

FOR LEASE



## THE BASTIAN BUILDING

418 - 436 NW 6TH AVE | PORTLAND, OR 97209

For more information or a property tour, please contact:

**RAYMOND DUCHEK**

503.225.8492

RaymondD@norris-stevens.com

**TOM McDOWELL**

503.225.8473

TomM@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

11/18/2025

**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES



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900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204  
503.223.3171 • NORRIS-STEVENS.COM

# THE BASTIAN BUILDING

418 - 436 NW 6th Ave | Portland, OR 97209

## OFFICE SPACE FOR LEASE

### DETAILS

- Lease rate: \$10.00 PSF, Full Service

### SECOND FLOOR

• Suite 203:	$\pm$ 2,651 SF	\$2,209/month, FS
• Suite 204:	$\pm$ 2,185 SF	\$1,820/month, FS

### THIRD FLOOR

• Suite 303:	$\pm$ 1,204 SF	\$1,003/month, FS
• Suite 304:	$\pm$ 2,708 SF	\$2,256/month, FS

### FEATURES

- Elevator served
- Located on the Transit Mall, offering easy access to TriMet buses and trains
- Adjacent to a monthly parking lot
- Common area includes two-story atrium and bike storage
- Restrooms located on all floors
- Large hallways
- Seismic bracing added, including the elevator shaft, in 2000

\* All rents are quoted gross

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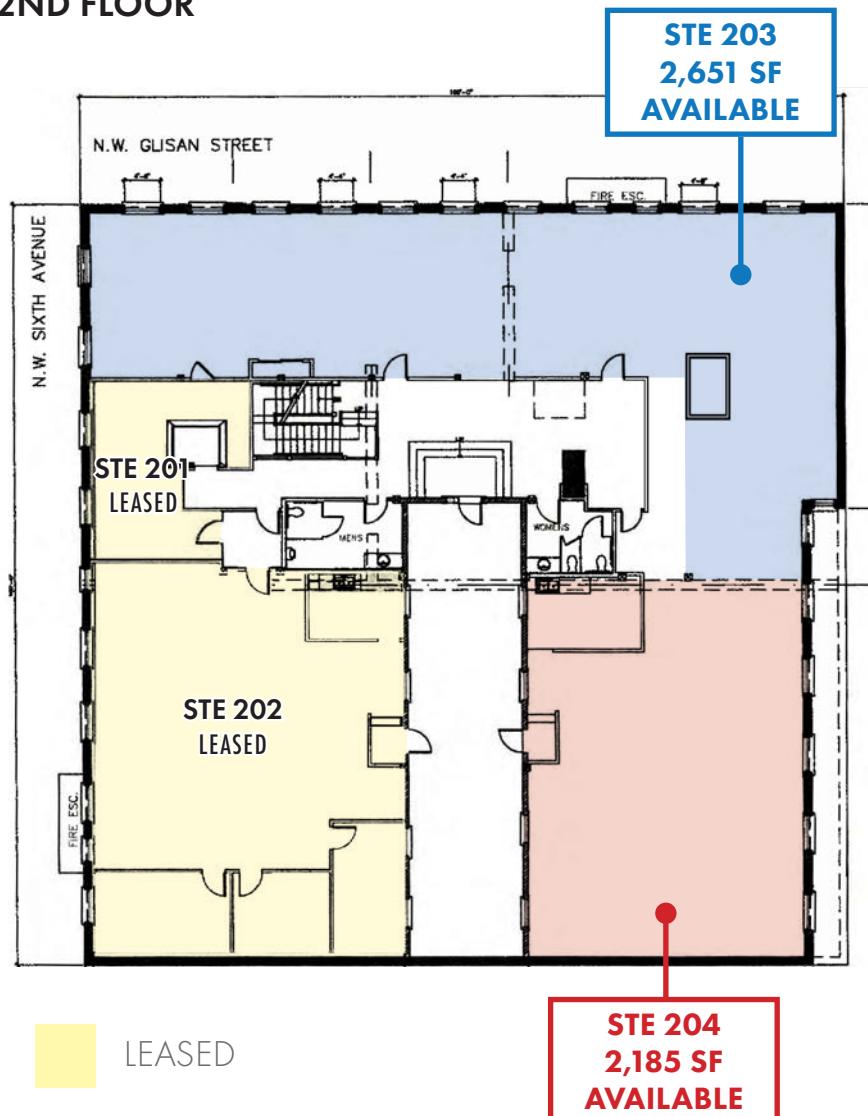
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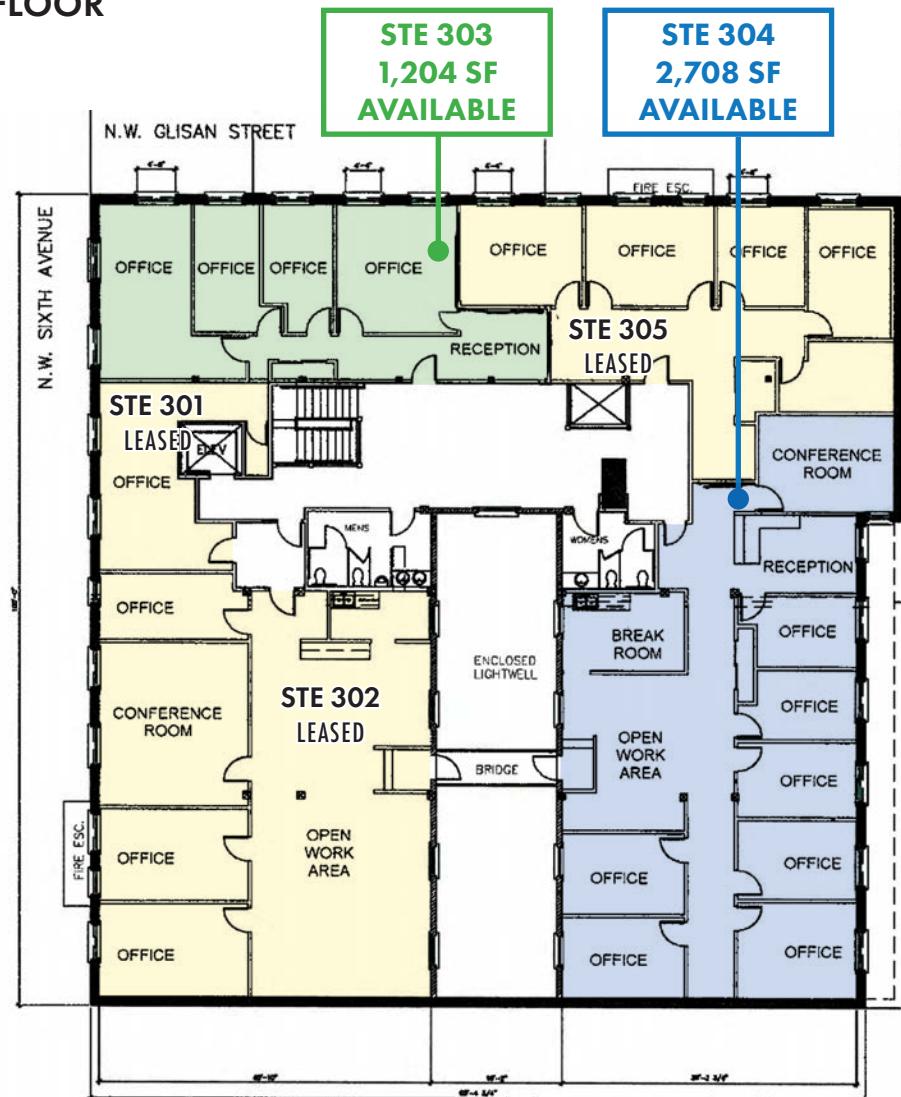
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## 2ND FLOOR



## 3RD FLOOR



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THE BASTIAN BUILDING



Walk Score  
**99**

**Walker's Paradise**

Daily errands do not require a car.

Transit Score  
**91**

**Rider's Paradise**

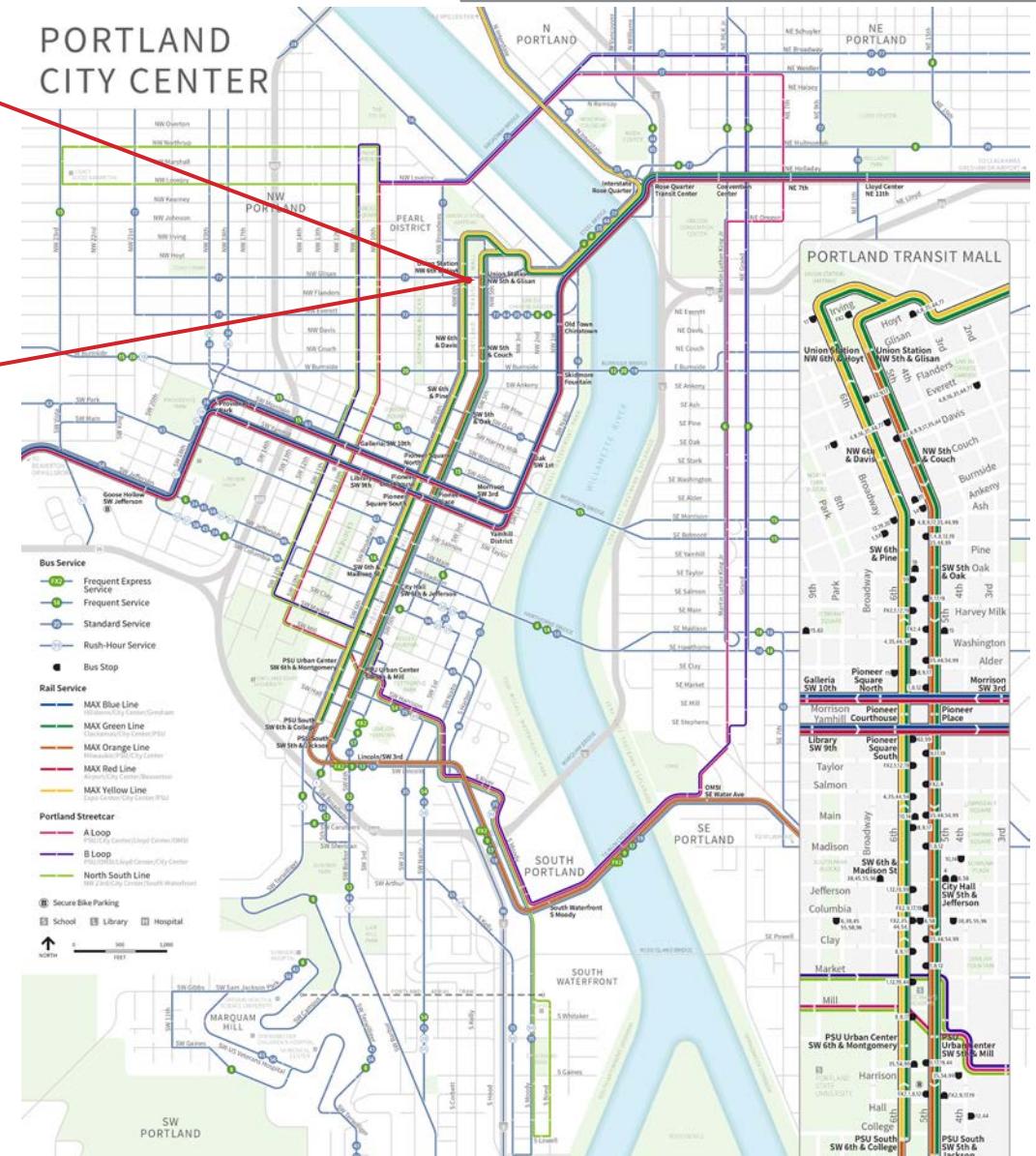
World-class public transportation.

Bike Score  
**99**

**Biker's Paradise**

Daily errands can be accomplished on a bike.

PORTLAND  
CITY CENTER



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