



FOR LEASE



THE VANCE BUILDING

Available Office / Industrial Space

± 2,000 - 2,500 SF | \$.70 psf + NNN

3207 SW 1st Ave, Portland, OR 97239

- Now leasing office + industrial space at The Vance in SW Portland's Lair Hill Neighborhood
- Four-story building situated within easy walking distance from Downtown Portland and the South Waterfront, which offers a plethora of shopping, dining, and entertainment choices
- Prime opportunity in proximity to I-5 and I-405

JEFF VALDES

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	3207 SW 1st Ave, Portland, OR 97239
Use Type	Office and Industrial
Total SF Available	2,000 - 2,500 SF
No of Suites Available	3
Floors	4
Built	1913 Completely Remodeled in 2018
Parking	Abundant Street Parking
Zoning	CM2 (Commercial Mixed Use)
Lease Rates	Sublevel 1 & 2: \$.70/SF/NNN
Additional Features	<ul style="list-style-type: none"> • Massive Windows for Abundant Light • Heavy Duty Freight Elevator • Great Freeway Access in All Directions • Common Loading Area

SIZE	USE TYPE	RATE	CONDITION	AVAILABLE
2,000 SF	Office / Industrial	\$0.70 psf + NNN	Remodeled	Now
2,296 SF	Office / Industrial	\$0.70 psf + NNN	Remodeled	Now
2,500 SF	Office / Industrial	\$0.70 psf + NNN	Remodeled	Now

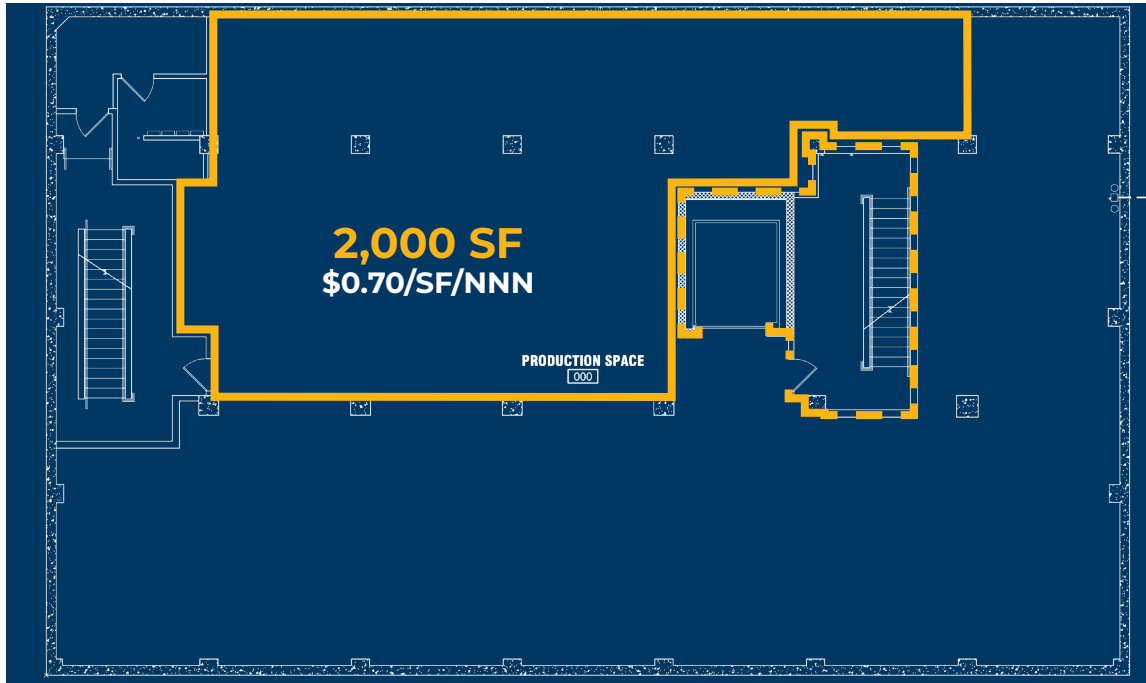


PHOTO LIBRARY

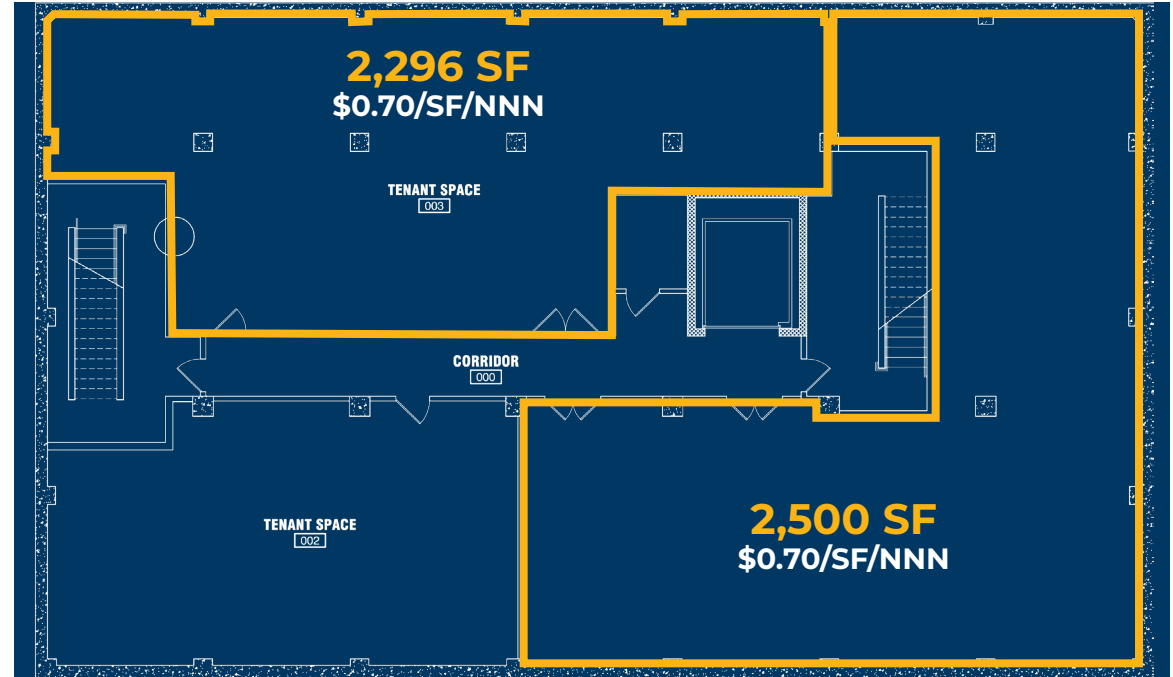




FLOOR PLANS



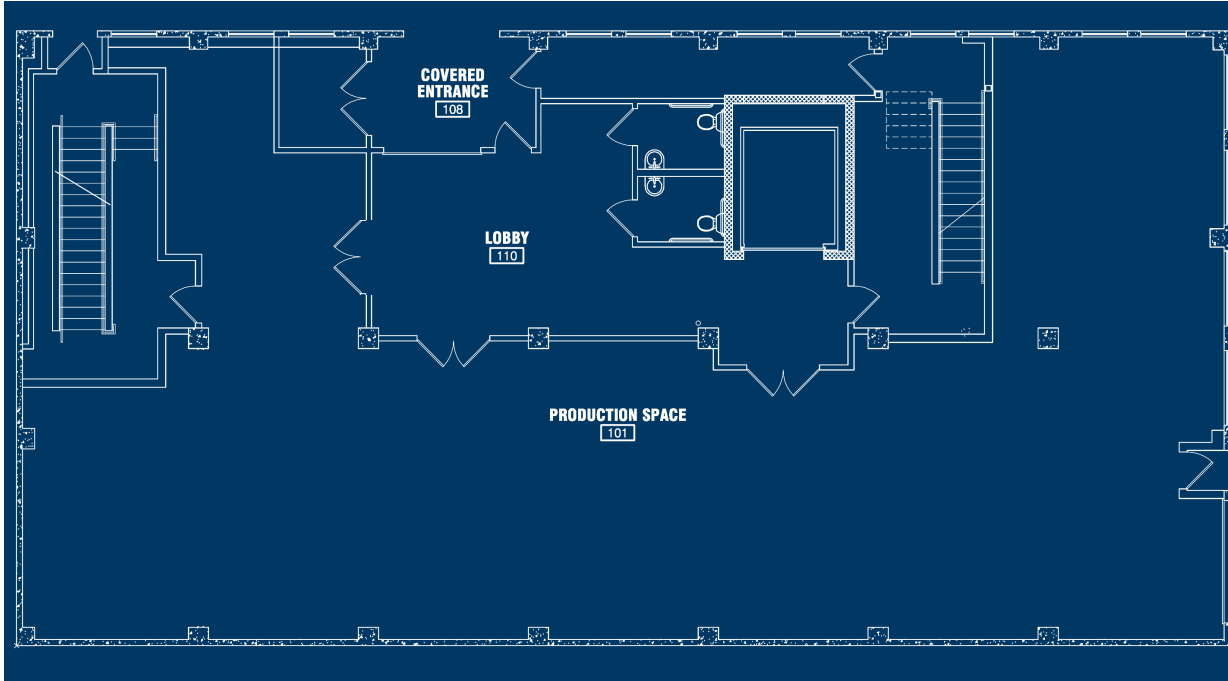
**SUBLEVEL 1
FLOOR PLAN**



**SUBLEVEL 2
FLOOR PLAN**

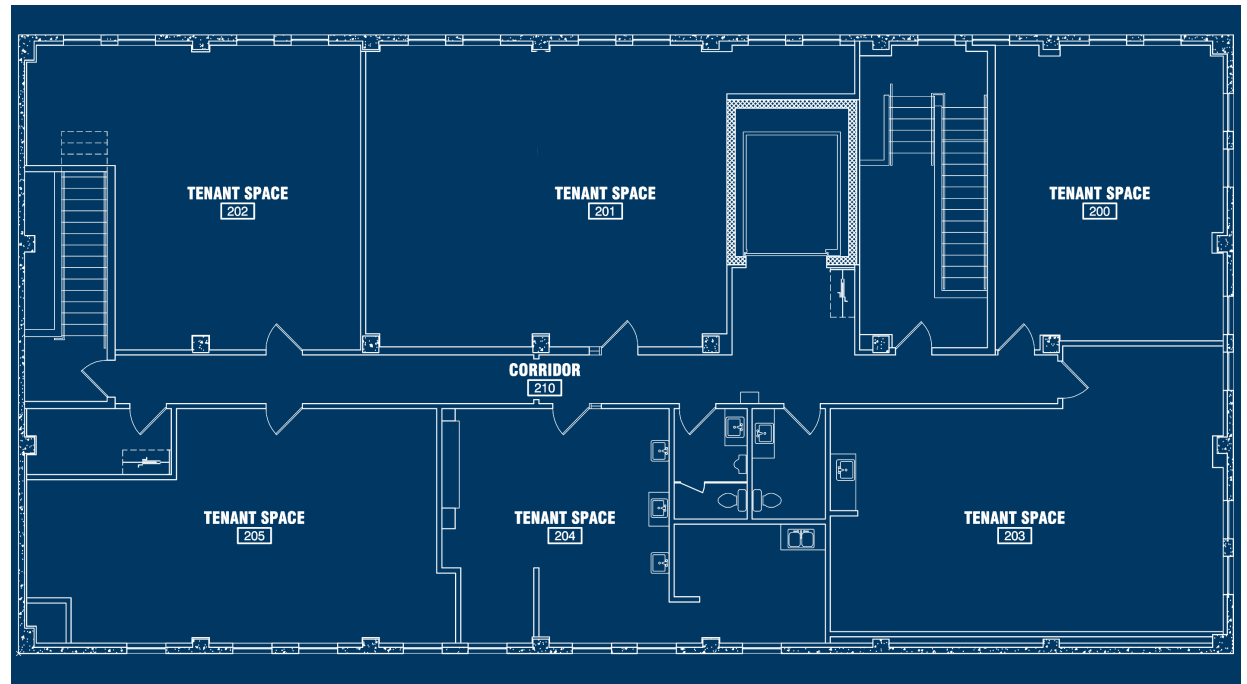


FLOOR PLANS



MAIN FLOOR PLAN

SECOND FLOOR PLAN





LOCAL AERIAL



DOWNTOWN
PORTLAND

PORTLAND MARINA

SOUTH WATERFRONT

ROSS ISLAND BRIDGE

TRAM TO OHSU

SITE

OREGON HEALTH & SCIENCE UNIVERSITY

*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024 | Map data ©2024 Google Imagery ©2024, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo



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