



FOR LEASE



2100 NW 22ND AVENUE

Available Office Space: 6,987 SF

2100 NW 22nd Ave, Portland, OR 97210

- Close-in Northwest Portland's Guilds Lake Submarket
- Two-story Office with a Mix of Private Offices, Conference Rooms, Open Areas, and Bullpens

JEFF VALDES

Senior Vice President | Licensed in OR
503-542-2898 | jeffvaldes@capacitycommercial.com

MCCOY DOERRIE, SIOR

Senior Vice President | Licensed in OR
503-523-7751 | mccoy@capacitycommercial.com



PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	2100 NW 22nd Ave, Portland, OR 97210
Building Size	7,040 SF
Available Space	6,987 SF (Divisible)
Year Built	1925
Zoning	IG1 (Gen. Industrial)
Additional Features	<ul style="list-style-type: none">• Extensive A/V and Communications Wiring• 2 Kitchenettes
Lease Rate	\$17.50/SF Modified Gross

Location Features

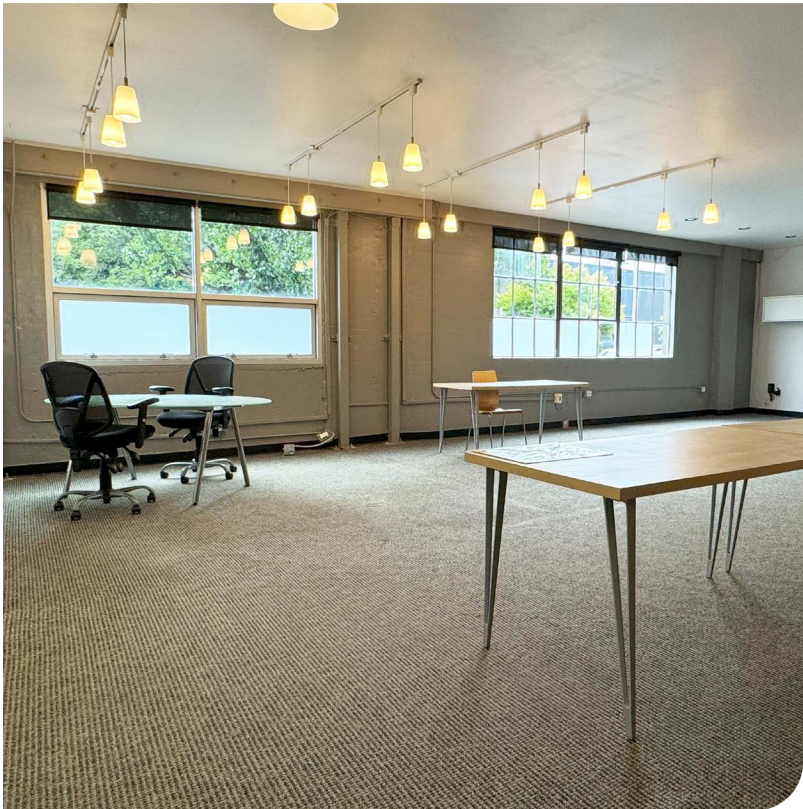
- Frontage on NW 22nd Ave
- Located in the Vibrant Northwest Industrial Area
- Blocks from NW 23rd Street and Slabtown
- In Close Proximity to Hwy 30 and I-405

Nearby Highlights

- Adidas Employee Store Portland
- Aviation American Gin
- Besaws
- Dutch Bros Coffee
- G-Love New American Kitchen
- Good Coffee
- Manzanita NW: Wine Bar
- Matador NW
- New Seasons
- Orangetheory Fitness
- Pine State Biscuits
- St. Honore Bakery
- St. Jack
- Stepping Stone Cafe
- The Dragonfly Coffee House
- US Foods CHEF'STORE



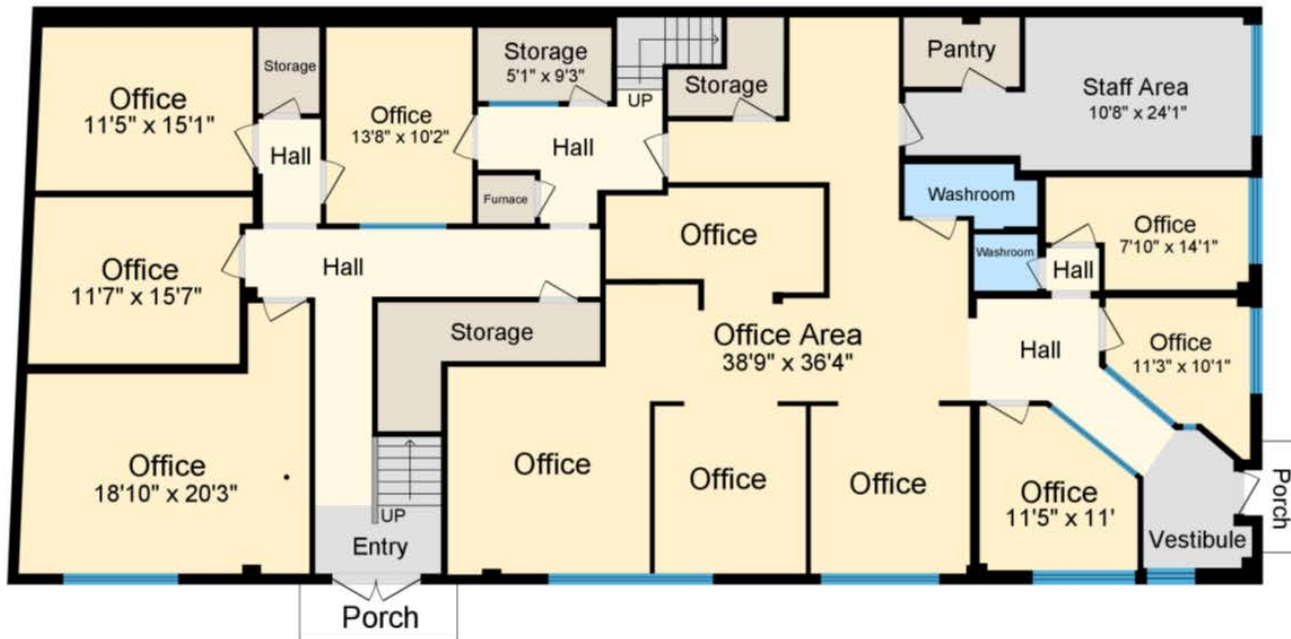
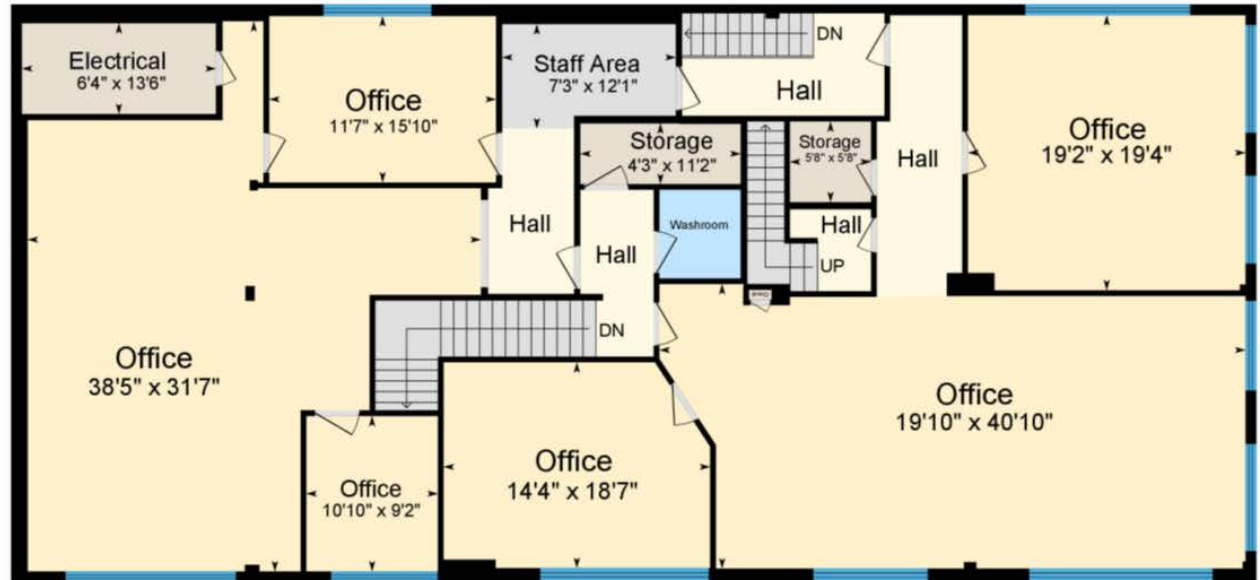
INTERIOR PHOTOS





FLOOR PLAN

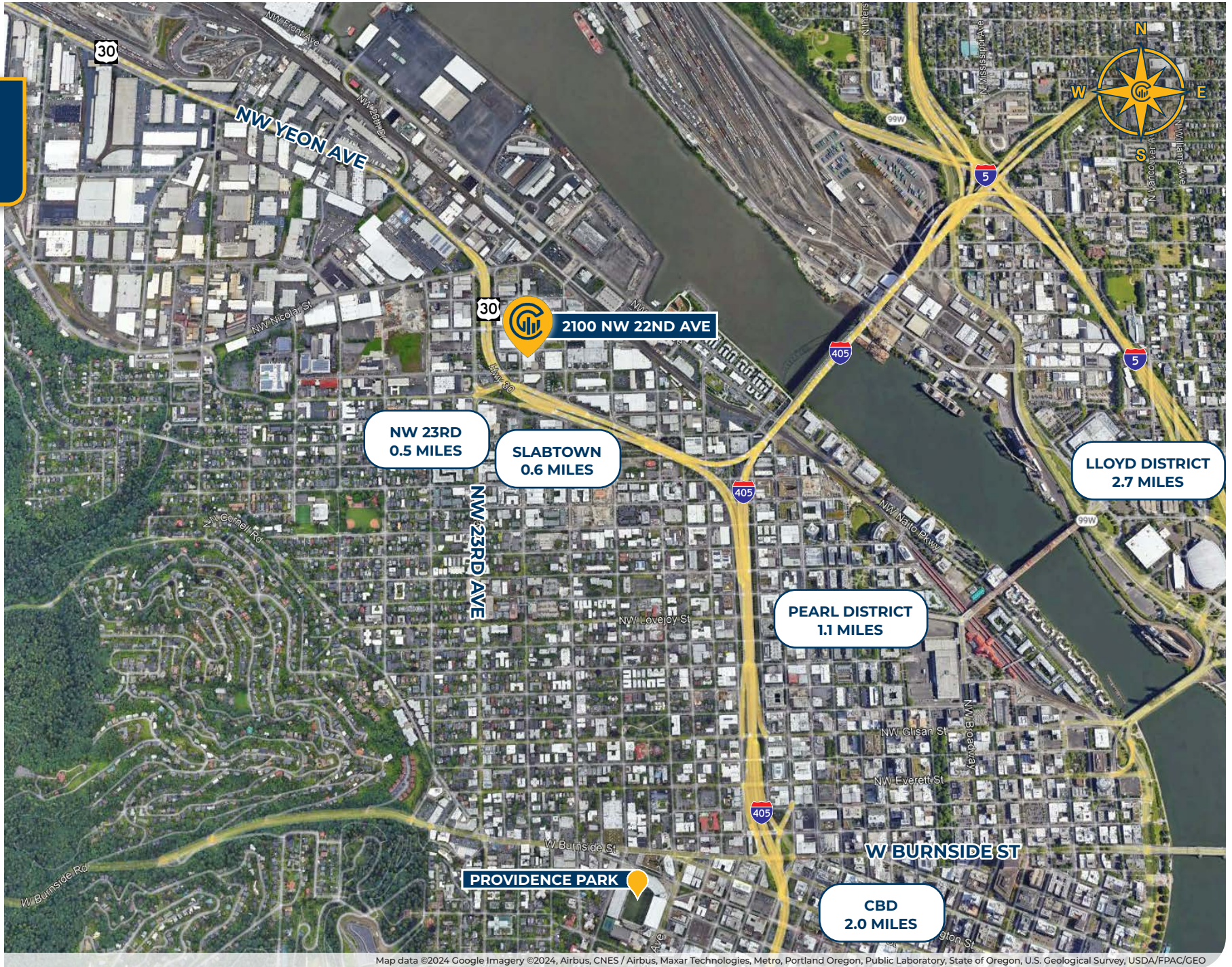
UPPER: 3,502 SF



MAIN: 3,485 SF

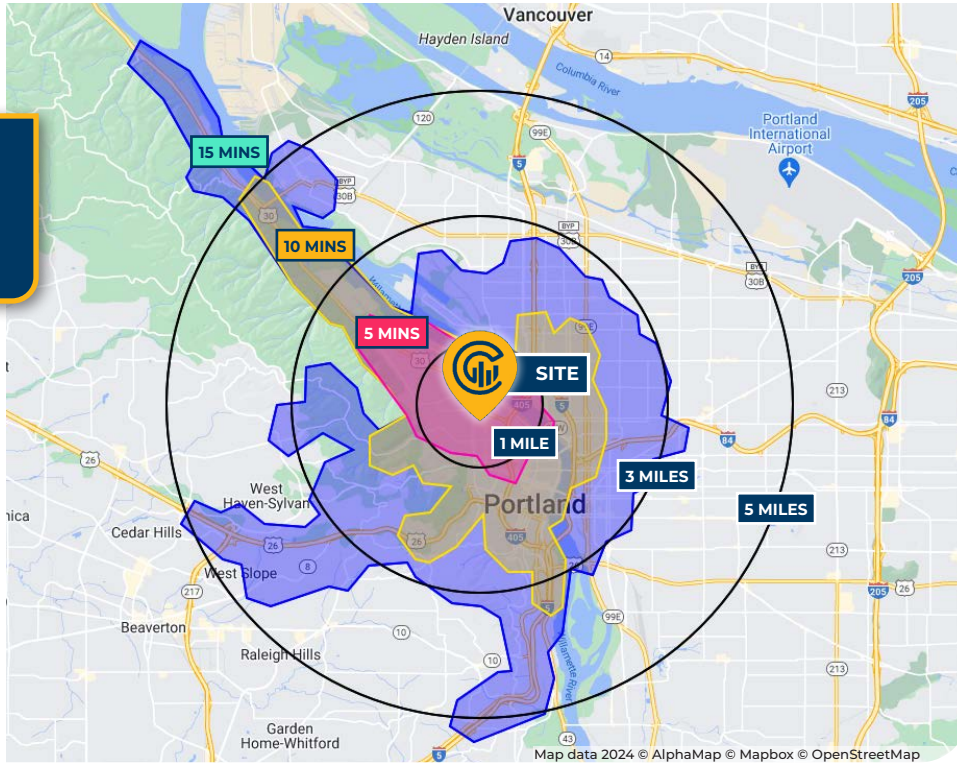


LOCAL AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	28,056	162,724	386,971
2029 Projected Population	28,537	164,799	382,081
2020 Census Population	25,283	159,938	389,948
2010 Census Population	17,742	129,380	335,922
Projected Annual Growth 2024 to 2029	0.3%	0.3%	-0.3%
Historical Annual Growth 2010 to 2024	4.2%	1.8%	1.1%
Households & Income			
2024 Estimated Households	18,085	88,062	188,306
2024 Est. Average HH Income	\$141,594	\$133,215	\$146,840
2024 Est. Median HH Income	\$95,411	\$97,694	\$106,874
2024 Est. Per Capita Income	\$91,588	\$72,594	\$71,795
Businesses			
2024 Est. Total Businesses	3,177	19,940	34,973
2024 Est. Total Employees	29,424	202,825	299,547

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1



79

Walk Score®
"Very Walkable"

55

Bike Score®
"Bikeable"

44

Transit Score®
"Some Transit"

Ratings provided by
www.walkscore.com/

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