



FOR LEASE



TUCK LUNG BUILDING

Retail Space in Old Town Chinatown Building

±1,243 SF - ± 3,290 SF | \$12 - \$15 /SF + NNN

Move-In Ready Spaces

140 NW 4th Ave, Portland, OR 97209

- Property Has Had Extensive Renovations Including A New Roof
- Notable Building in The Historic Old Town Chinatown Neighborhood
- Old Town Chinatown Has Long Been A Creative and Vibrant Community of Makers and Doers
- Corner Space Available

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	140 NW 4th Ave, Portland, OR 97209
Available Space	±1,243 SF - ± 3,290 SF
N° of Suites Available	3 Suites
Lease Rate	\$12 - \$15 /SF + NNN
Use Type	Retail, Service

SPACE	SIZE	LEASE RATE
Retail 1	1,361 SF	\$15 /SF + NNN
Retail 2	1,243 SF	LEASED We are Unspoken
Retail 3	1,644 SF	\$13 /SF + NNN
Retail 4	3,290 SF	\$12 /SF + NNN

Features

- Move-In Ready Space
- TI Available as Needed
- Heart of Old Town
- Close to Made in Old Town District
- Corner Space with Fireplace

Nearby Highlights

- Unspoken
- Old Town Pizza and Brewing
- Dixie Tavern
- Charlie's Deli & Delivery
- Deadstock Coffee Roasters
- TUBE
- Ground Kontrol Classic Arcade and Bar
- Beyond Fitness
- Barrel Room
- Voodoo Doughnut
- 5 Star Food
- Dante's
- The Society Hotel
- OPALINE
- Portland Chinatown Museum
- Lan Su Chinese Garden



FLOOR PLAN

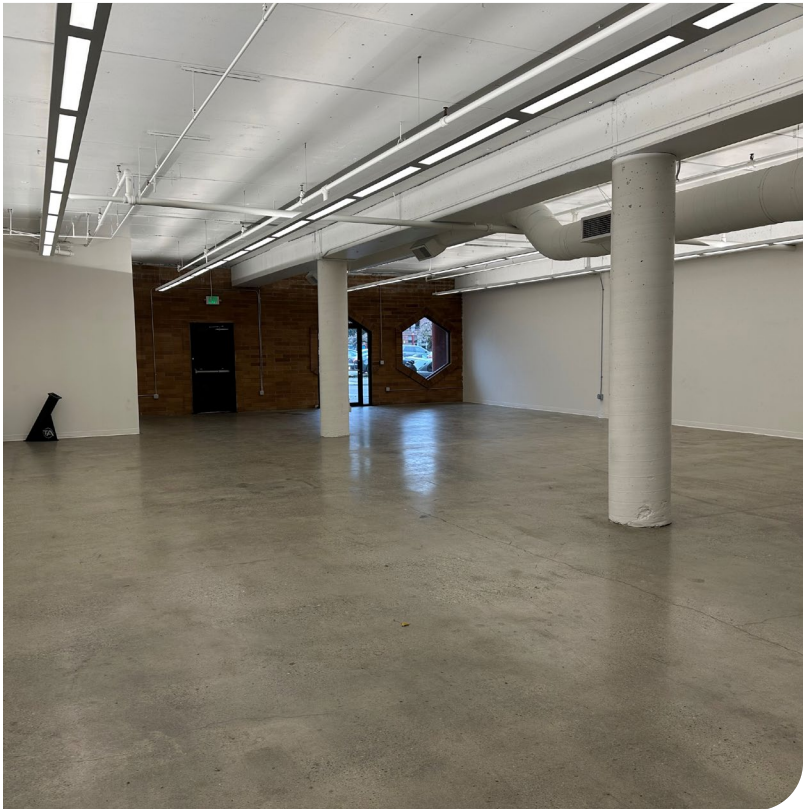
FLOOR PLAN: GROUND FLOOR / RETAIL



Not to Scale



PHOTOS





MADE IN OLD TOWN



MADE IN OLD TOWN™

An Innovation Campus in a Thriving Neighborhood Creating the Next Generation of Footwear & Apparel



“As somebody who both cares about her district and cares about the City of Portland and the state as a whole, creative ideas like that—that revitalize a part of the city that has really been neglected, if not abandoned for a long time, and do so in a way that meet a bunch of different goals simultaneously—are a very exciting prospect for me.”

— Elizabeth Steiner, Oregon State Senator

Bringing together footwear and apparel industry veterans, Made in Old Town is an initiative to create a hub of innovation and design pushing the footwear industry into the future. The initiative is centered in Old Town Chinatown and to date has raised \$125 million.

In the success of Nike, a homegrown firm, Portland has established itself as a footwear capital of the world. This has drawn major brands like Adidas, Under Armour, ON, Keen, and Hoka to set up shop in this talent rich mecca of footwear.

Leveraging this talent, Made in Old Town aims to provide a place to develop, test, create, and network for startup brands pushing the boundaries of what’s possible in footwear and apparel.

Recent Press

Footwear News

[“Portland Opens Doors to New Footwear Innovation and Production Campus”](#)

Forbes

[“Is The Future Of The American City In Making Shoes? Portland’s Answer Is ‘Yes’”](#)

Business Insider

[“Nike and Adidas veterans are backing a \\$125M project seeking to revitalize the Portland sportswear industry.”](#)



LOCAL AERIAL MAP



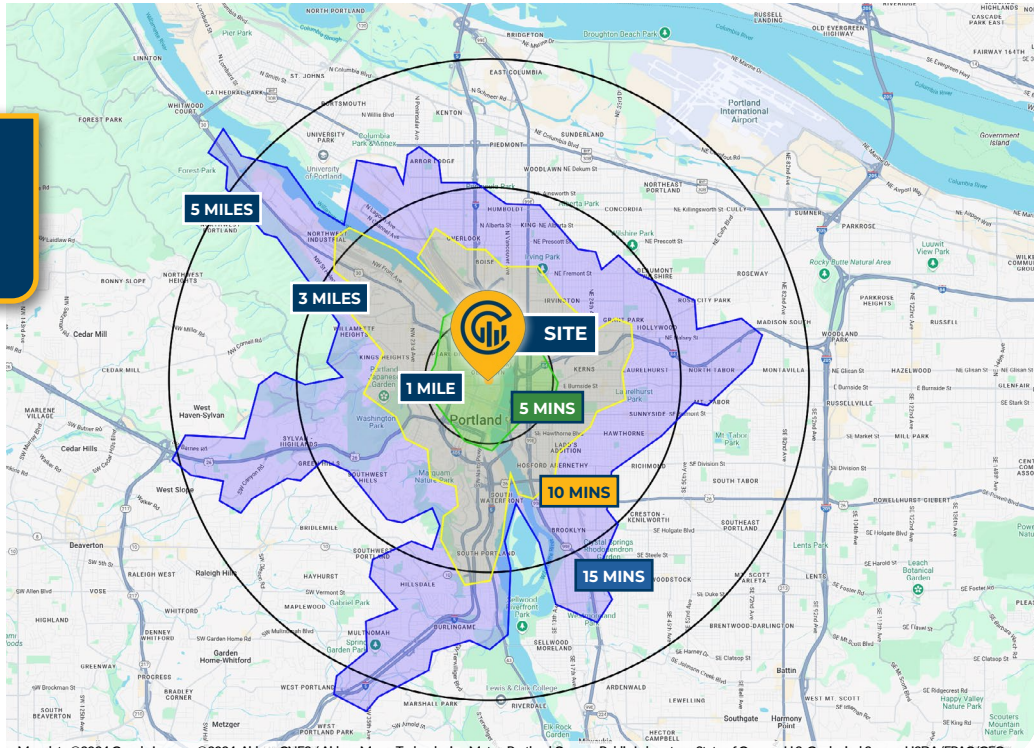


AERIAL MAP





DRIVE TIMES & DEMOGRAPHICS



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99
Walk Score®
"Walker's Paradise"

99
Bike Score®
"Biker's Paradise"

95
Transit Score®
"Rider's Paradise"

Ratings provided by www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	51,617	212,081	442,326
2029 Projected Population	51,777	210,758	433,904
2020 Census Population	37,199	201,484	440,857
2010 Census Population	27,463	165,035	385,125
Projected Annual Growth 2024 to 2029	-	-0.1%	-0.4%
Historical Annual Growth 2010 to 2024	6.3%	2.0%	1.1%
Households & Income			
2024 Estimated Households	27,728	109,807	209,984
2024 Est. Average HH Income	\$113,930	\$143,450	\$144,881
2024 Est. Median HH Income	\$75,171	\$104,602	\$108,476
2024 Est. Per Capita Income	\$62,043	\$74,660	\$69,111
Businesses			
2024 Est. Total Businesses	9,320	24,014	37,416
2024 Est. Total Employees	114,387	222,680	310,927

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-R51

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