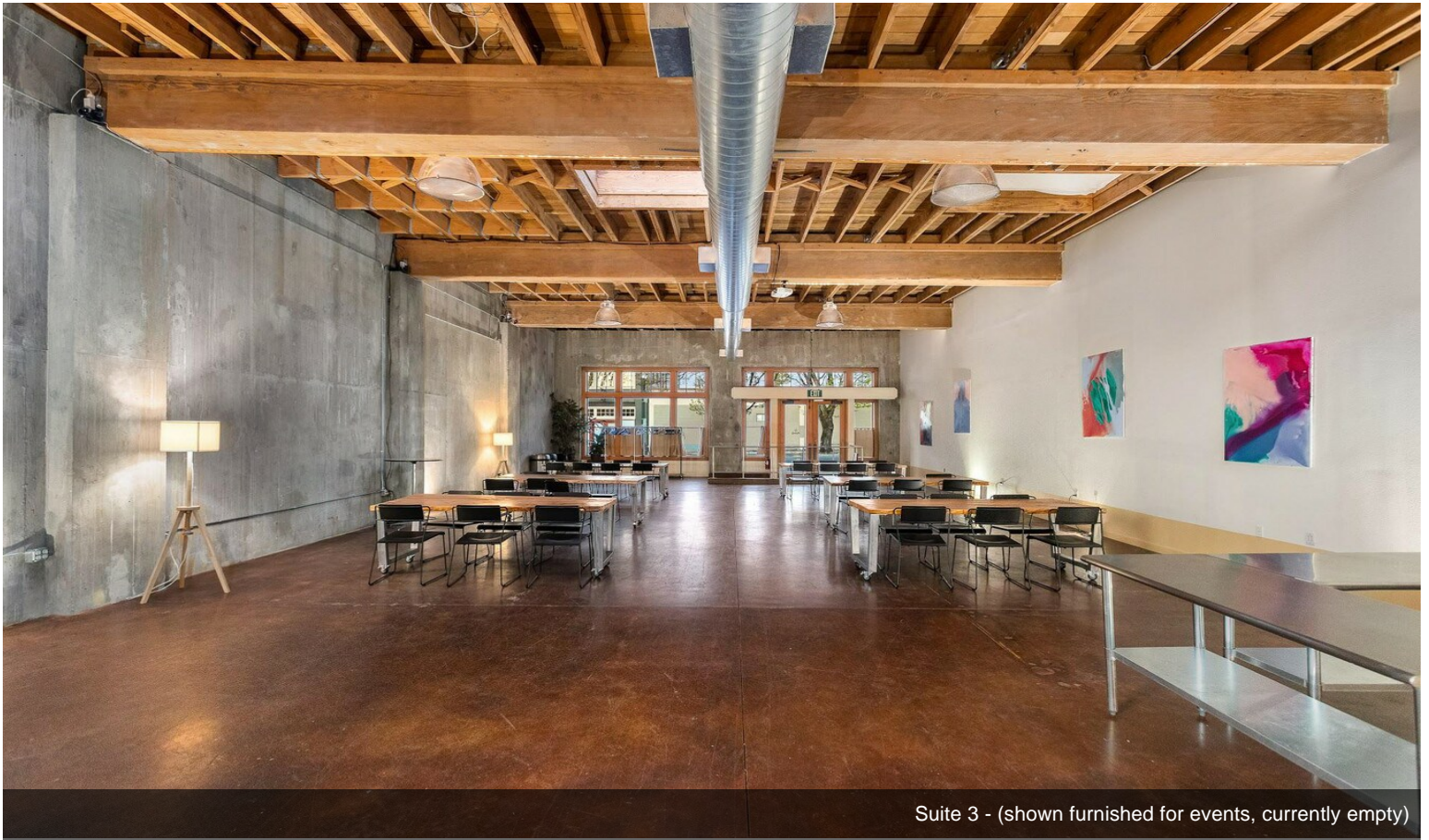
Tenant	SF Occupied	Lease Expired
Glacier Exterior Solutions Inc	2,145	
Root & Branch Integrative Fitness	2,900	



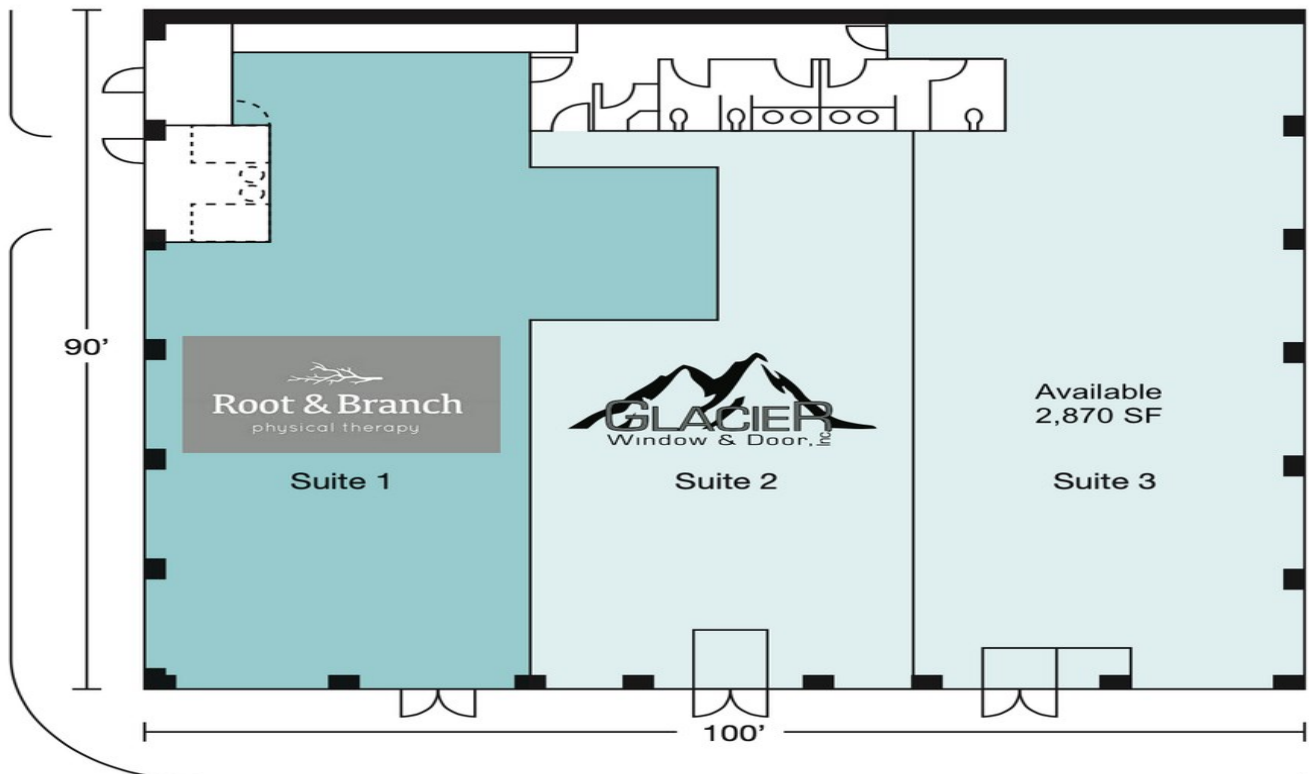
1225 SE Grand Ave, Portland, OR 97214

Suite 3 Available - more info at www.shogrenbuilding.com

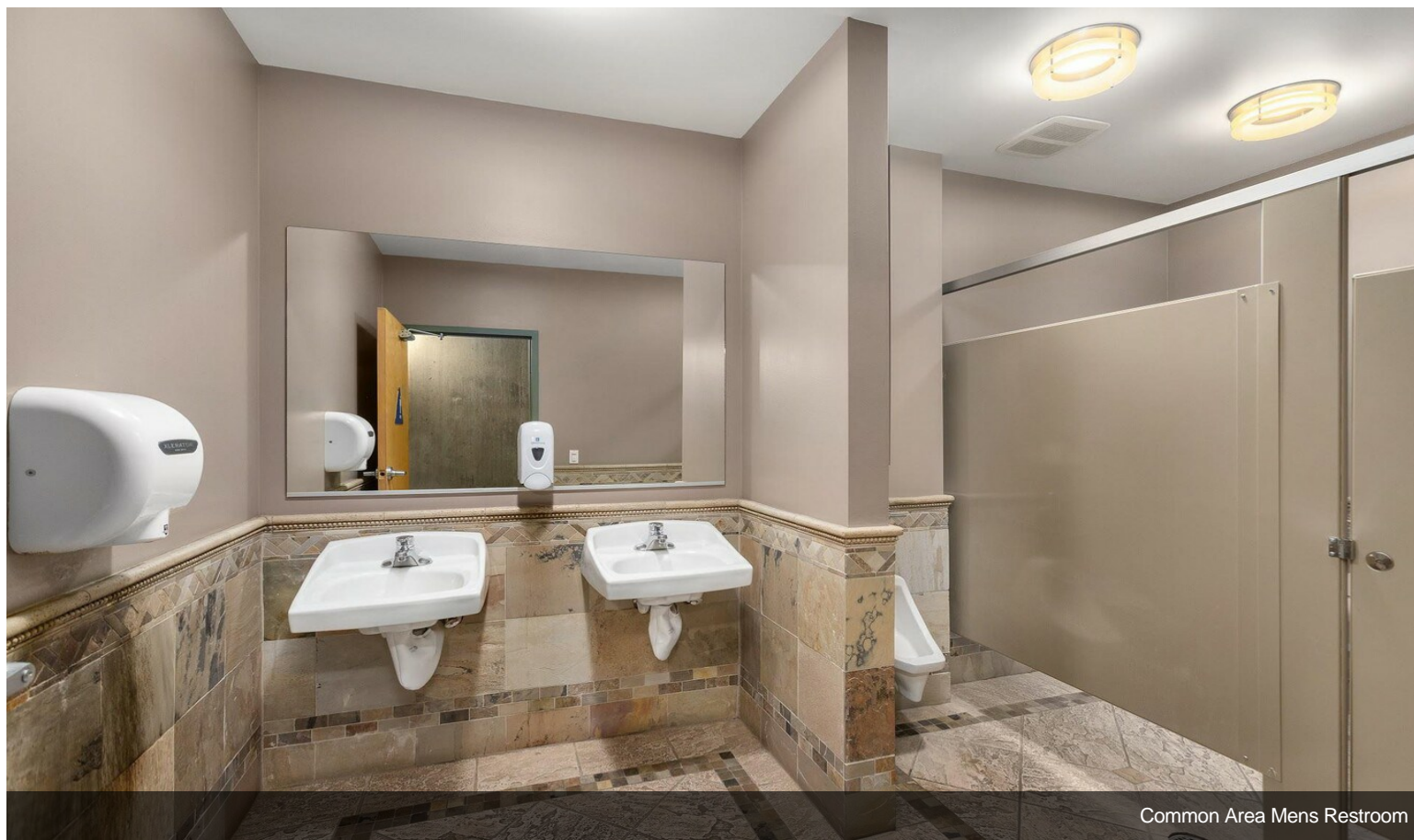
Property Photos



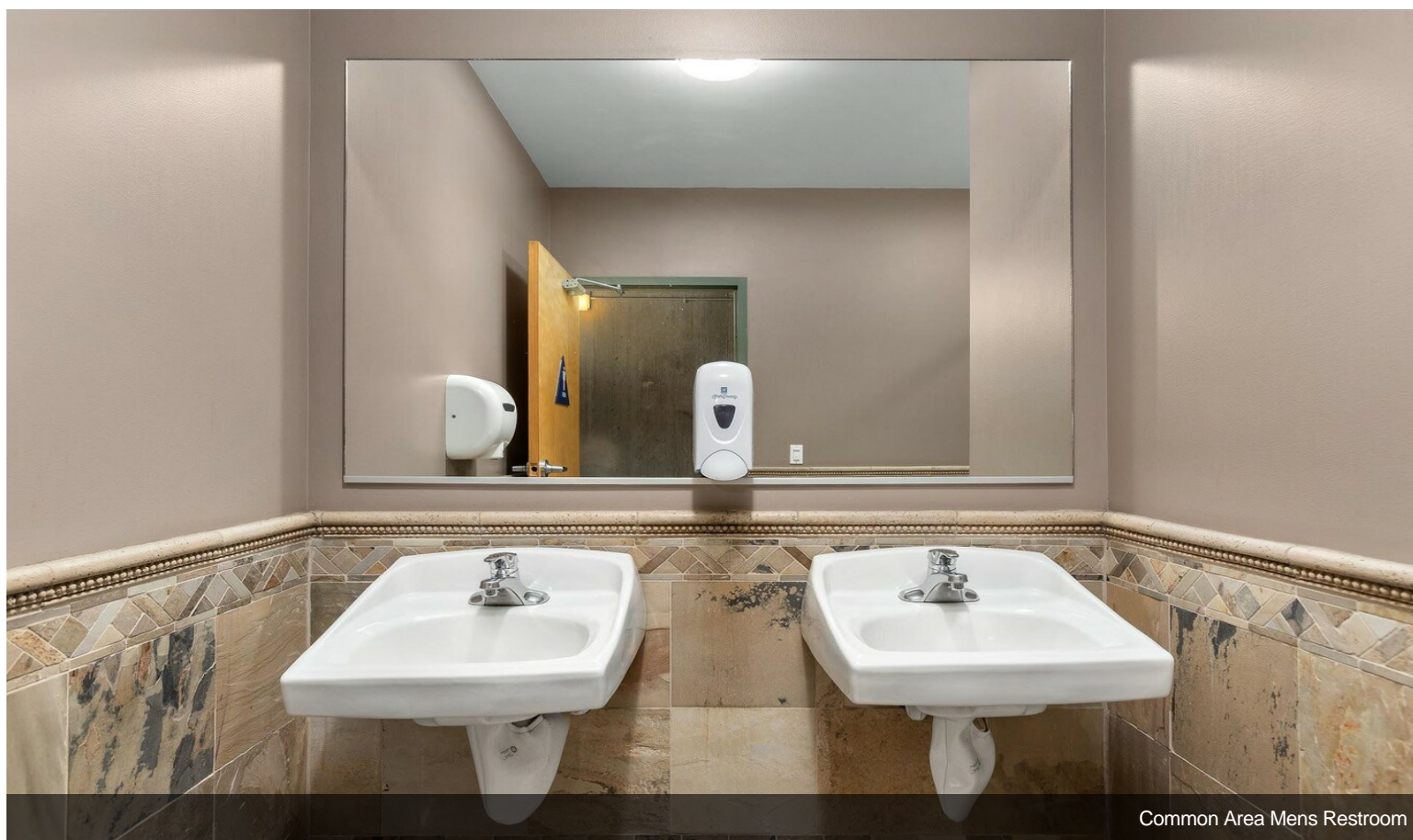
Suite 3 - (shown furnished for events, currently empty)



Property Photos

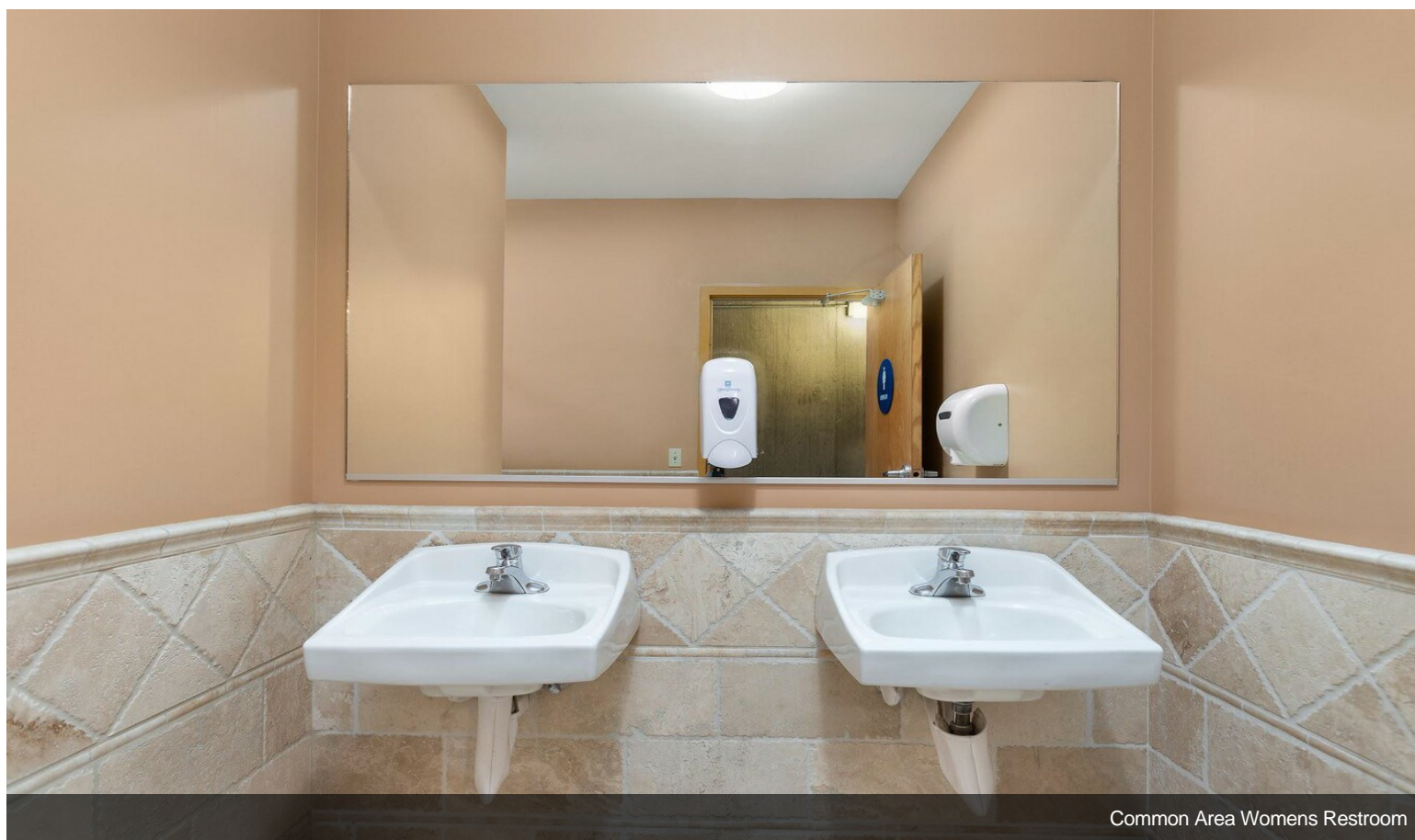
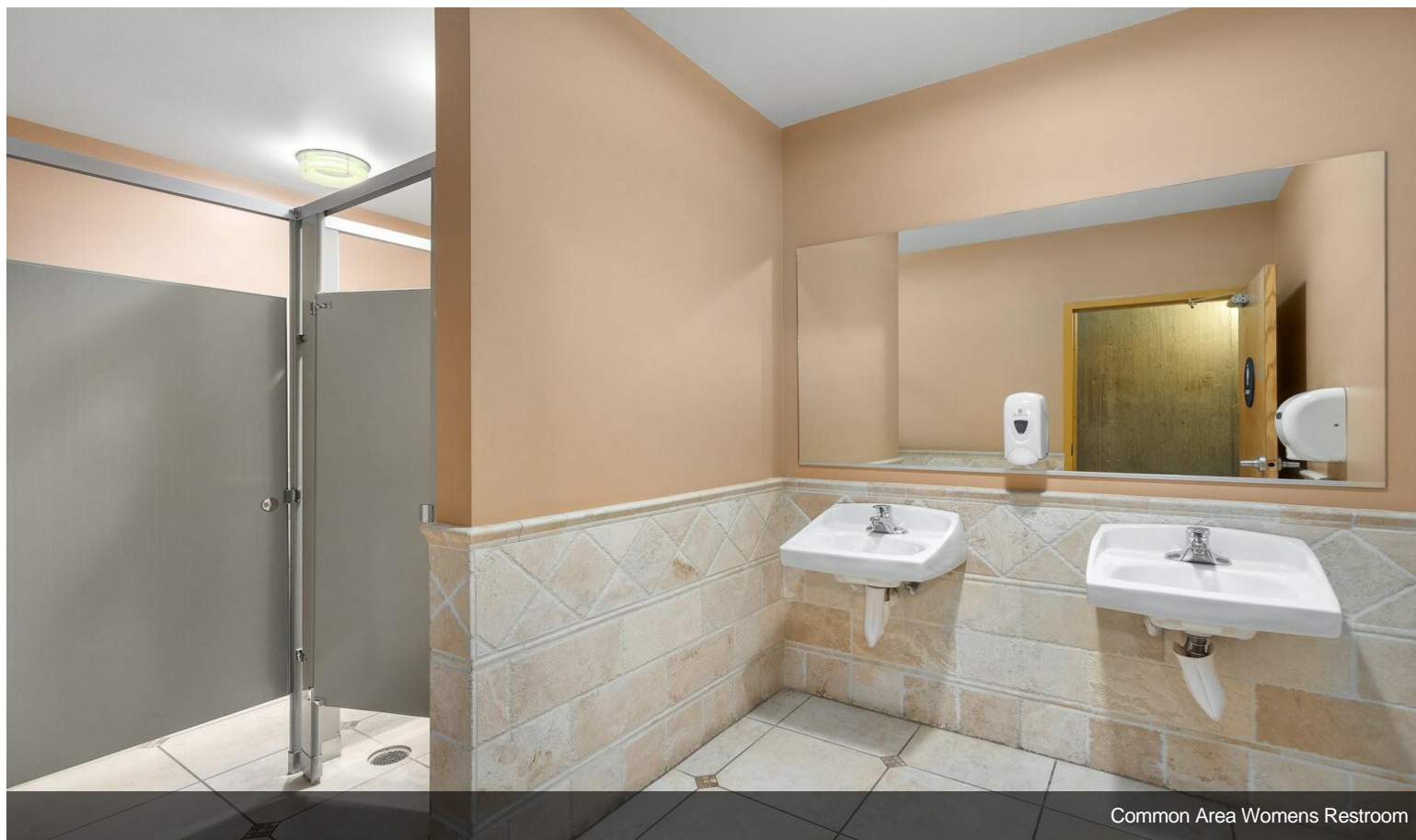


Common Area Mens Restroom



Common Area Mens Restroom

Property Photos

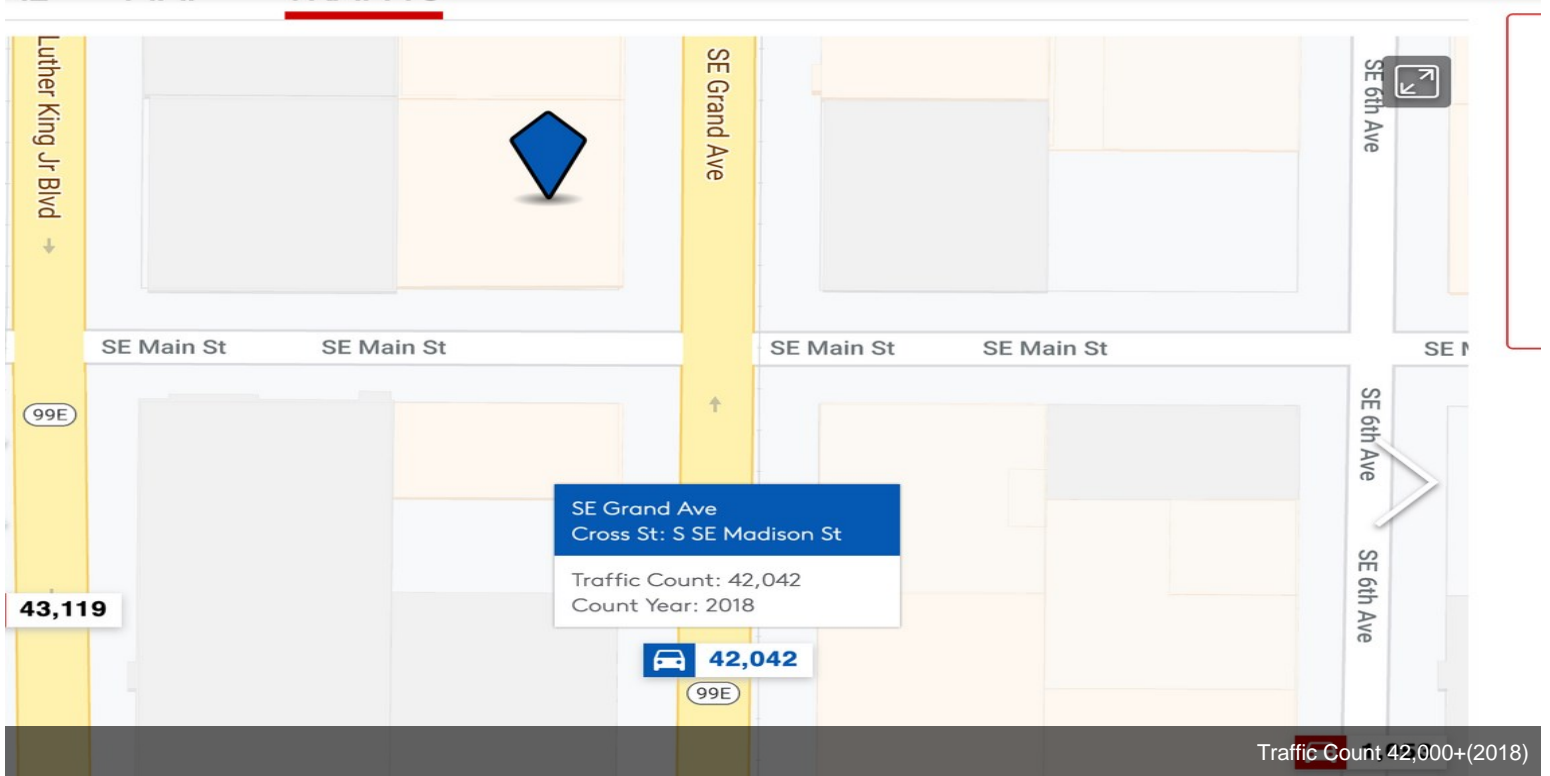


Property Photos

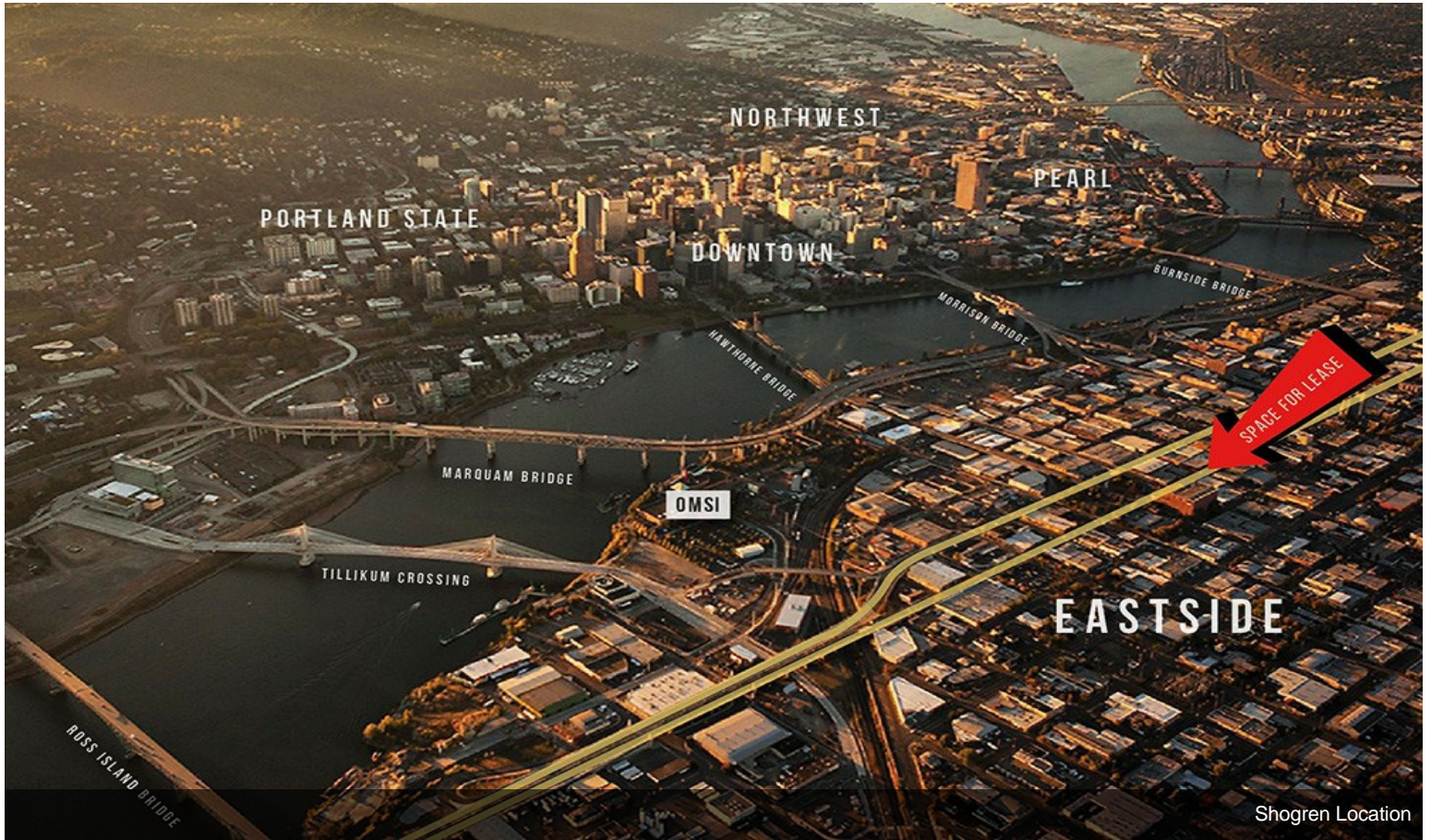


New Smart Enabled Thermostats

The Shogren Building | 1235 SE Grand Ave 2,870 SF of Retail Space Available in Portland, OR



Property Photos

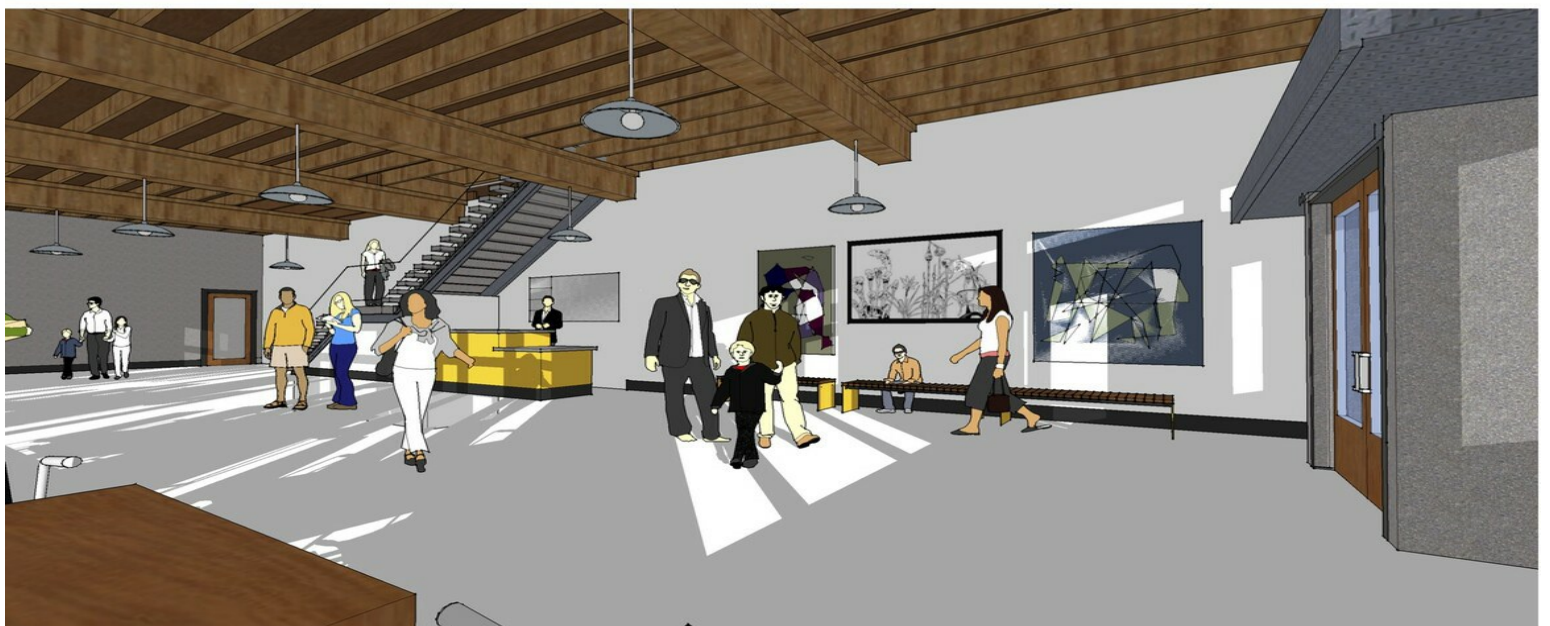


Staircase to roof concept

Property Photos



Roof deck concept



Staircase to roof concept

Property Photos



Coava Coffee and Multnomah County Bldg. kitty corner



20+ Commercial Kitchens for Uber Eats 1 block south puts takeout at your doorstep

Property Photos



Neighbors Emre and Yesim of Wild Shaman