

PORTLAND LEASING OPPORTUNITY

5620-5622 S Kelly Ave
Portland, OR 97239

LEAD ADVISOR:

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**COMMERCIAL
INTEGRITY *nw***

a real estate investment advisory company



THE SYNOPSIS

5620-5622 S KELLY AVE | PORTLAND, OR 97239

CALL FOR
RATES

LEASING OPPORTUNITY

5620-5622 S KELLY AVE | PORTLAND, OR 97239

Value	CALL FOR RATES	Stories	2
Year Built	1964	Suites	2
Lease Type	NNN	Use	Office/Retail
Lot Size	10,019 SF	Parking	Surface
		Zoning	CM2



NEIGHBORHOOD HIGHLIGHTS



Conveniently situated in Portland's dynamic South Waterfront, this property offers an ideal location for businesses seeking a blend of accessibility, convenience, and growth potential. Just minutes from downtown Portland, 5620-5622 S Kelly Ave places you at the heart of a thriving urban hub, with easy access to major roads, public transit, and an array of nearby amenities.

Key Features:

Prime Location for Commuters & Clients: Situated within close proximity to I-5, key arterial roads, and public transportation options, this space ensures quick connectivity to all corners of Portland. Whether your team is commuting from the suburbs or clients are visiting from across the city, accessibility is a breeze.

Easy Access to Amenities: The vibrant South Waterfront neighborhood is home to a mix of dining, retail, and service businesses, making it a perfect spot for networking and client meetings. Whether you're grabbing coffee at a local café or treating clients to lunch, everything you need is within walking distance.



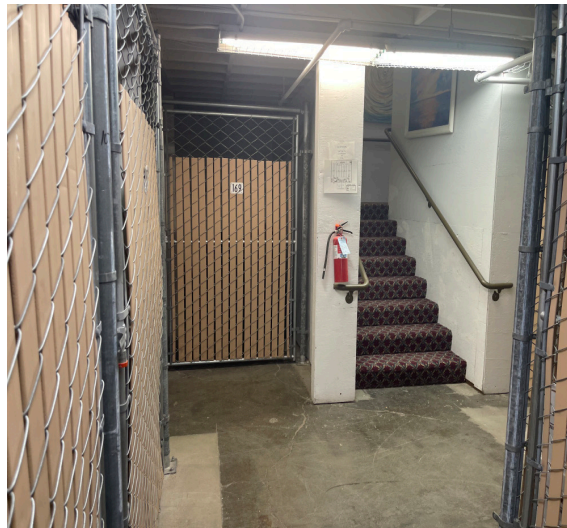
Flexibility & Convenience: The property offers flexible lease terms, making it a smart and adaptable choice for growing businesses. With ample parking available, your team and clients will always have a hassle-free experience when visiting your office.

Ideal for a Range of Businesses: Whether you're a startup, creative agency, or service-based business, this space offers a cost-effective solution that allows you to focus on what matters—growing your business.

PROPERTY INTERIOR PHOTOS



Located at 5620-5622 SW Kelly Ave, this building offers private office suites perfect for small businesses, entrepreneurs, or companies in need of a professional space. While unrelated to the mini-storage operation, the suites provide an ideal setting for parking a business license, or small warehousing via usage of the mini storage suites. The suites have private interior access.





AREA HIGHLIGHTS




DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	10,831	150,291	423,912
 HOUSEHOLDS	5,750	72,735	199,135
 HH INCOME	\$151K	\$140.9K	\$136.9K
 CONSUMER SPENDING	\$186.4M	\$4B	\$11.9B

TRAFFIC

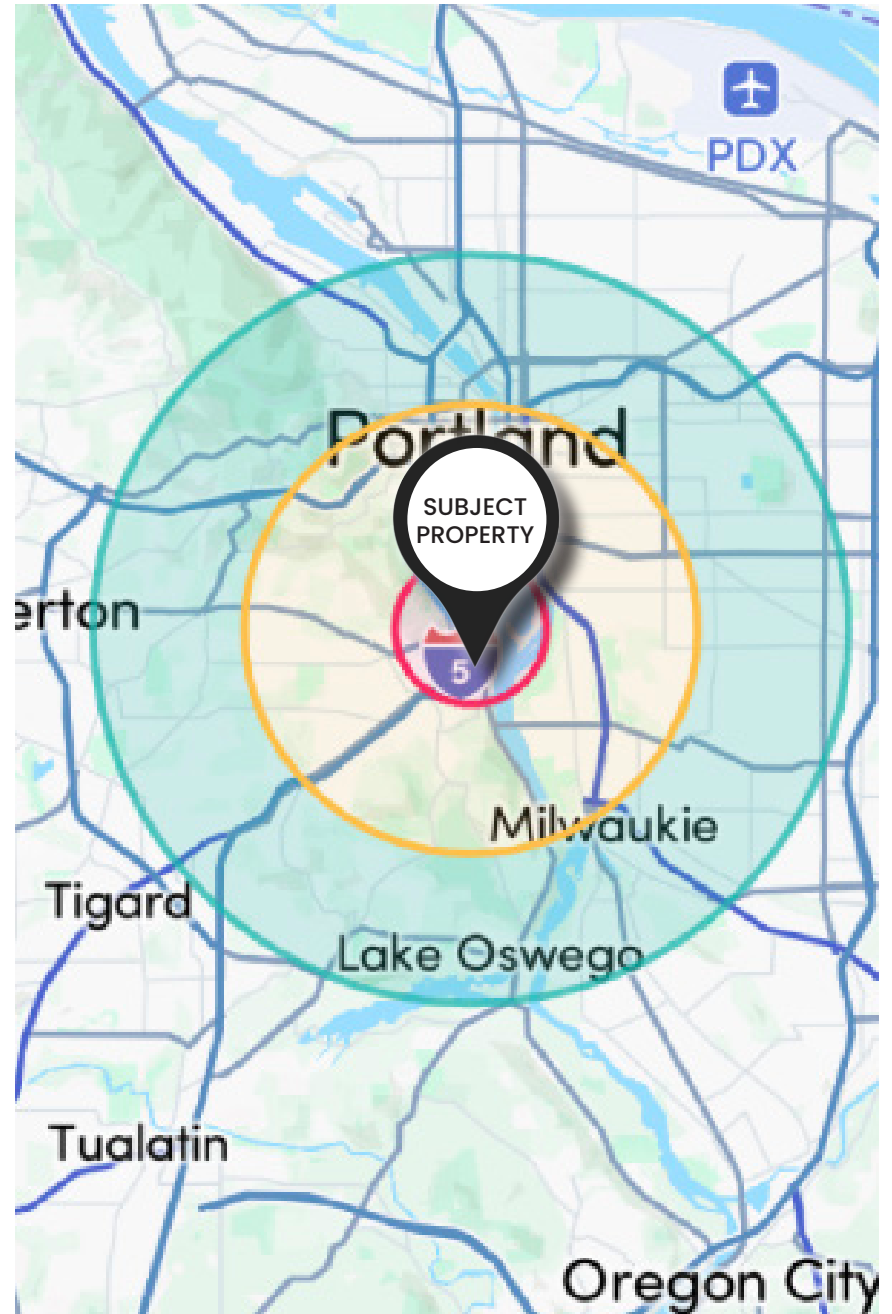
	S MACADAM AVE - 19,540 VPD
	S CORBETT AVE - 1,275 VPD
	I-5 - 142,854 VPD

TRANSPORTATION

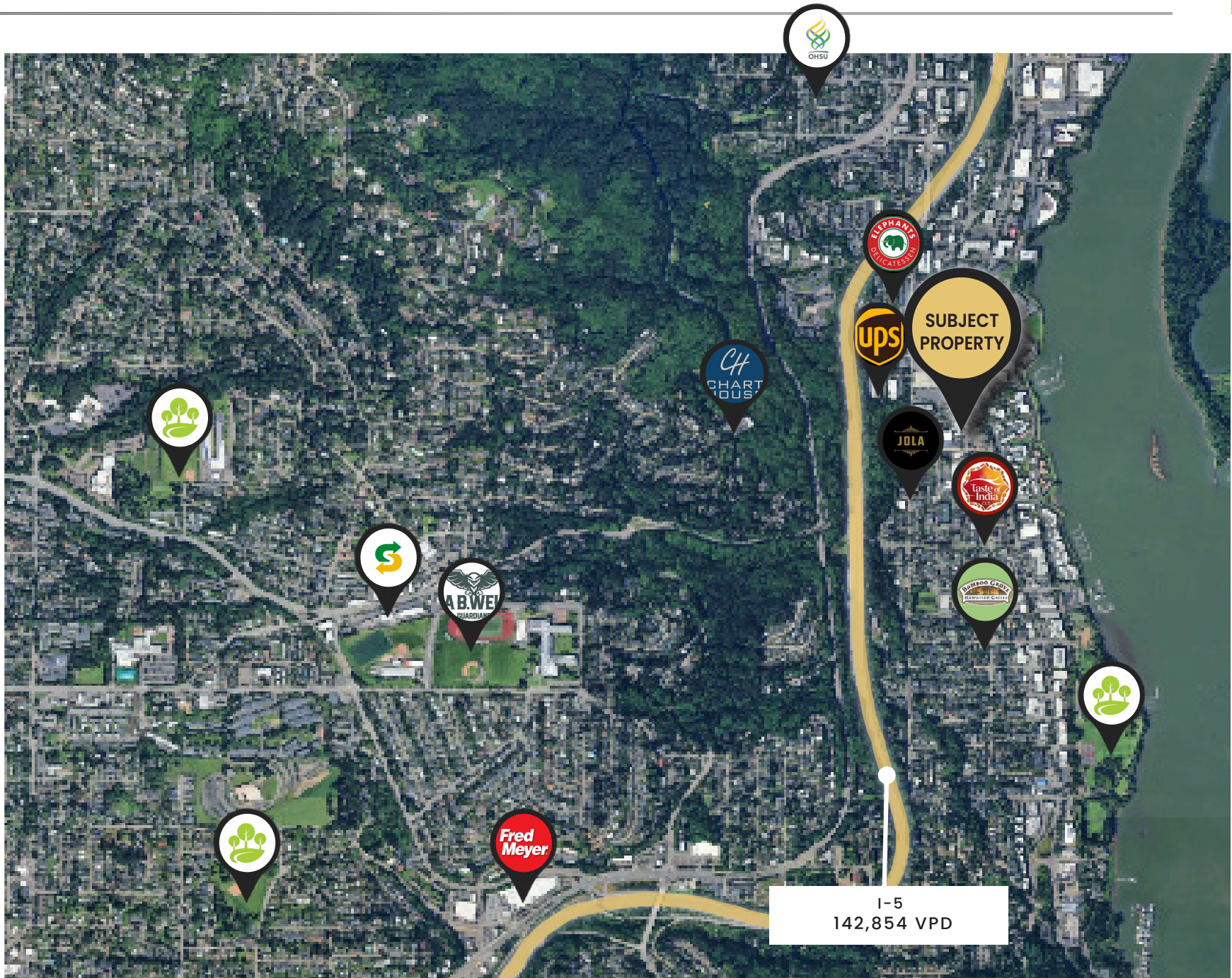
	VERY WALKABLE (77)
	GOOD TRANSIT (54)
	12 MILES FROM PORTLAND INTERNATIONAL AIRPORT

POPULATION

STATE	OREGON	4.18M
COUNTY	MULTNOMAH COUNTY	809,869
MSA	PORTLAND METRO AREA	2.47 M
CITY	PORTLAND	630,498



AMENITY MAP





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