SPACE FOR LEASE

PROPERTY ALSO FOR SALE AT \$1,450,000 | PLEASE CALL

RATE REDUCED | \$2,900 / Month, Modified Gross

on Short Term Leases (2 years)

SW 14th & Columbia

1411 SW 14th Avenue , Portland OR

Veterinary / Medical / Dental / Office Space for Lease 3,589 - 4,489 SF Available SIGNAGE OPPORTUNITY & 17 OFF-STREET PARKING SPACES

VETERINARY HOSPIT

VETERINARY | MEDICAL | DENTAL | OFFICE FOR LEASE

ACCESSIBLE URBAN LOCATION NEAR DOWNTOWN PORTLAND • NEXT TO INTERSTATE 405

Capacity POWER OF PLACE **Opportunity to Lease Next to Downtown PDX**

Prime Veterinary | Medical | Dental | Office Space JUST SOUTHWEST OF DOWNTOWN IN THE GOOSE HOLLOW NEIGHBORHOOD GREAT FOR VETERINARIAN, HEALTHCARE / QUICK CLINIC, DENTAL PRACTICE

SEE INSIDE & CONTACT BROKER FOR FULL DETAILS

George N. Diamond 503.222.2178 Nicholas G. Diamond 503.222.2655 ndiamond@capacitycommercial.com

Licensed in OR & WA 06.13.2023

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SW 14TH & Columbia

1411 SW 14th Avenue, Portland OR

GOOSE HOLLOW NEXT TO DOWNTOWN PORTLAND

Veterinary | Medical | Dental | Office Suite for Lease • Next to Downtown Portland

Lease Offering URBAN PORTLAND OPPORTUNITY Presented Exclusively by Capacity Commercial Group



- Veterinary / Medical / Dental / Office **Space for Lease in Goose Hollow**
- 2nd-Gen Veterinary Space Full Buildout
- Offices, Private Restrooms • 17 Total Off-Street Parking Spaces; Two Spaces per 1,000 SF Included in Lease with Additional Spaces Available
- Ideal for Veterinary Practice, Medical / Walk-In Clinic, Dental Office, Other Office Uses Flexible Landlord
- Main Suite is 3,589 SF Opportunity to Occupy Adjacent Suite for 4,489 SF Total
- Goose Hollow Neighborhood in Southwest Downtown Portland, Next to I-405 and Close to HWY 26
- Highly-Walkable Area Just Blocks to Retail, Dining, MAX Light Rail and Portland State University Campus
- Nearby Highlights: Lincoln High, Multnomah Athletic Club, Providence Park, PSU LEASE HIGHLIGHTS PAGE 2

The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.

• Suite Includes Reception Area, Exam Rooms, Surgery Suite, Lab,

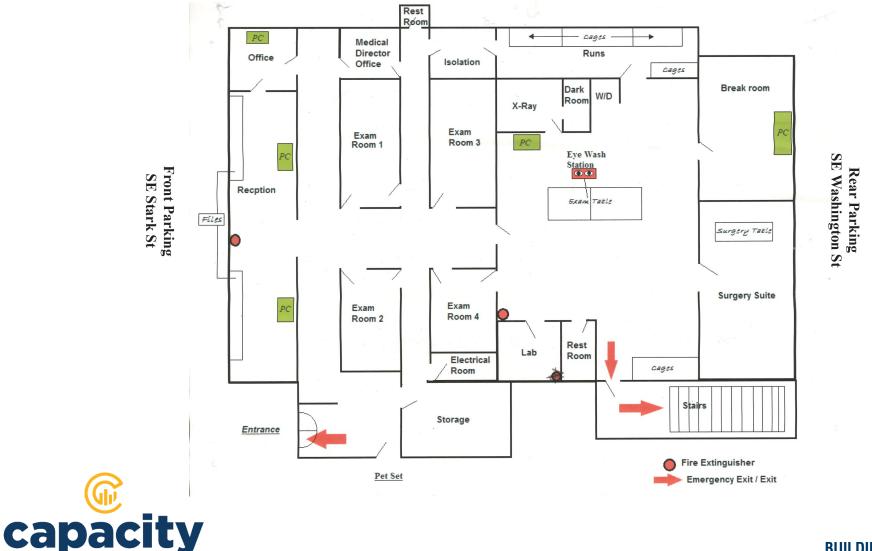
Break Room, X-Ray Suite, Two Kennel Areas, Storage, Private

RATE REDUCED

Vetinary / Medical Space for Lease

Space Plan

<u>Pictured</u>: Vacant 3,589 SF Suite - Former Veterinary Clinic - FOR LEASE <u>Not Pictured</u>: 900 SF Suite (Animal Groomer Tenant) - Opportunity to Lease for 4,489 SF Total



BUILDING PLAN PAGE 3

Vetinary / Medical Space for Lease

SW 14[™] & Columbia





ADDITIONAL PHOTOS PAGE 4

Vetinary / Medical Space for Lease





ADDITIONAL PHOTOS PAGE 5

W Muttey St	SWMain St BMW ngs cPORTLAND	Contraction of the second		AH LUB Vidence Park	WBurnside St OVIDENCE K STADIUM	McMenamins trystal Barroo	s pm Tasty n Alder	Poveli scity of a POWELLS F		Ground, K Roseland Thr	ontrol eater Voodo
arespect Do. D. Landow and area	GOOS	Portland E HOLLOV STATION	V	Lincoln High School	IGH SCHOOL		MULTI-CO. Central	LIBRARY	Regal Cine	PIONEER SOUARE	Mother
NEARBY HIGHLIGHTS WITHIN 10 BLOCKS	Miero	w tan Are	No.ho SW Carso	W Jefferson S SW colume St	405 ROSE SC		ELIOT TOWER		ang traing	HILTON Hilton Pytland Dow Vrn	Departure Restaurant + Lounge
		AY 26	Active		Swel	Safeway av st	SW CAL	Portland Art Museum,		WELLS FARG TOWER	PIONEER PL.
LINCOLN HIGH SCHOOL GOOSE HOLLOW MAX PROVIDENCE PARK MULT. ATHLETIC CLUB FRED MEYER SAFEWAY		STATIST	MURITUR OF		BEN SVIANII SI	NSON TOWER	AAALPortla Service Cer	arket		SW Madi	son st
PORTLAND STATE CAMPUS PORTLAND ART MUSEUM ARLENE SCHNITZER HALL MULT. CO. LIBRARY TARGET DOWNTOWN	V Cardinall pr		54 19 405		eter W. Stott	SWPark & Mill	AAAIPorta Service Cer	and nter PSU URE CENTE	R	Foun	KELLER AUDITORIUM Lain Park
PSU PARK BLOCKS PSU SATURDAY MARKET	SW Rivington Dr	SW Cardinello	SW Cardinell Dr		Portland Sta UniversityLib Shattuck	Stud	h Memorial dentUnion ortland Sta	rban Center	APA SW 5th & Mon hth & Laug	RTMENTS	SVYLA
1411 SW 14th Ave Portland, OR 97201	1 mi radius 3	3 mi radius	5 mi radius	405	Canton of the second se		eerful Tortoise UNIVERSI POINTE	TY PSU UnivEGOD CAR	Carpool Pa		
2019 Estimated Population 2024 Projected Population 2010 Census Population 2000 Census Population Projected Annual Growth 2019 to 2024	42,049 43,125 35,840 27,976 0.5%	166,614 170,771 135,172 118,508 0.5%	428,355 438,456 373,476 345,061 0.5%				SU South/SW 5th	at College Storn	PSU ENGINEERIN		
Historical Annual Growth 2000 to 2019 2019 Est. HH Income Under \$15,000 2019 Est. Average Household Income 2019 Est. Median Household Income 2019 Est. Per Capita Income	2.6% 18.4% \$89,676 \$64,273 \$57,916	2.1% 11.2% \$107,613 \$80,987 \$59,492	1.3% 8.4% \$112,630 \$87,873 \$54,209		20	SW Gth Ave		W8 HOUSING		Fountain Park	Portland Center Liquor Store
2019 Est. Total Businesses 2019 Est. Total Employees *Demographic Information, Traffic Counts, and Merce	8,243 101,740	21,838 271,950	33,742 369,379	Elevator Sta	irs Croacle	94.30 C		Chase Bank	Lincoln St/SW? Ave MAX Stati	Brd a	



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AREA MAP PAGE 6