

FOR LEASE: Creative Office Space –NW Portland



Two spaces available - Creative Office | Lease: \$23.00 psf NNN

811 NW 19th Avenue, Portland, OR 97209

Bob Niehaus, President, and Principal Broker

503-358-7770 | bob@niehausproperties.com

Tom Tetherow, Broker

503-819-9904 | tom@niehausproperties.com



For Lease Highlights

Property Address	811 NW 19th Avenue
State, Zip	Portland, OR 97209
Building SF	19,519 sf
Land SF	21,500 sf
Year Built	1904
Number of tenants	6
Number of units	8
Zoning	CM2 (Office, Retail, Residential)
Number of Stories	3 + Basement
Elevator Served	No
On-site parking	30 spaces with 2 included, additional on-site parking available (monthly rate),
Lease Rate	\$23.00 psf NNN
	<u>Two Creative Office Spaces Available</u>

Suite 102 (1,870 SF): 3 offices, conference room, kitchenette, lobby — new paint

Suite 204 (2,262 SF): 6 offices, large conference room, lobby, windows in all rooms 2 parking spaces included; additional on-site parking available (monthly)

Lease: \$23.00/SF NNN

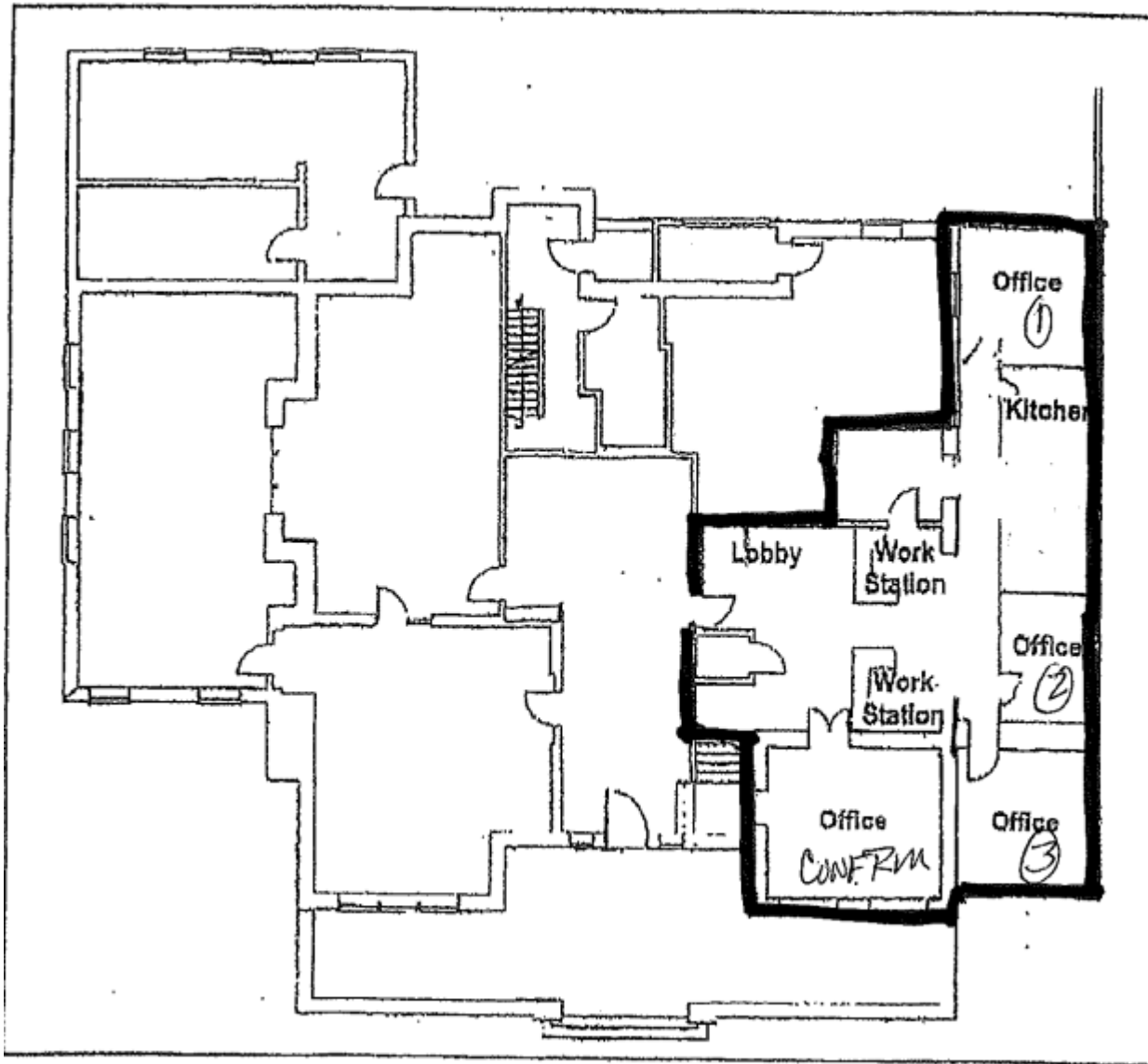


For Lease Highlights



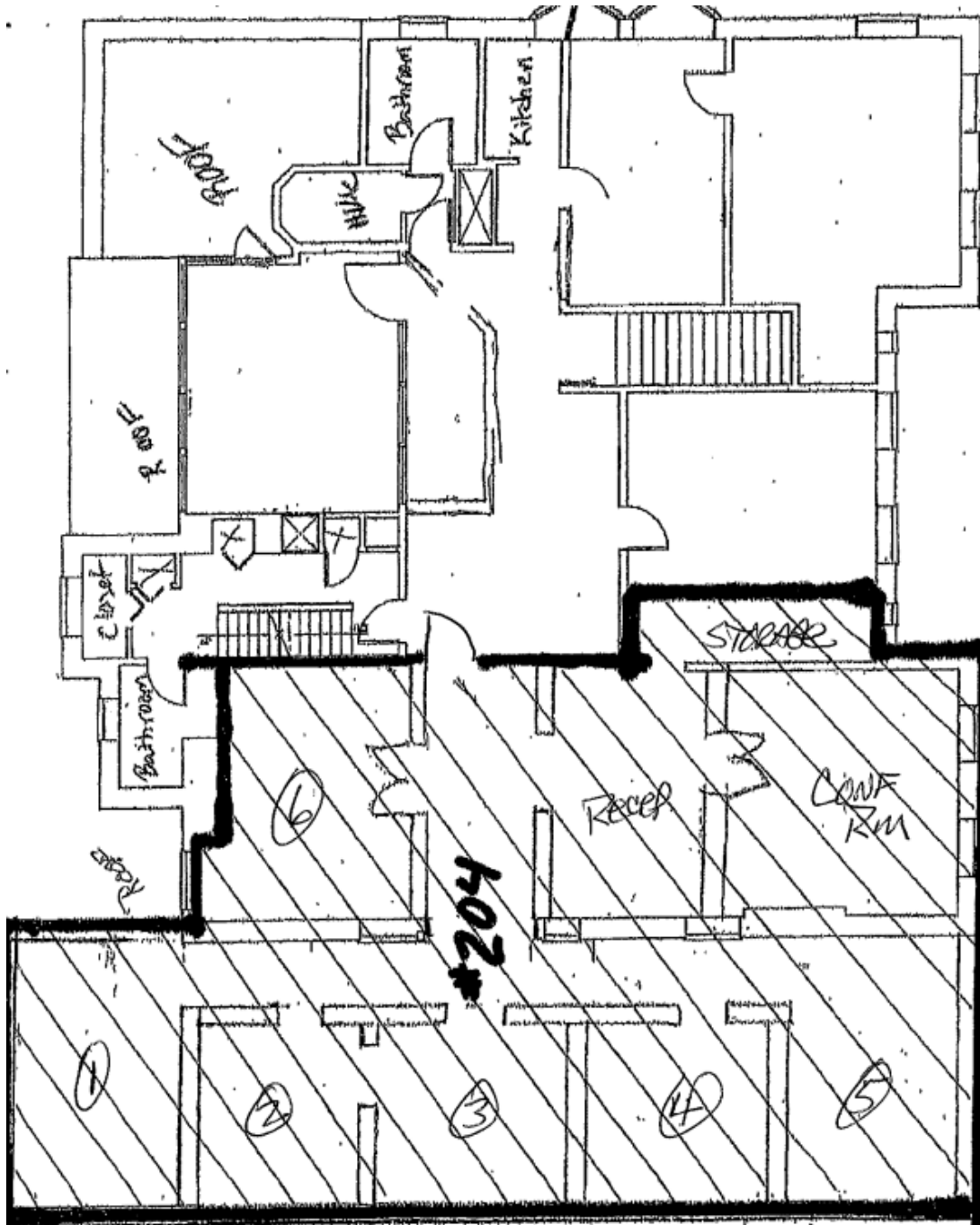
The **Northwest District** is a vibrant and densely populated neighborhood in northwest Portland, Oregon, known for its unique blend of historic charm and modern convenience. Tree-lined streets feature tightly grouped **Craftsman** and **Old Portland-style** homes alongside stately early 20th-century apartment buildings and contemporary condominiums. Residents enjoy walkable access to an abundance of **restaurants, bars, boutiques, and cafes**, creating one of Portland's most dynamic urban environments.

The **Portland Streetcar's original NS Line** terminates in the district, linking it seamlessly to the **Pearl District**, **Downtown Portland**, and **South Waterfront**. Several **TriMet bus lines** also serve the area, enhancing its connectivity across the city. Geographically, the district extends west to east from the base of the **West Hills (Tualatin Mountains)** to **I-405** (between NW 15th and 16th avenues), and north to south from **NW Nicolai Street** and the **Willamette River** to **W Burnside Street**. It borders **Forest Park** and **Hillside** to the west, **Northwest Industrial** to the north, the **Pearl District** to the east, and **Goose Hollow** to the south.



First Floor – 1,870 sf

Floor Plan First Floor 4



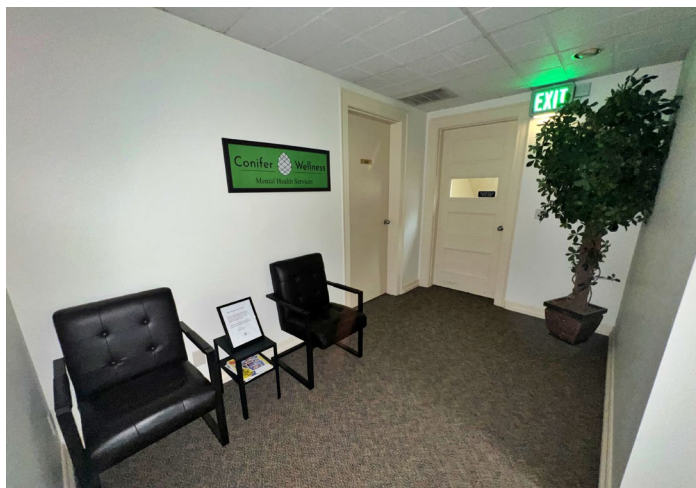
Second floor – 2,262 sf

Floor Plan Second Floor 5

Interior First Floor Suite Photos



The information shown has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumptions, or estimates are, for example, only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.



Interior Second Floor Photos

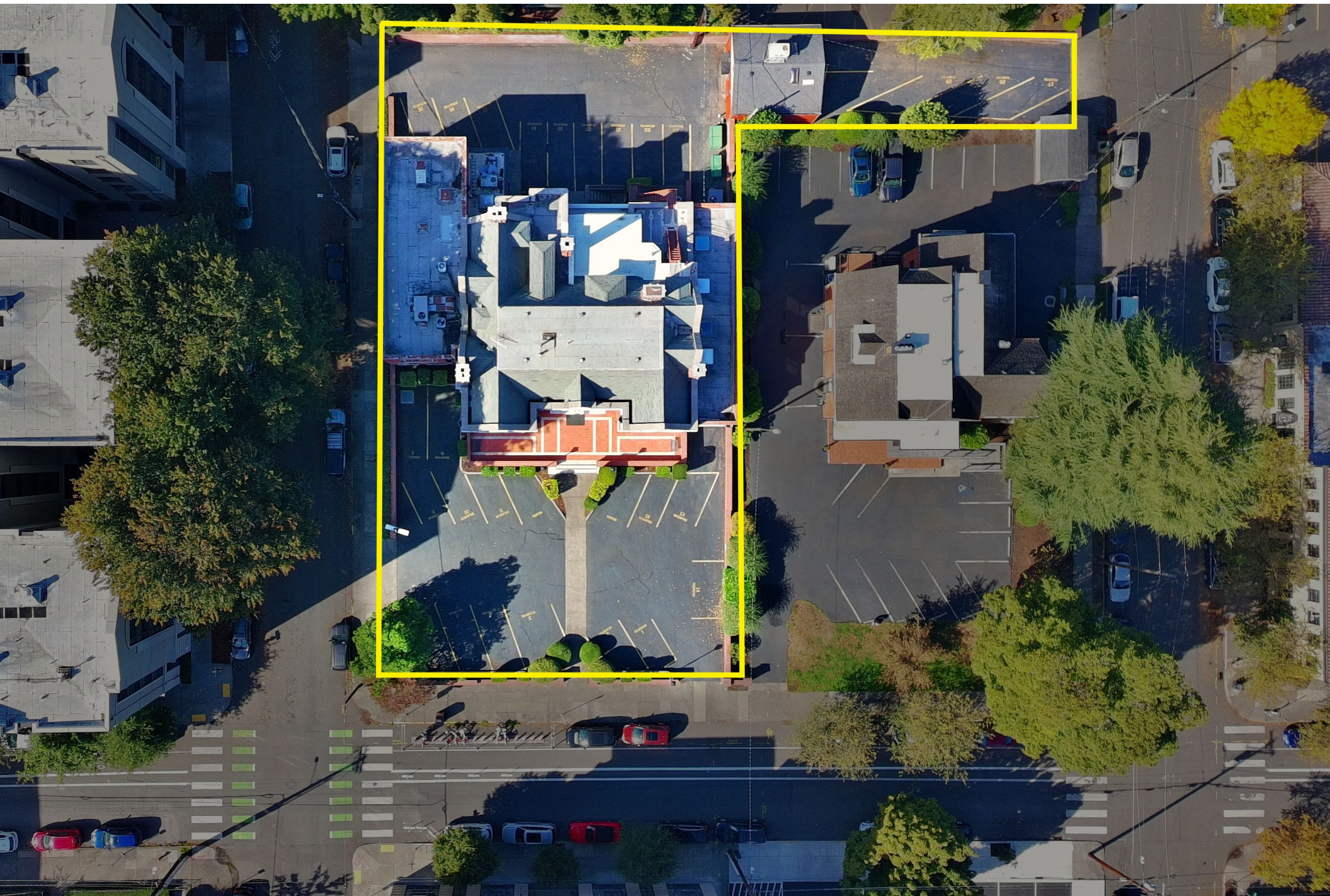
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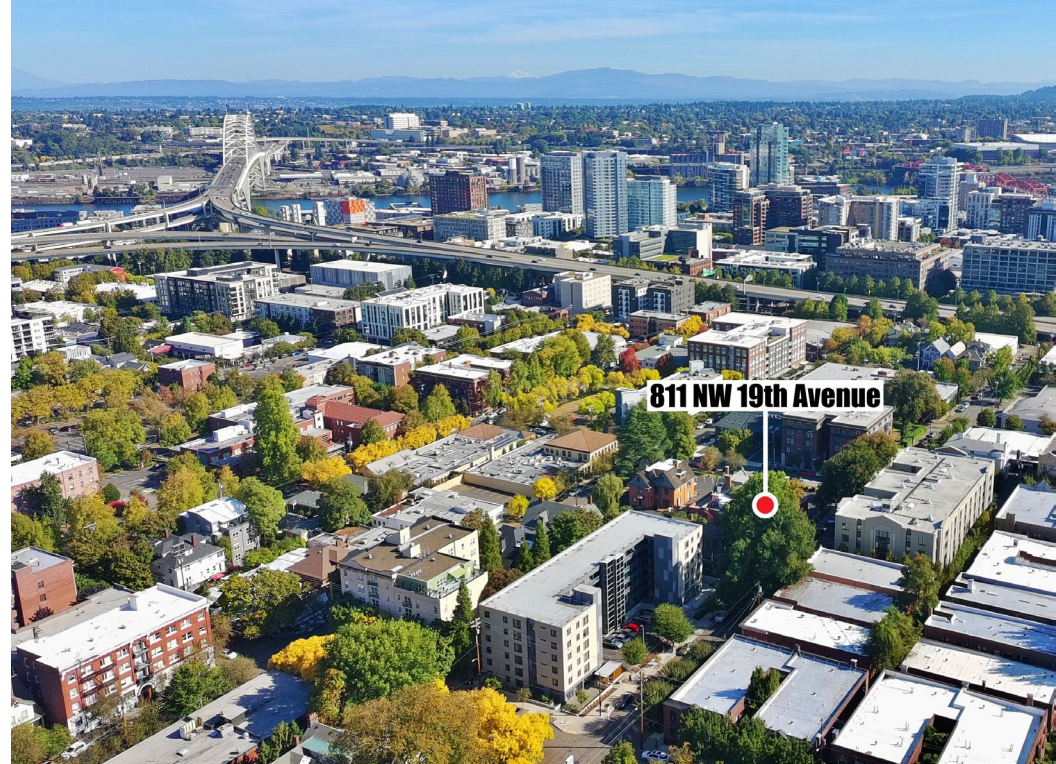
Location Summary

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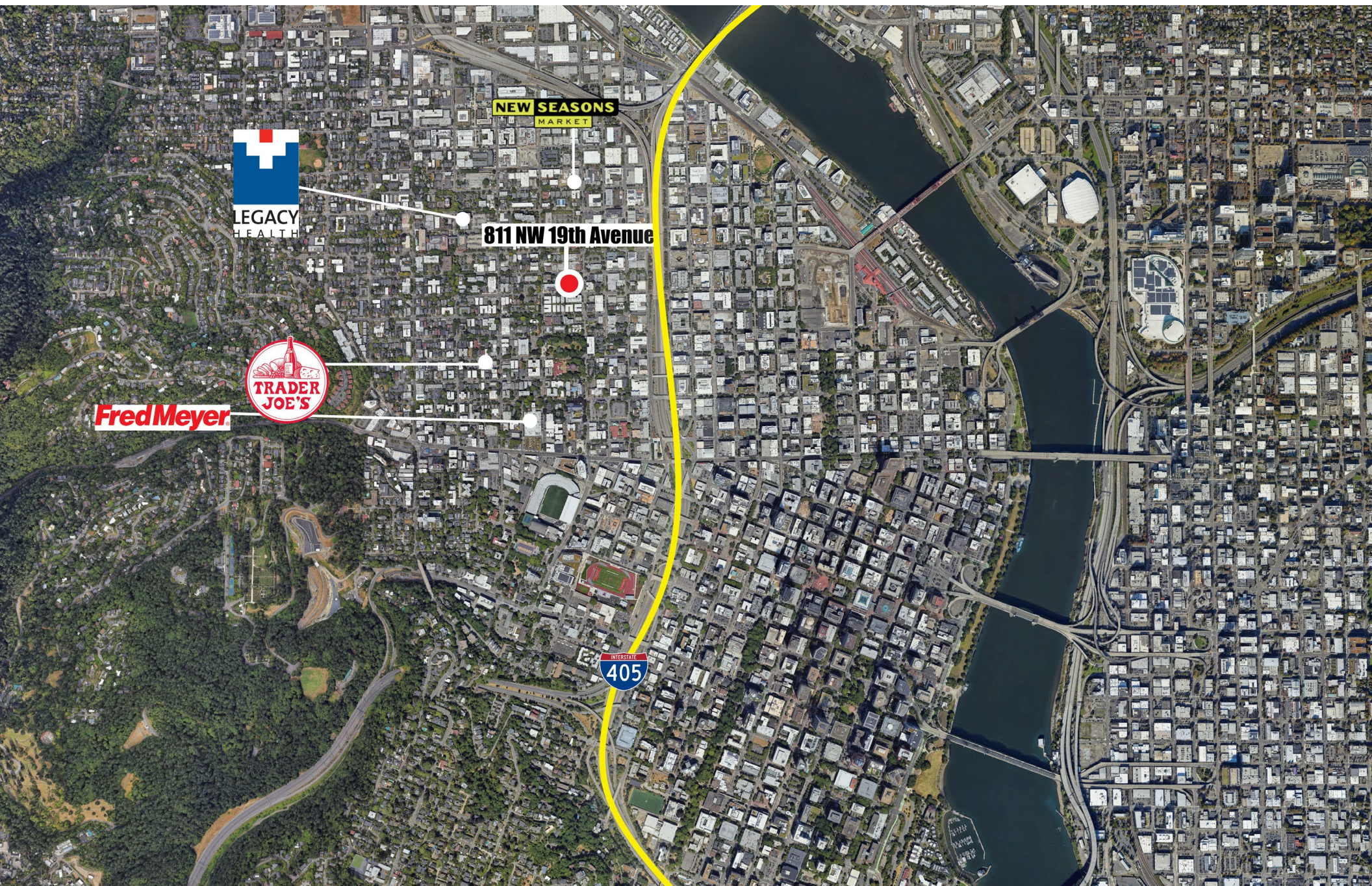






Property Photos

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QUESTIONS & TOUR REQUESTS:

Please direct all inquiries, questions, or tour requests to Niehaus Properties

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