

FOR LEASE

BERTHA BOULEVARD OFFICE

1332-1340 SW Bertha Blvd. | Portland, OR 97219

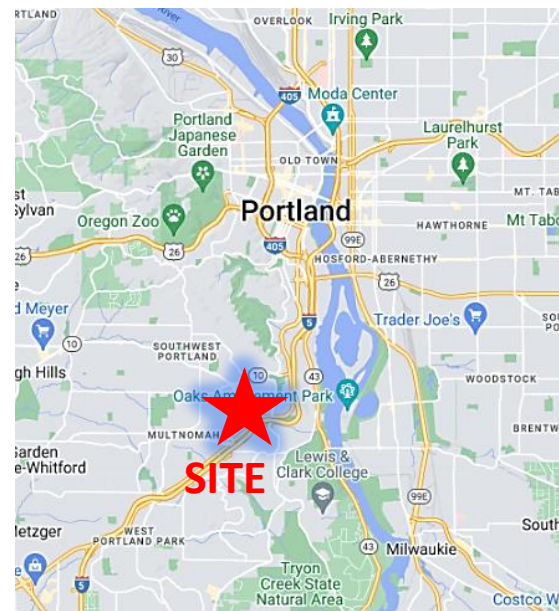


4800 Meadows, Suite 300, Lake Oswego, OR
503.367.0516 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- This office building is just minutes from Downtown Portland with easy access to I-5
- Available:
 - 1st floor: Suites 20 & 30 – 1,285 SF
 - 2nd floor: Suite 201 – 555 SF
- \$20.00/SF full service
- Windows throughout provide ample natural light
- Close proximity to eateries near Multnomah Village, SW Beaverton-Hillsdale Highway and Barbur Boulevard
- Plenty of parking with additional down below and adjacent
- Tenant responsible for phone, internet, electrical and janitorial



FOR MORE INFORMATION:

Steve Hunker, Vice President/Broker
steve@fg-cre.com

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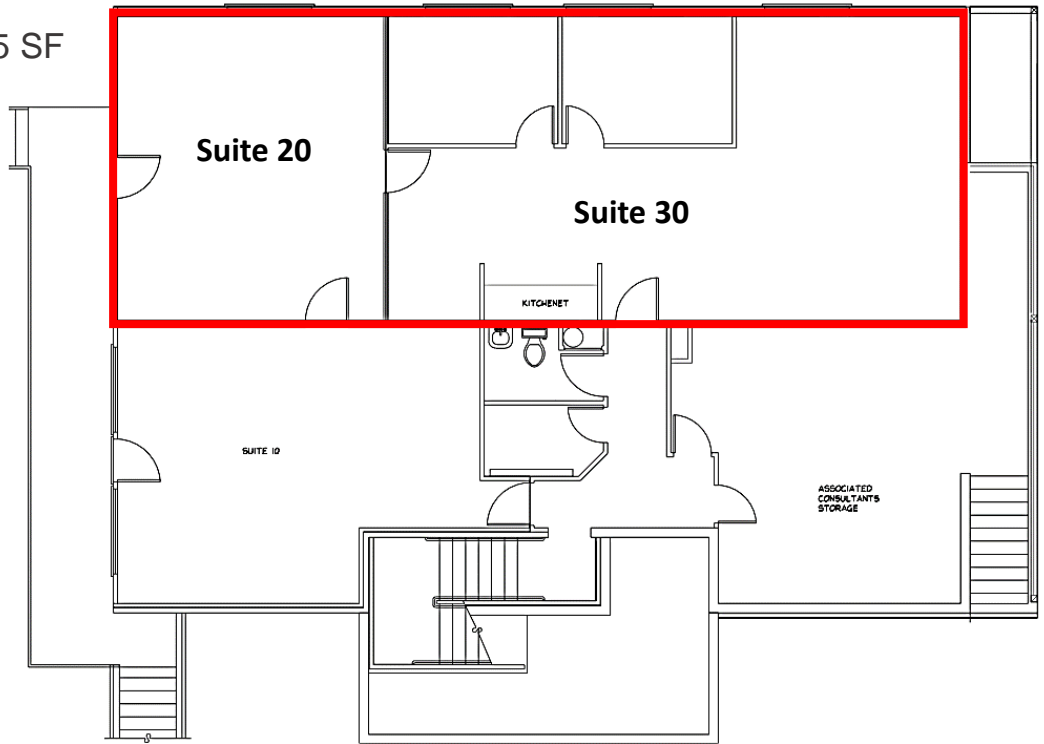
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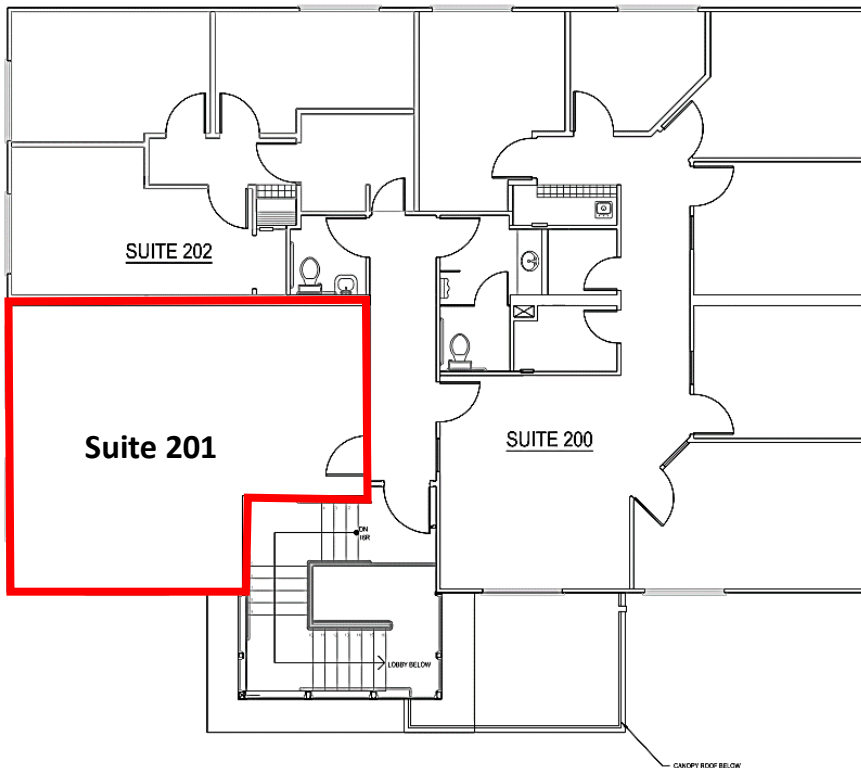
1st floor

Suites 20 & 30 – 1,285 SF



2nd floor

Suites 201 – 555 SF



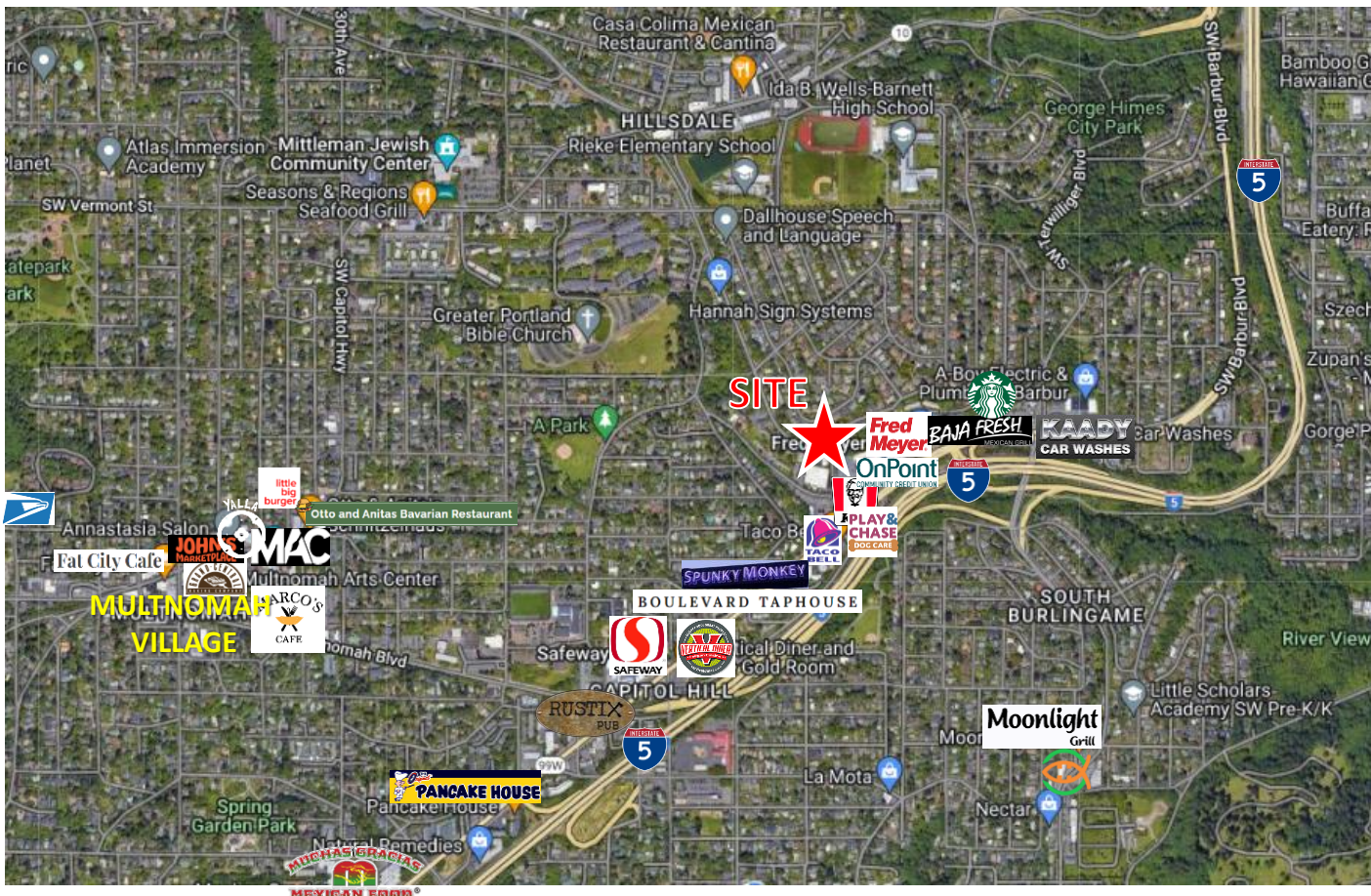
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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	14,566	112,923	382,396
2028 Population Projection	14,222	12,776	384,316
Est. Average Household Income	\$138,269	\$130,225	\$113,922
Est. Total Employees	5,108	168,936	436,113

Average Daily Traffic

- SW Bertha Blvd @ SW 13th Ave E – 15,528
- SW Bertha Blvd @ SW 13th Ave W – 11,756
- SW Bertha Blvd @ SW Chestnut Dr NW – 15,388

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.