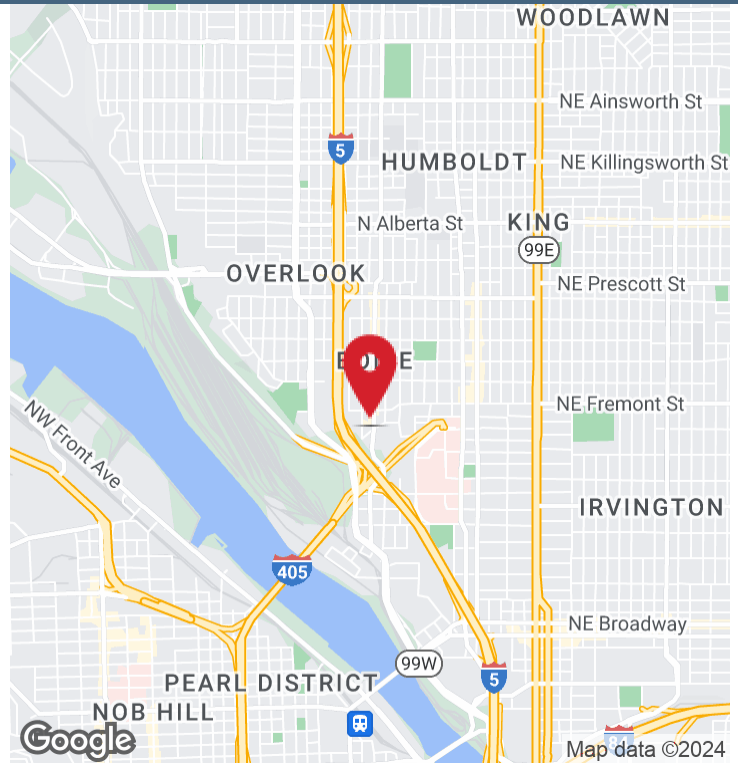


LEASE SUMMARY

FOR LEASE | +/- 992 SF TURNKEY GYM
3303 N MISSISSIPPI AVE | PORTLAND | OR | 97227



PROPERTY DESCRIPTION

This space is ideal for a fully equipped turnkey gym ready for a fitness business model to take over immediately. The location is within walking distance of 600+ newly constructed apartment units, and has over 18k+ daytime employees within 1 mile. The PDX Flatiron, a class A building, is a newer addition to Portland's popular Mississippi Avenue. The modern six story building demands attention with its architectural appeal.

PROPERTY HIGHLIGHTS

- **Fully outfitted turnkey Gym**
- Dedicated restroom
- Approximate 22' ceiling height
- Double height windows flood interior with light
- 600+ apartment units w/in walking distance
- Unique architecture is unmet in Portland

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	992 SF
Lot Size:	0.1 Acres
Building Size:	24,300 SF
Market	Close-in NE Portland

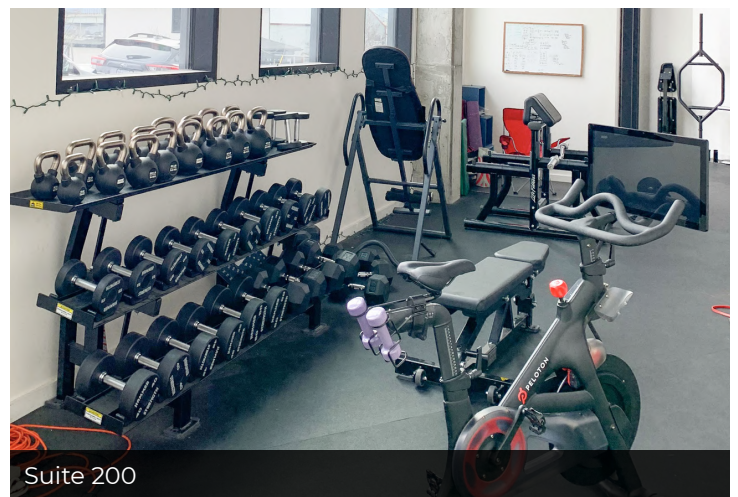
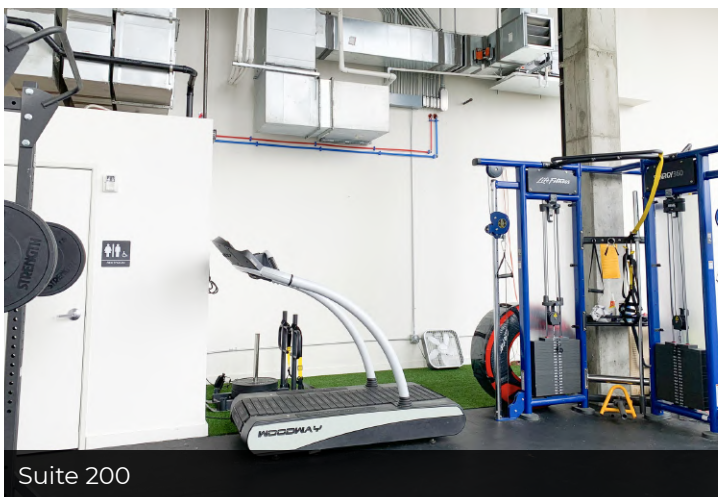
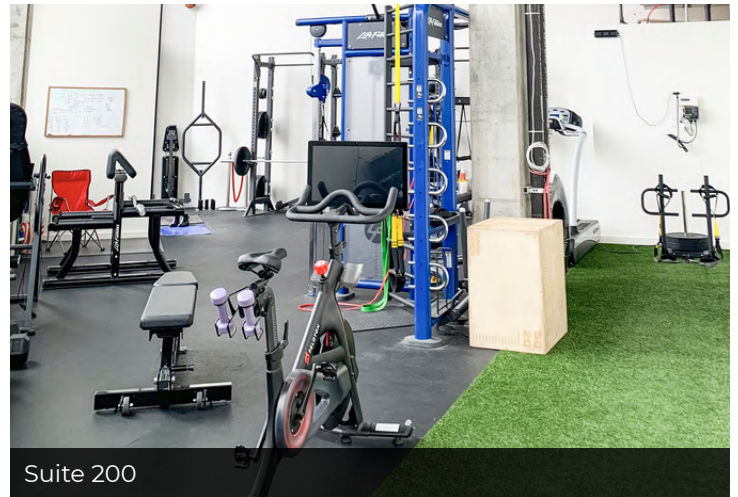
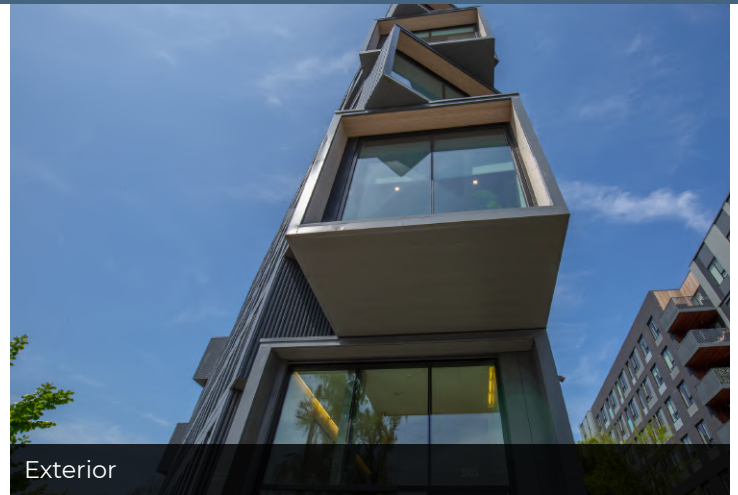
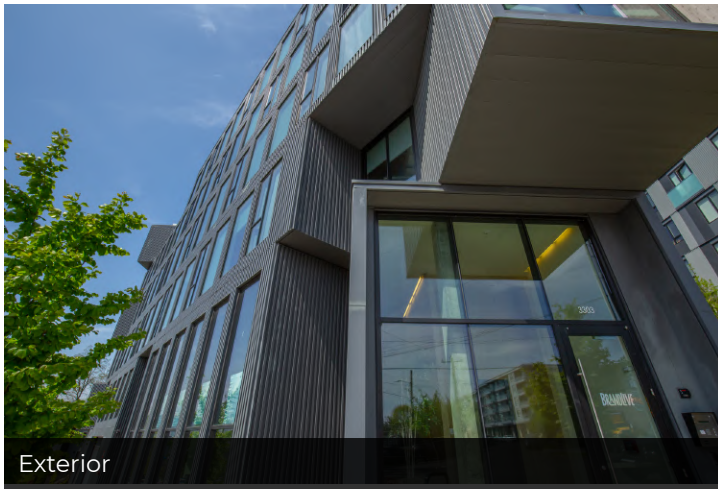
MARISSA LEE

Commercial Broker
Marissa@CommercialRENW.com
971.280.2222

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com

PROPERTY PHOTOS

FOR LEASE | +/- 992 SF TURNKEY GYM
3303 N MISSISSIPPI AVE | PORTLAND | OR | 97227



MARISSA LEE
Commercial Broker
Marissa@CommercialRENW.com
971.280.2222

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com

FOR LEASE | +/- 992 SF TURNKEY GYM
3303 N MISSISSIPPI AVE | PORTLAND | OR | 97227



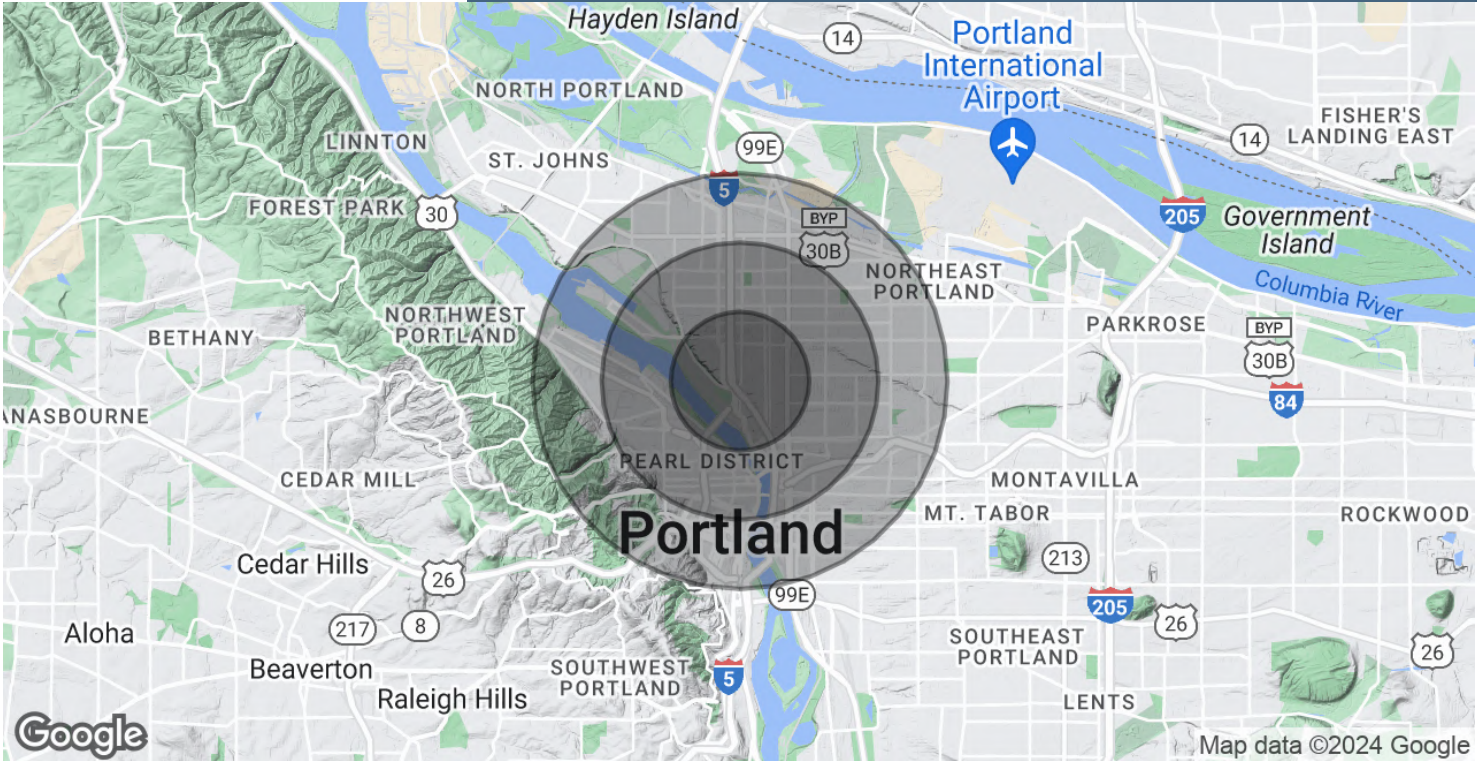
MARISSA LEE

Commercial Broker
Marissa@CommercialRENW.com
971.280.2222

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com

DEMOGRAPHICS MAP & REPORT

FOR LEASE | +/- 992 SF TURNKEY GYM
3303 N MISSISSIPPI AVE | PORTLAND | OR | 97227



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	16,670	82,049	167,852
Average Age	34.4	35.9	35.9
Average Age (Male)	33.1	36.4	36.2
Average Age (Female)	36.5	36.0	35.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,638	42,282	86,221
# of Persons per HH	2.2	1.9	1.9
Average HH Income	\$57,323	\$60,696	\$63,217
Average House Value	\$336,775	\$374,041	\$408,228

* Demographic data derived from 2020 ACS - US Census

MARISSA LEE
Commercial Broker
Marissa@CommercialRENW.com
971.280.2222

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com