

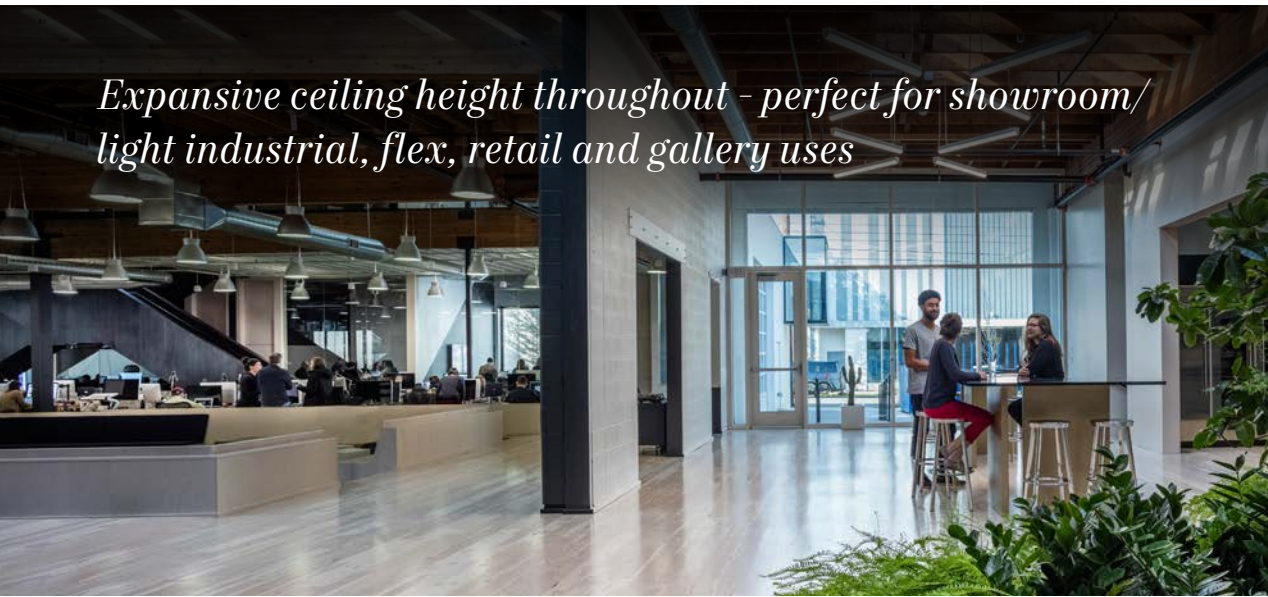
For Sale or Lease

CANOPY

*±5,995 - 30,380 SF Creative Commercial
Building Available in NW Portland*

1250 NW 17TH AVE, PORTLAND, OR 97209





*Expansive ceiling height throughout - perfect for showroom/
light industrial, flex, retail and gallery uses*

*Vibrant creative design centrally
located between Portland's Pearl
District and Slabtown.*

REDEVELOPED	2016
TOTAL BUILDING AREA	±30,380 SF
LOT SIZE	0.80 AC
PARKING	Rare off-street available
ZONING	EG1
DOORS	Two roll-up doors
BIKE PARKING	Private with separate entrance
NATURAL LIGHT	Ample throughout building
OWNERSHIP	Longtime local group with offices in the neighborhood

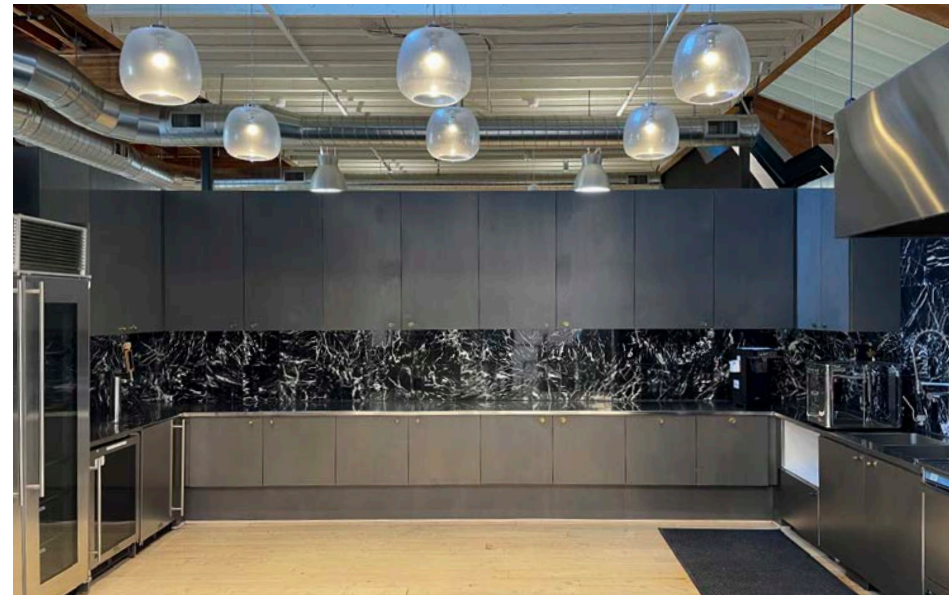
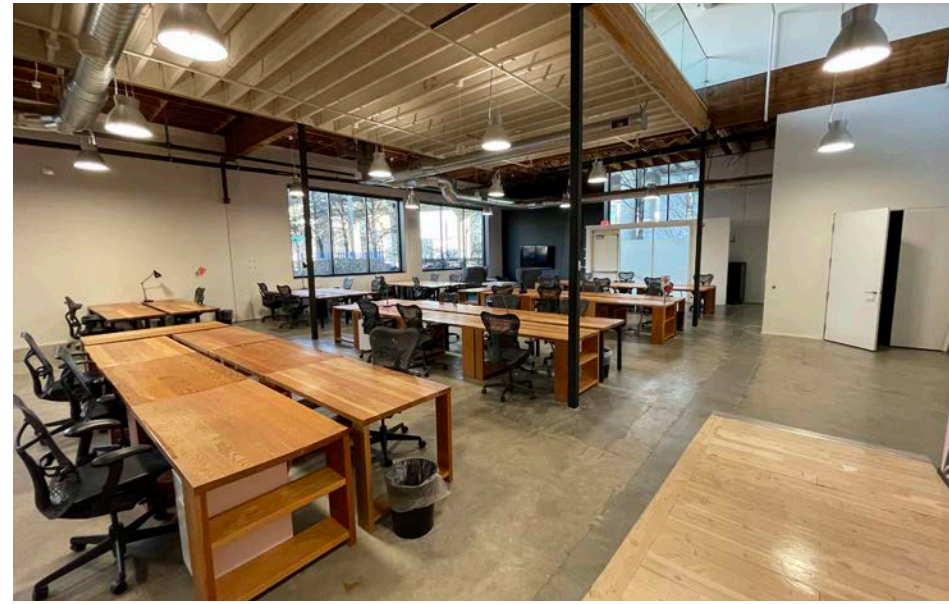
±5,995 - 30,380 SF

AVAILABLE

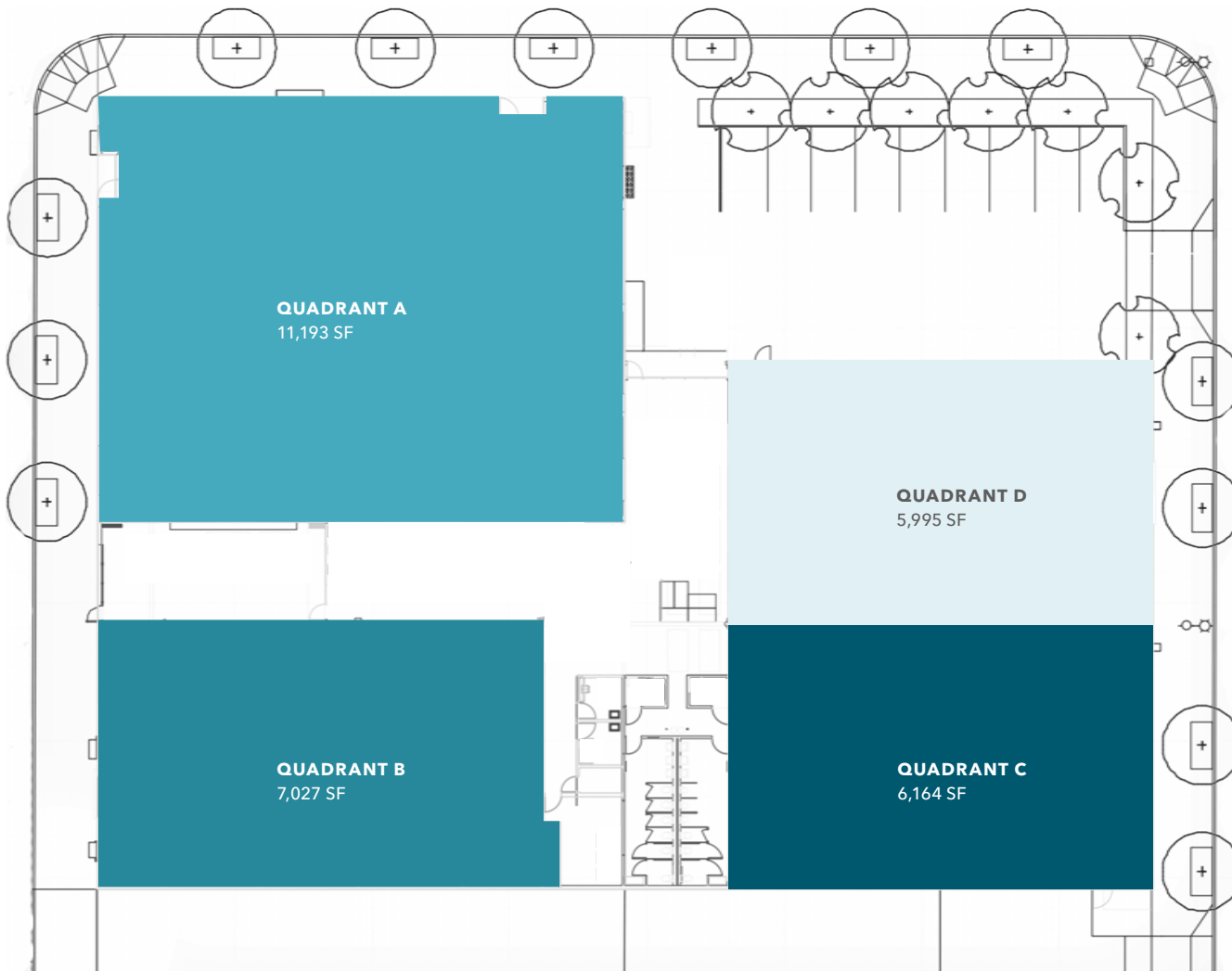
\$7.5M

SALE PRICE

CANOPY



FLOOR PLAN



5,995 -
30,380 SF

AVAILABLE

\$7.5M

SALE PRICE

NOW

AVAILABLE

TENANT	SQUARE FOOTAGE
A	11,193
B	7,027
C	6,164
D	5,995

CANOPY

30



PORTLAND

Good

NEW SEASONS MARKET

AFURI



NW QUIMBY ST

DoveLewis

SAWATDEE Thai Cuisine

justa pasta

PARKING LOT

movement

ANNA BANNANAS

Gastro Marie

NW OVERTON ST

PARKING LOT

LAIFITNESS

Astro

NW NORTHRUP ST

SUBJECT PROPERTY

PARKING LOT

ERATH

LEGACY HEALTH

NW 18TH AVE

Paymaster

SAFEGWAY

Starbucks

NW LOVEJOY ST

NW Portland Syagat

REIGN FITNESS

Prince Coffee

The Triple Lender

NOSSA FAMILIA CORNELL

SuperDeluxe

SERRATTO RESTAURANT AND BAR

cafe NELL

AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

CANOPY

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