

COMMERCIAL PRODUCTION KITCHEN IN LLOYD DISTRICT

Mont-Blanc Building 1836 NE 7th Avenue, Portland OR 97212

FOR LEASE



The Mont-Blanc Building blends the Irvington neighborhood's historic beauty with bright, open spaces and polished cement floors. Exposed old-growth timbers accent floor to ceiling windows in modern retail, creative office, and commercial kitchens spaces. Aglow with natural light, this mixed-use building offers a distinctly Portland sort of charm: Street Level tenants capture high-visibility retail space in the surging Lloyd District; Upper Level creative and tech offices enjoy a vista over the city; and commercial kitchen and catering spaces house some of Portland's hottest epicureans.

This 35,000 sq. ft. historic building has been sustainably updated for ease of use: You'll have off-street parking options, ADA accessible facilities, luxurious restrooms with a commuter shower, a passenger elevator, and secure bike storage. Close-in Portland, the Mont-Blanc's creative office and retail space for rent lies at the southwestern corner of the Irvington Historical Neighborhood. The old growth timbers are here to stay, but space at the Mont-Blanc is going fast. Give us a call today to secure your spot.

Tricia Anderson

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Matthew Schweitzer | matt@northrimpx.com | [503.381.3134](tel:503.381.3134)

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Walk Score



94

"Walker's Paradise"

Bike Score



100

"Biker's Paradise"

Transit Score



78

"Excellent Transit"



KITCHEN #104

FOR LEASE

Commuter Amenities

- On-site parking available
- Secure bike storage lockers
- Shower facility
- 2,712 RSF fully-equipped commercial kitchen
- Roll-up door for deliveries and loading/unloading
- Renovated in 2016; health department approved
- Provided equipment serviced by landlord
- Main-floor furnished lobby with modern furniture and artwork
- Passenger elevator
- ADA Accessible
- LED Lighting

Location Details

- Historic Irvington district near Lloyd Center mall, Moda Center, and the Convention Center
- Close to bus lines and street car access
- Walking distance to the Broadway Bridge

Demographics (within 1 mile)

- Population (2022): 24,010
- Projected Population (2027): 25,069
- Estimated Average Household Income (2022): \$120,080
- Median Age (2022): 40.36

Daily Traffic Count (within 1 mile)

TOTAL: 77,970

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Standard Kitchen Features*

- Walk-in cooler
- American range 36" 6-burner range w/full-sized oven
- Blodgett gas convection oven
- Pitco gas fryer
- 12' Captive air hood
- Upright low-temp dishwasher
- 1-Compartment sink w/drainboard
- (2) 15" Wall mount hand sink w/splash guards
- 3-Compartment sink w/18" x 24" tubs and dirty dish table
- 48" Clean dish table
- Krowne wall mount pre-rinse unit
- (2) 30" x 72" Stainless work tables w/undershelf



Sample Kitchen
Virtual Tour



tinyurl.com/SampleKitchenAlyeskaA

Outfitted by

PITMAN
RESTAURANT
EQUIPMENT

**Kitchen equipment is subject to change; photos are for illustrative purposes only*

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3D
Sample Kitchen
Virtual Tour



tinyurl.com/MontBlancKit104

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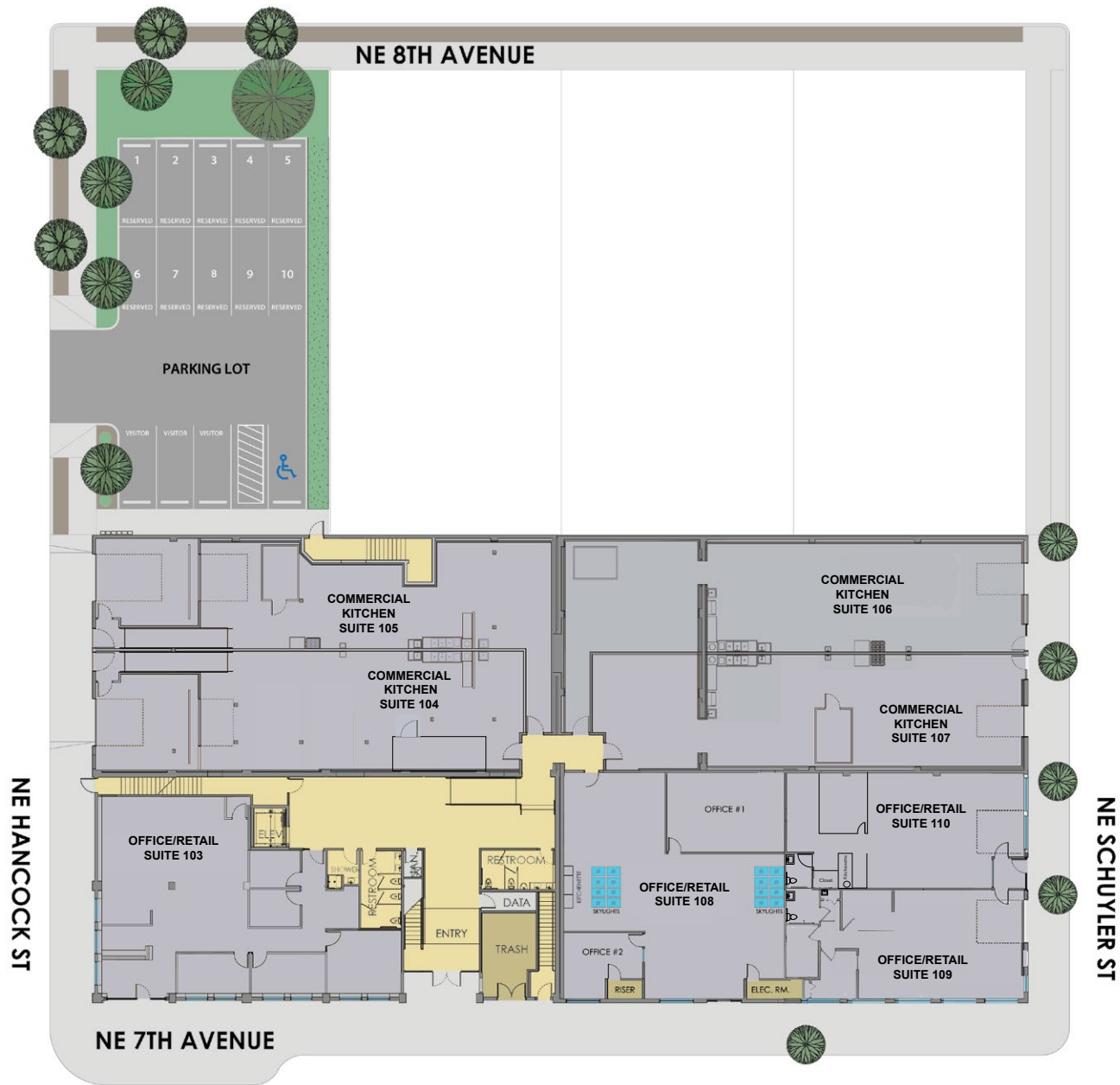
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FLOOR PLAN

1st Floor



COMMERCIAL KITCHEN

Avenue, Portland OR 97212

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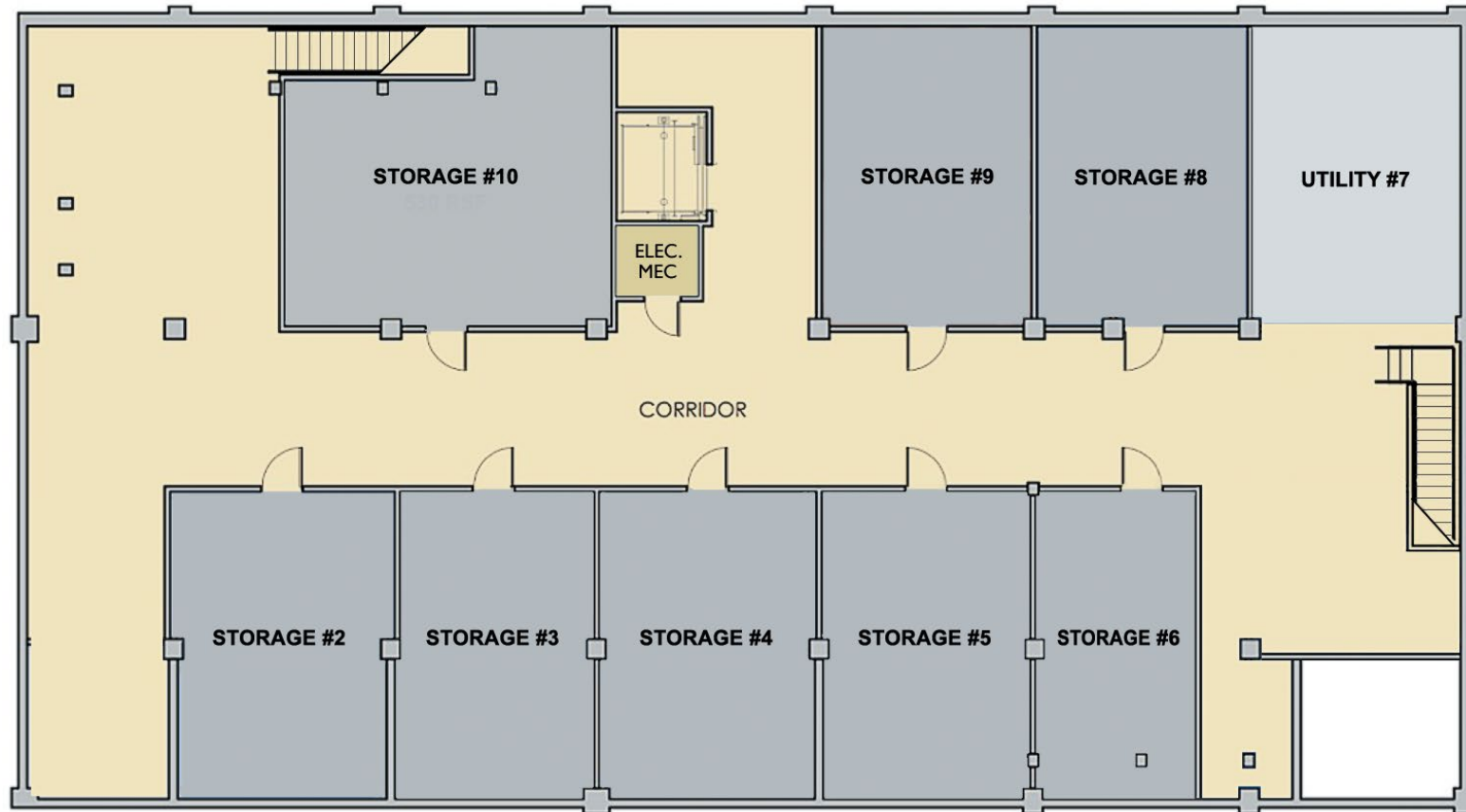
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FLOOR PLAN

Basement

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