



FOR LEASE



ATWATER PLACE

South Waterfront Retail Availability

± 3,915 SF | \$24 psf + NNN

841 S Gaines St, Portland, OR 97239

- Atwater Place Mixed-Use Condominium Building - LEED Certified
- South Waterfront Neighborhood Along the Willamette River and Steps from the Waterfront Greenway
- Located below 214 Condominium Project in the South Waterfront District
- Nearby the Zidell Yards Master Plan and potential site of future MLB team

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PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

Address	841 S Gaines St, Portland, OR 97239
Available Space	± 3,915 SF
Lease Rate	\$24 psf + NNN
Use Type	Retail, Service, Office
Availability	Now
Space Condition	Full Fitness Build Out

Location Features

The SW Waterfront has seen explosive development with condo's, apartments, retail, and Oregon Health Sciences University's campus expansion. With the Alamo Blocks and the Zidell Yards Master Plan, the area is poised for continued growth in the near and long term.

The property is nearby the Portland Street Car Line and Max Light Rail as well as I-5 Freeway, Highway 43 and Highway-26 making the location accessible for both pedestrians and vehicle traffic.



LOCAL AERIAL MAP



*Tenant to verify & confirm parking availability & costs per their needs.

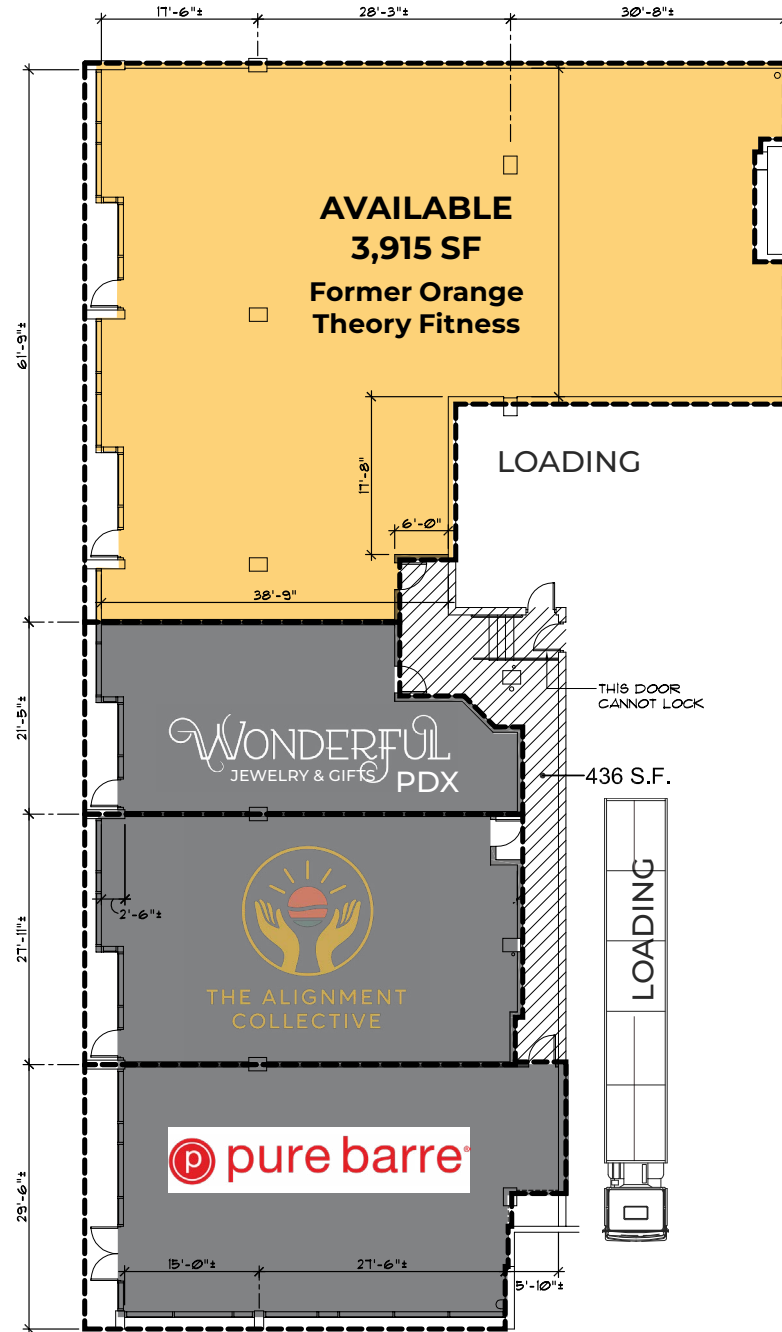
Nearby Highlights

- Al Hawr Restaurant
- Delish Kitchen 108
- Frank Wine Bar
- Little Big Burger
- OHSU Center for Health
- Orangetheory Fitness
- Oranj Studio Salon
- South Waterfront Greenway
- The Ardea Apartments
- The Dylan Apartments
- The Gray's Landing Apartments
- The Growler Guys Beer Garden
- The Old Spaghetti Factory
- The Osprey Apartments
- Vesta's Coffee
- Zaiqa



FLOOR PLAN

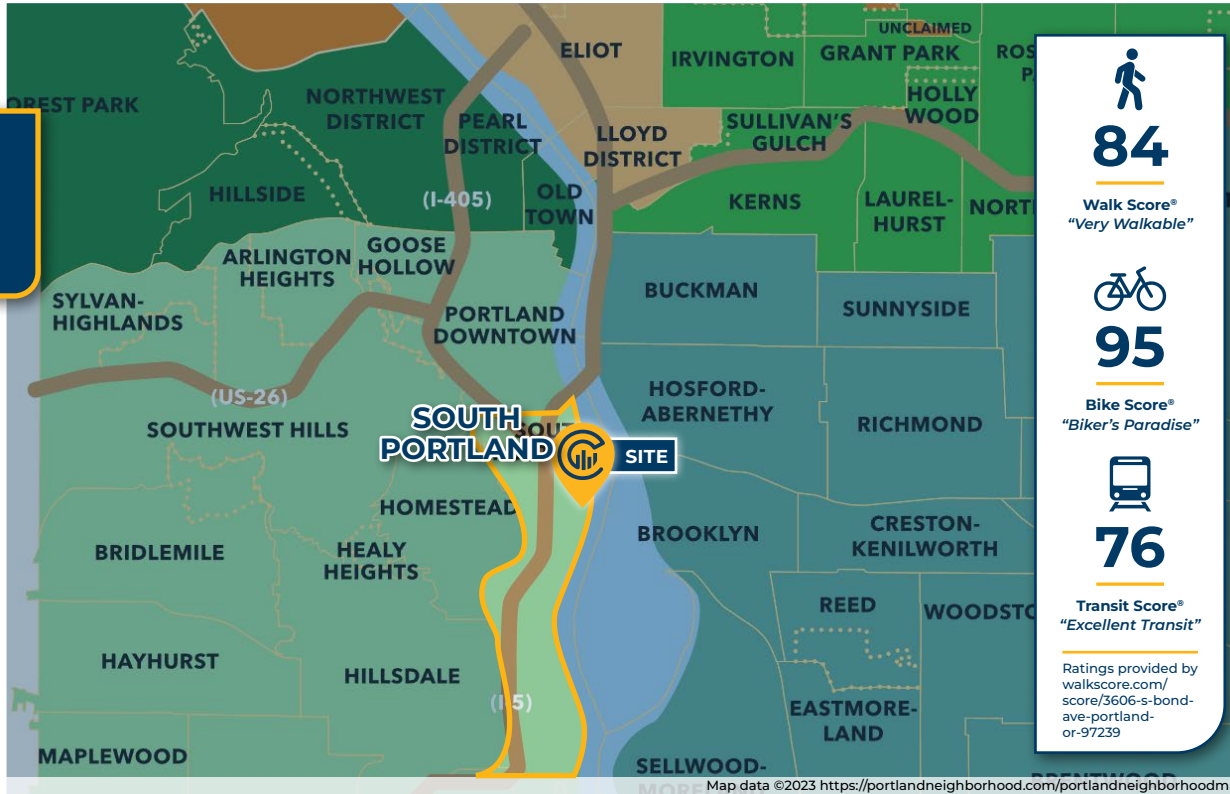
SW RIVER PARKWAY



SW GAINES ST



SOUTH PORTLAND NEIGHBORHOOD



ELIZABETH CARUTHERS PARK

- 2.12 Acres
- Plaza
- Public Art
- Walkways
- Splash Pad
- Bocce Court
- Wheelchair Accessible

This is one of many greenspaces within Portland that are sacred and important sites to our Native communities.

A

South Portland is a dynamic neighborhood that blends tradition with a contemporary lifestyle. With a population of around 10,000 residents, South Portland is known for its diverse architectural landscape, featuring a mix of historic homes and modern developments. The neighborhood attracts a diverse demographic, creating a unique and inclusive community atmosphere. South Portland is characterized by its tree-lined streets and a mix of

residential and commercial spaces. Residents enjoy easy access to parks, cultural venues, and a variety of dining options, creating a well-rounded living experience. The neighborhood's commitment to preserving its historical charm, combined with a welcoming and community-oriented spirit, makes South Portland a desirable place to call home in the heart of Portland.

A-

PUBLIC SCHOOLS

B-

CRIME & SAFETY

A+

HEALTH & FITNESS

B-

HOUSING

A+

NIGHT LIFE

A+

OUTDOOR ACTIVITIES

A

GOOD FOR FAMILIES

B

DIVERSITY

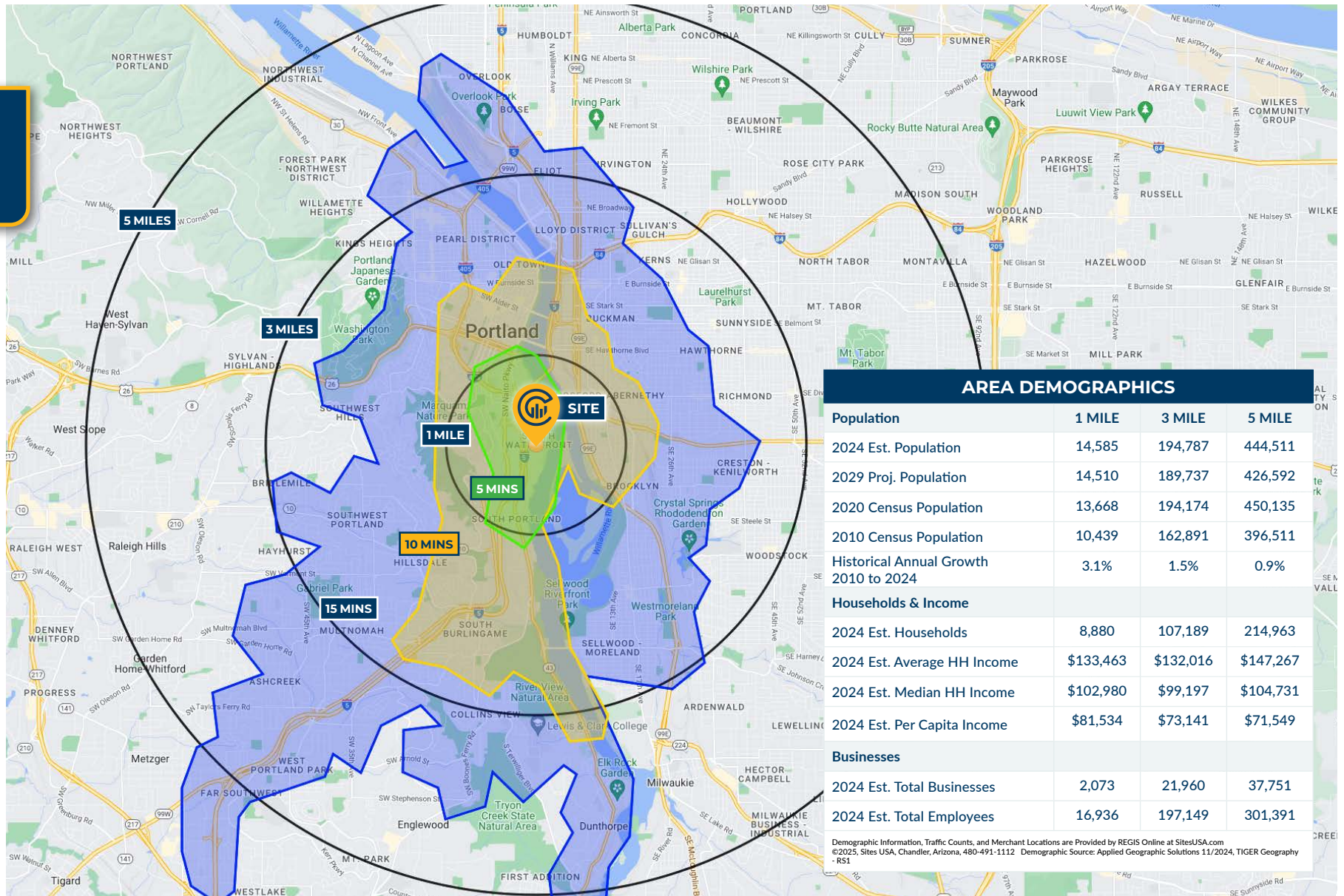
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COMMUTE

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DRIVE TIMES & DEMOGRAPHICS



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

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