

CREATIVE OFFICE FOR LEASE

1448 NE Weidler

PORTLAND, OR 97232



Inviting building in prime Lloyd District location with great visibility

CONTACT

George Macoubray 503 504 2957 / gmacoubray@naielliott.com

Nick Stanton 503 784 0487 / nstanton@naielliott.com



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PROPERTY DESCRIPTION

1448 NE Weidler offers a bright, modern office space with extensive corner frontage and excellent signage visibility in Portland's close-in Lloyd District. Built in 1996 and thoughtfully maintained, the property features expansive windows, strong neighborhood demographics, and quick access to I-5, I-84, and major transit, making it an ideal, high-visibility location for tenants.

AVAILABLE SPACE

- 1448 NE Weidler Street - 3,419 SF
- 1444 NE Weidler Street - 2,650 SF
- Can combine with existing vacancy - 6,069 SF

LEASE RATE

- Call for details



NEIGHBORHOOD HIGHLIGHTS

Lloyd District is easily accessible via light rail and streetcar. The neighborhood contains the Oregon Convention Center, Lloyd Center and Moda Center, home to the Portland Trail Blazers, major concerts and events.



- **Prime Signage Potential:** Exceptional visibility for your brand with prominent signage opportunities
- **Modern and Well-Maintained Property:** Built in 1996, this meticulously maintained building offers a polished and inviting atmosphere.
- **Convenient Connectivity:** Quick access to I-5 and I-84 for seamless commuting and easy customer reach.
- **High-Demand Location:** Surrounded by strong residential and employment demographics, offering a reliable customer base and active community presence.
- **Contemporary Interior Spaces:** Thoughtfully designed with such amenities as a stylish lobby, comfortable waiting area, and fully-equipped workroom.
- **Expansive Windows with Great Visibility:** Ample natural light from windows facing Weidler Street and 15th Avenue enhances the workspace and engages foot traffic.



97

BIKE SCORE



95

WALK SCORE



71

TRANSIT SCORE

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