

Hanna Andersson Building

541 NE 20TH AVE, PORTLAND, OR 97232



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FOR LEASE
**MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

541 NE 20th Ave, Portland, OR 97232

PROPERTY DESCRIPTION

The stunning building offers a seamless fusion of functionality and style, with spacious, light-filled office spaces designed to inspire creativity and productivity. The property boasts state-of-the-art facilities, including high-speed internet access, ample parking options, and customizable floor plans to accommodate diverse business needs. Tenants will appreciate the welcoming lobby, on-site fitness center, and thoughtfully designed common areas that foster collaboration and networking. With its prime location, exceptional features, and ample secured parking, this property sets the stage for success and growth for businesses of all sizes.

Located in the heart of the Kerns Neighborhood that has been named as the fifth best neighborhood in the World by Global magazine, and the first best neighborhood in the United States.

PROPERTY HIGHLIGHTS

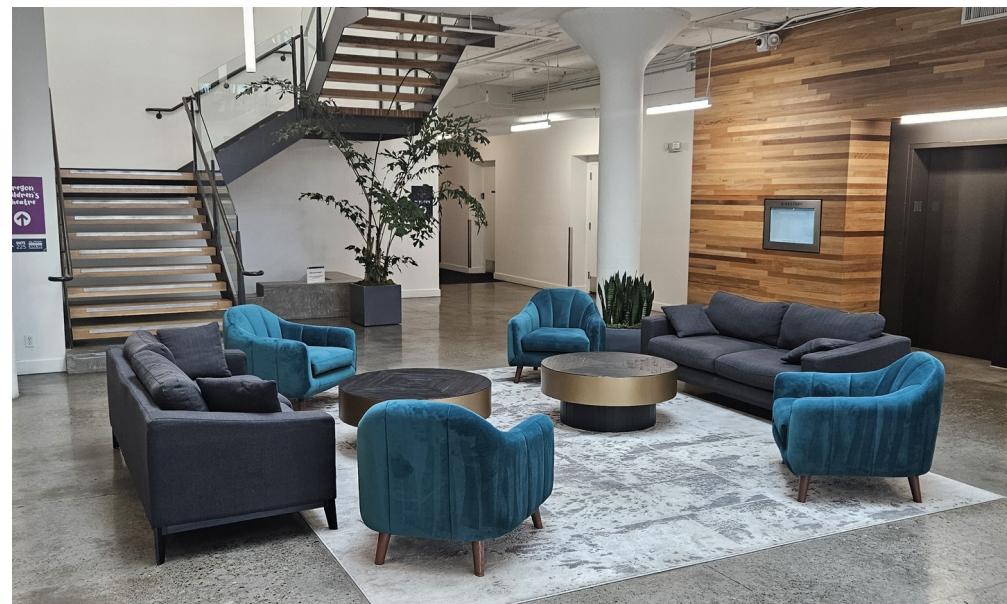
- Ample covered parking with bike storage and on-site fitness center, locker room, and showers
- Prime close-in Eastside Portland location
- Open, collaborative workspaces and flexible floor plan
- Convenient access to public transportation
- Energy-efficient heating, cooling, and lighting systems
- Close proximity to dining, retail, and entertainment options
- Well-maintained historic, art deco/modern style building with a high-end lobby and common area
- Multiple restrooms, fully ADA accessible

OFFERING SUMMARY

Lease Rate:	\$12.00 - 16.00 SF/yr (NNN)
Number of Available Units:	3
Available SF:	2,800 - 6,803 SF
Lot Size:	44,000 SF
Building Size:	132,000 SF

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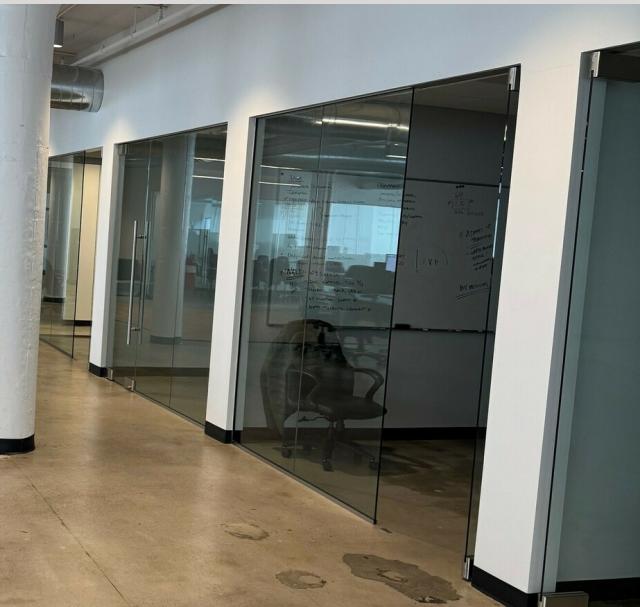
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AVAILABLE SUITE

LEASE RATE

SPACE SIZE

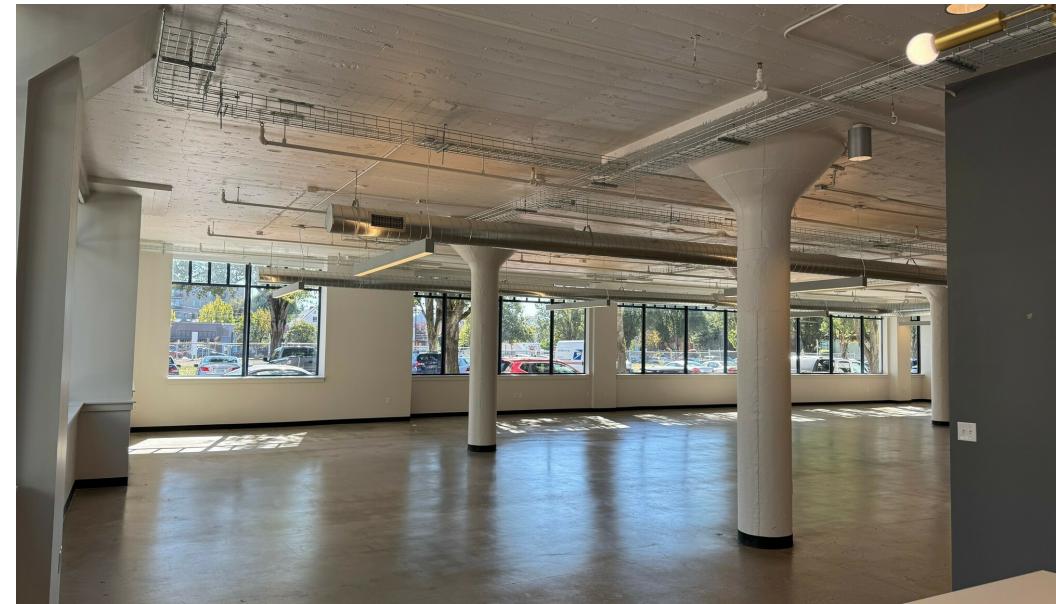
Suite 102

Call for Rate

6,803 SF

SUITE 102 HIGHLIGHTS

- Multiple conference rooms, private offices and open workspace
- Polished concrete floors
- Natural light from ground floor window line
- High quality tenant improvements
- Excellent visibility from Sandy Blvd
- Great spot for tech start-up, real estate office, architect, or engineering office



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AVAILABLE SUITE	LEASE RATE	SPACE SIZE
Suite 107	\$12.00/SF/Year	2,955 SF

SUITE 107 HIGHLIGHTS

- Traditional office space
- Reception area
- Work room
- Break room/kitchen
- Conference room
- Seven private offices.



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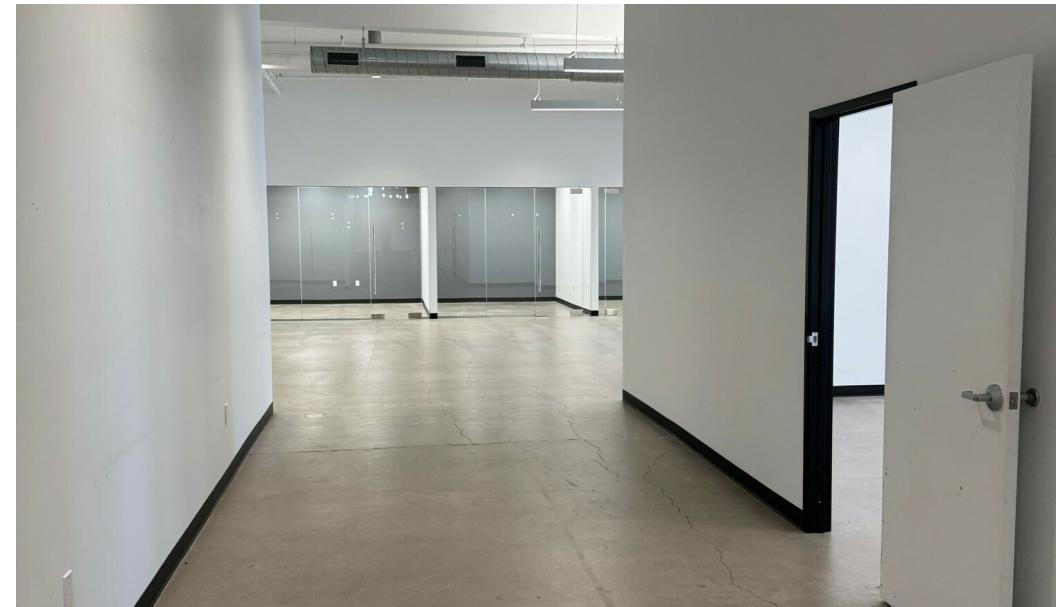
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AVAILABLE SUITE	LEASE RATE	SPACE SIZE
Suite 220 B	\$16.00/SF/yr	2,800 SF

SUITE 220 B HIGHLIGHTS

- Light, bright creative office space
- large kitchen break room
- Blank slate ready for your tenant improvement requirements.



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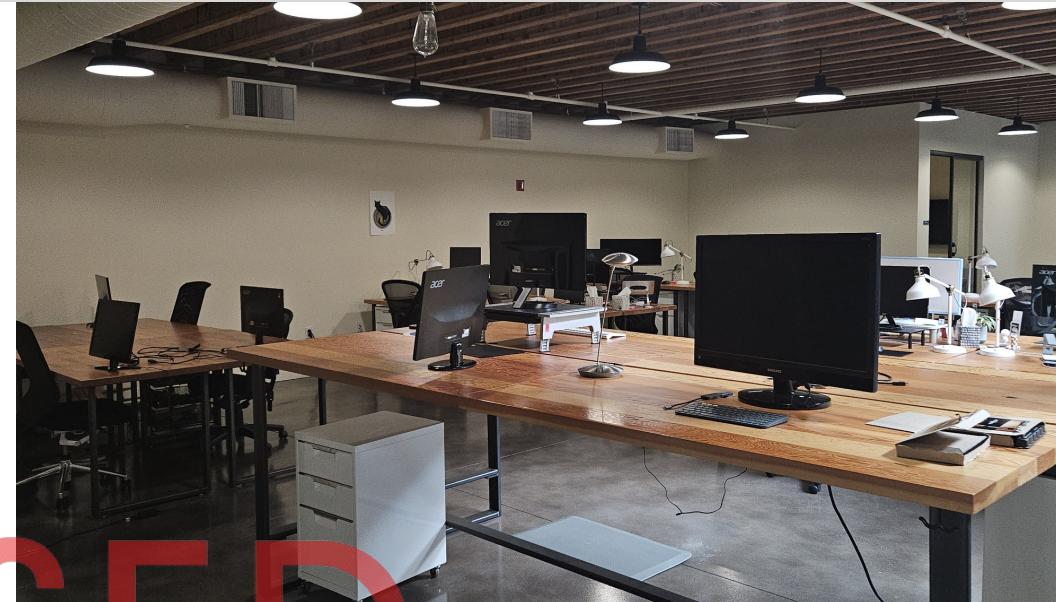
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LEASED SUITE

LEASE RATE

SPACE SIZE

Suite 115

LEASED

5,253 SF

SUITE 115 HIGHLIGHTS

- Cool creative space with lots of natural light through two story windows facing west
- 5,253 square feet of creative office space
- Unique split-level layout with a daylight basement feel
- Natural light throughout via interior stairwell and main floor windows
- Features 1 large conference room and 2 private offices/smaller meeting rooms
- Fully equipped kitchenette and bar area
- High ceilings with exposed timber and industrial steel accents
- En-suite restrooms
- Secured private entrance through the garage



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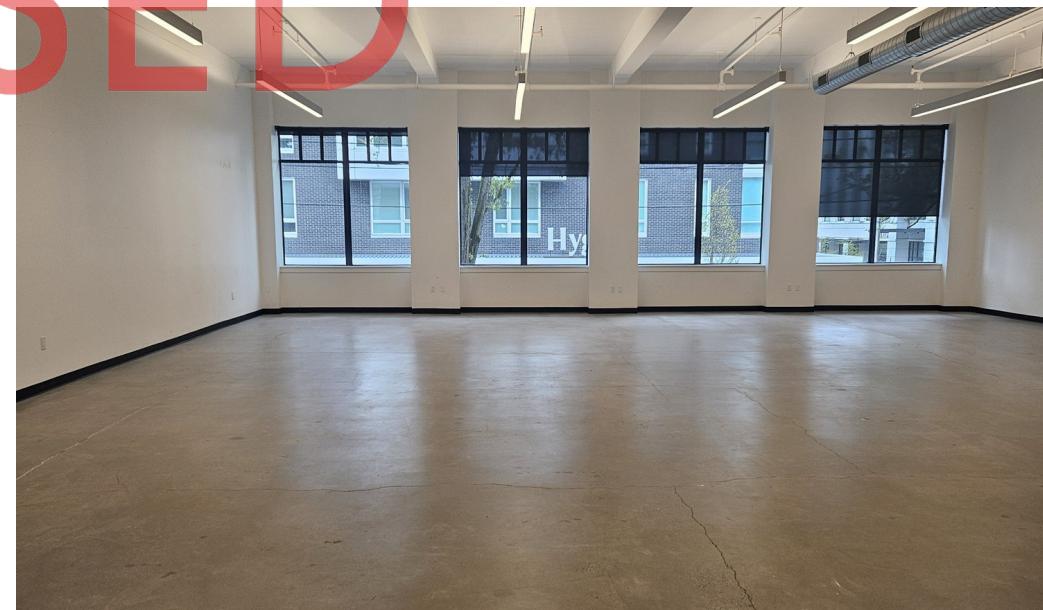
Suite 220 A

LEASED

7,543 SF

SUITE 220 A HIGHLIGHTS

- Extensive Buildout
- Creative office space with 6 private offices and 1 large conference room
- Full kitchenette/breakroom buildout
- Includes ~2,000 SF of flex space for event, larger gatherings or production space



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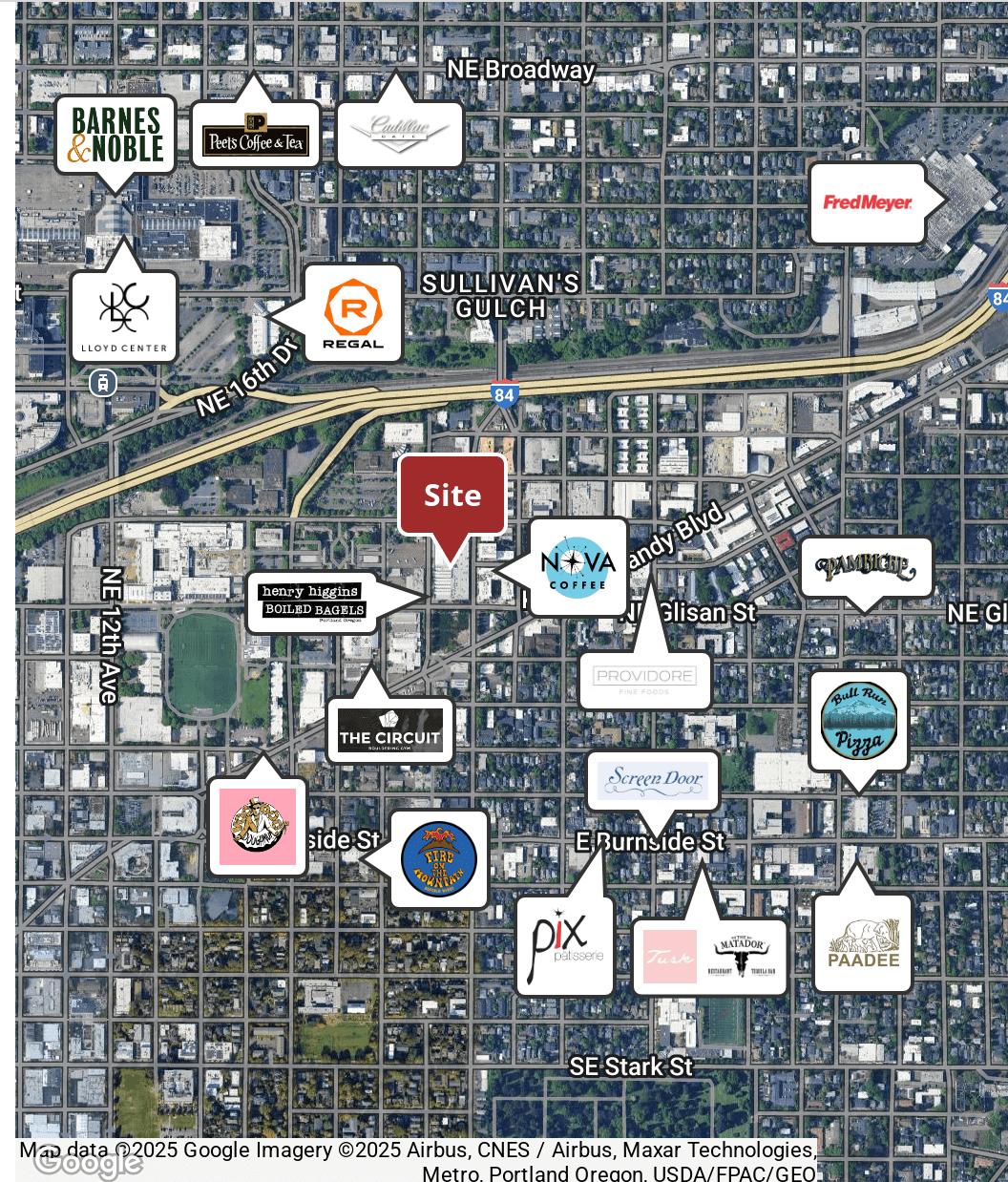
LOCATION OVERVIEW

Discover the vibrant neighborhood surrounding the Hanna Andersson Building at 541 NE 20th Avenue in Portland, OR 97232. In the heart of the Kerns Neighborhood, named as the fifth best neighborhood in the World and first in the country. Just blocks from the newly opened SoHo Club, this prime office location offers unparalleled access to some of the city's best amenities. Tenants can indulge in Portland's renowned dining scene with nearby favorites like Tusk, Pix Pâtisserie, Le Pigeon, and Providore Fine Foods. The lively entertainment and cultural offerings of the Lloyd District are just moments away, with the Moda Center and Oregon Convention Center within close reach. Convenient transportation options, including major freeways and public transit, provide seamless connectivity for your business. Embrace the dynamic energy of this sought-after neighborhood and elevate your business in this exceptional location.

The Hanna Andersson building in Northeast Portland, originally known as the Jantzen Building, has a rich history dating back to its construction in the early 20th century. Built between 1929 and 1945, it served as the design and production facility for the Jantzen Swimwear company. Its unique architectural features, including saw-tooth and barrel roof designs by Richard Sundeleaf, earned it a place on the National Register of Historic Places in 1991.

In more recent years, Hanna Andersson, a children's clothing company with Swedish roots, transformed the building into its headquarters. The renovation, led by ZGF Architects, aimed to create an open, collaborative space for the company's growing team, with an emphasis on natural light and modern design elements. The building now features a two-story lobby, open workspaces, and a variety of informal gathering areas, reflecting the company's commitment to fostering innovation and teamwork.

The building has also undergone significant upgrades, including a multi-phase roof replacement and energy improvements, ensuring it remains a well-maintained and functional space while preserving its historic character.



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