



FOR SALE OR LEASE



PREMIER GEAR WORKS

2-Story, Mixed-Use Building in Northwest Portland

68,767 SF (Divisible to 34,383 SF) | \$11,500,000 | \$17 SF + NNN

1715 NW 17th Avenue, Portland, OR

- Stunning mixed-use space in Portland's Northwest District
- Completely renovated in 2020 with new windows and skylights, polished concrete floors, and dramatic timber beams.
- The second-story deck is sure to become a favorite amenity among tenants – and to make the neighbors jealous!

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PROPERTY SUMMARY

**FOR SALE
OR LEASE**



PROPERTY DETAILS

Address	1715 NW 17th Avenue Portland, OR
Available Space	68,767 SF (Divisible to 34,383 SF)
Sale Price	\$11,500,000
Lease Rate	\$17.00/SF + NNN (Including on Parking)
Use Type	Office, Flex, Retail
Zoning	CM3 (Commercial Mixed-Use)
Availability	Now

Location Features

- Completely Renovated In 2020
- Reinforced Concrete & Mass Timber Construction
- Seismic Upgrades
- Additional Parking Nearby
- Oversized Windows Allow Abundant Light
- Highly Collaborative Work Environment
- Second Story Deck
- Dream Cyclist Location With Bike Storage

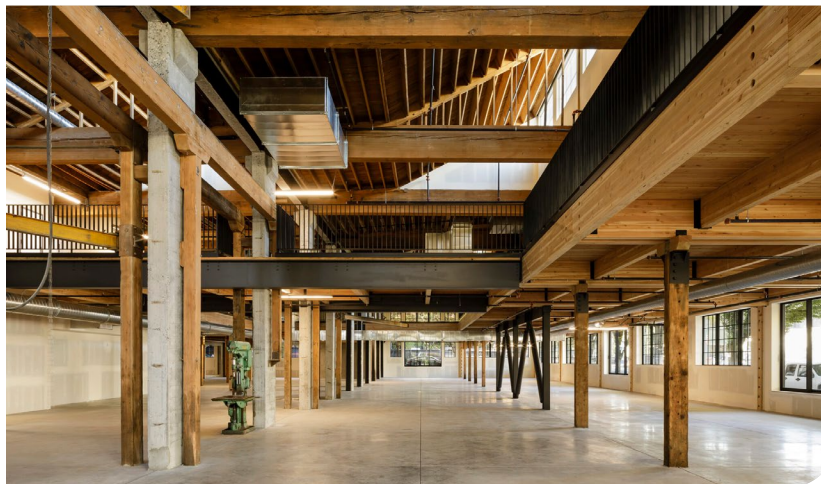
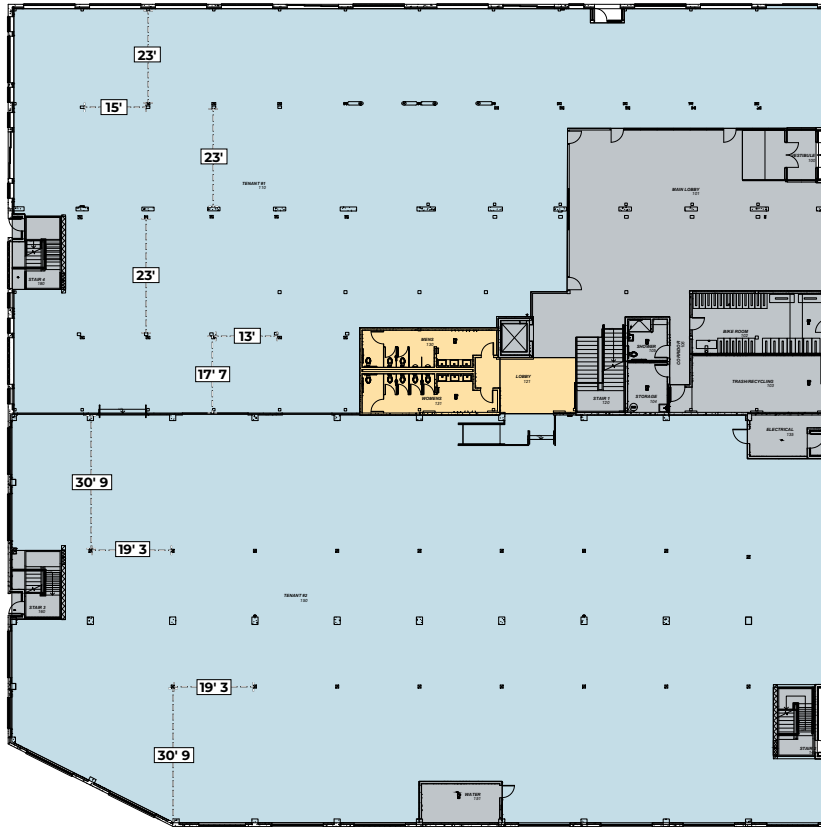
Businesses Nearby

- Aviation American Gin
- Besaws
- Blossoming Lotus
- Cafe Nell
- Cycle Dog
- Dockside Saloon & Restaurant
- Emerald Line
- Energy Fitness Concepts
- Fleet Feet
- Fullerton Wines
- Globe Lighting Supply
- Good Coffee
- Inn at Northrup Station
- LA Fitness
- Le Petit Cafe NW
- Lucky Labrador Brewing Company
- Marrakesh Moroccan Restaurant
- Movement Portland
- New Seasons
- Paymaster Lounge
- Playdate PDX
- Ranch Pizza
- Sawasdee
- Sweet Bacon Cafe
- The Sultan Cafe & Grill
- The Triple Lindy
- Twozone Chicken
- US Foods CHEF'STORE
- YogaSix Slabtown



FIRST FLOOR

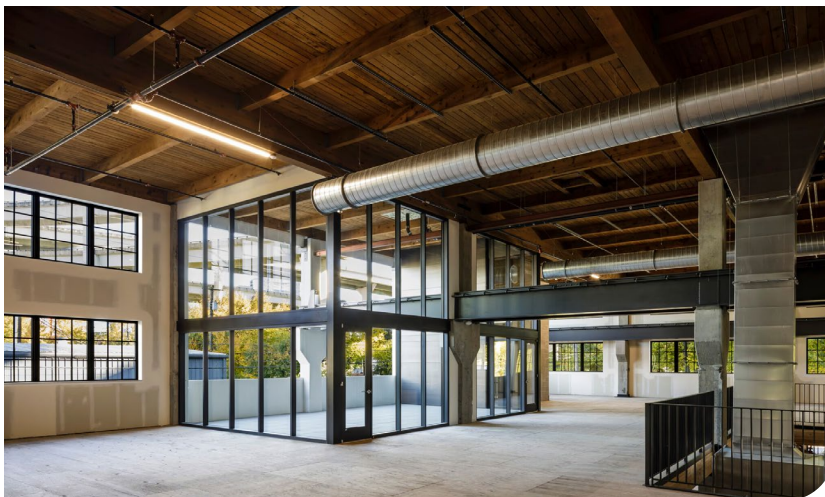
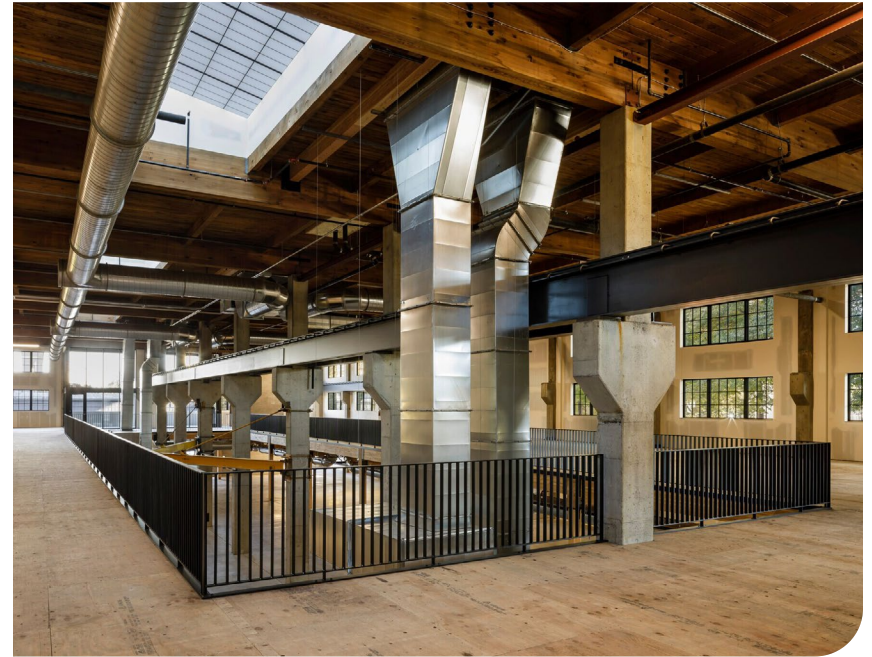
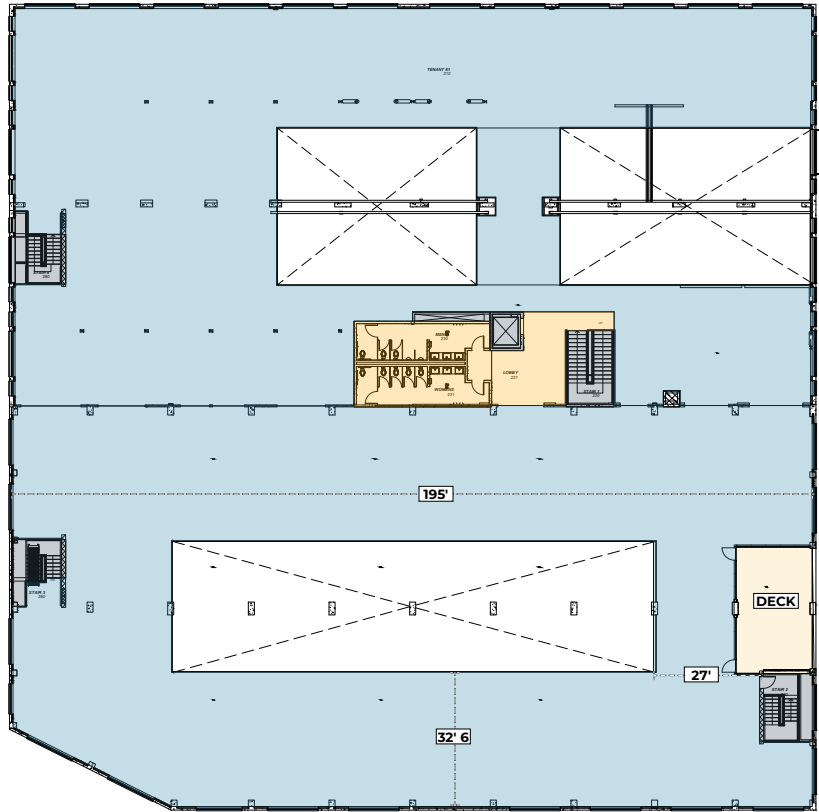
FIRST FLOOR





SECOND FLOOR

SECOND FLOOR





LOCAL AERIAL MAP





AVAILABLE PARKING

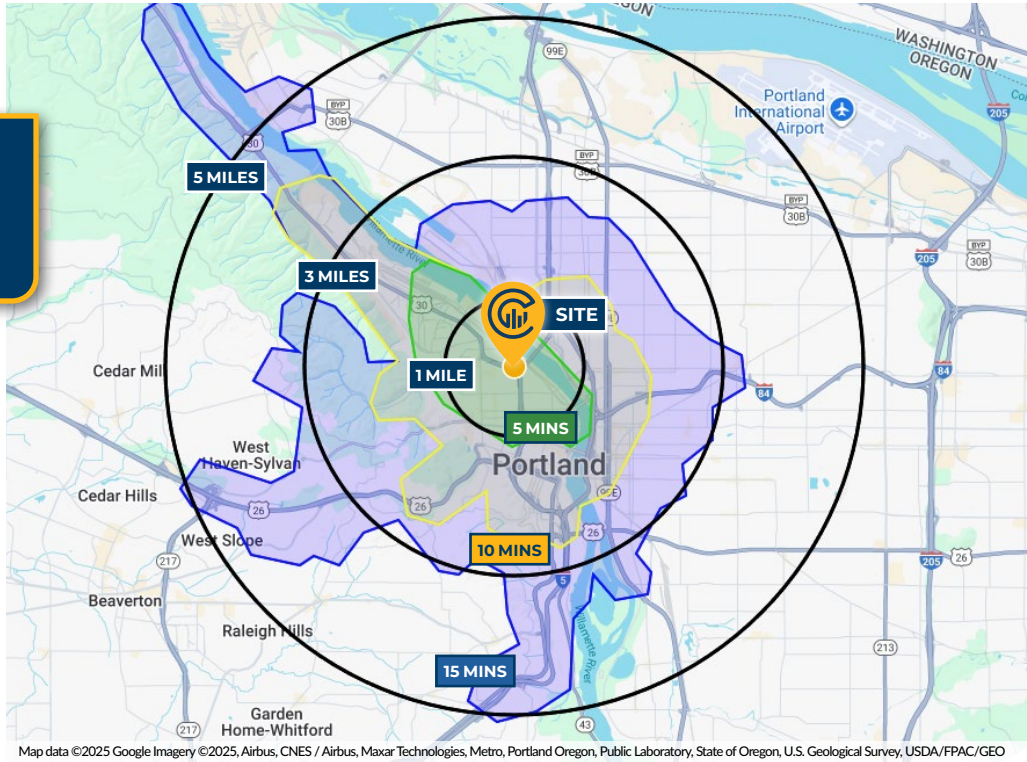


AVAILABLE PARKING	
Address	1715 NW 17th Avenue, Portland, OR
Available Parking Lots	1. 29,872 SF 2. 5,000 SF
Parking Spaces	± 120 spaces
Parking Ratio	1.75/1000





DRIVE TIMES & DEMOGRAPHICS



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96

Walk Score®
"Walker's Paradise"



98

Bike Score®
"Biker's Paradise"



73

Transit Score®
"Excellent Transit"

Ratings provided by
www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	42,356	191,914	409,431
2030 Projected Population	43,423	193,407	405,117
2020 Census Population	32,681	176,702	402,127
2010 Census Population	24,106	143,058	347,739
Projected Annual Growth 2025 to 2030	0.5%	0.2%	-0.2%
Historical Annual Growth 2010 to 2025	5.0%	2.3%	1.2%
Households & Income			
2025 Estimated Households	24,311	98,733	194,245
2025 Est. Average HH Income	\$131,669	\$137,566	\$146,727
2025 Est. Median HH Income	\$89,509	\$100,728	\$108,952
2025 Est. Per Capita Income	\$76,092	\$71,156	\$69,930
Businesses			
2025 Est. Total Businesses	4,711	21,727	35,812
2025 Est. Total Employees	45,595	211,477	302,987

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
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