

# FOR LEASE

## BERTHA BOULEVARD OFFICE

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

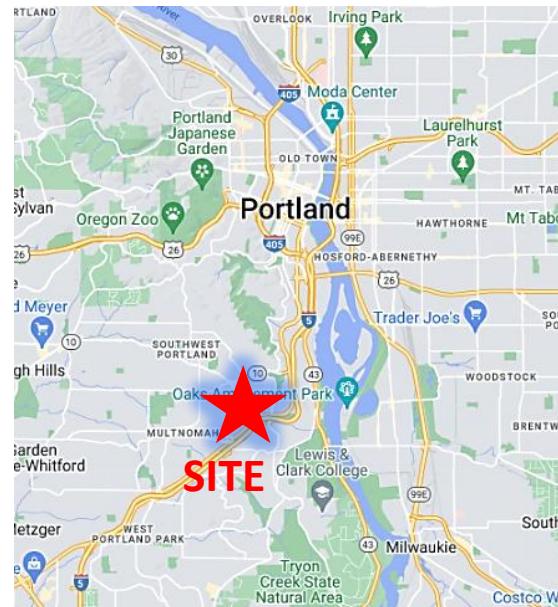


14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- This office building is just minutes from Downtown Portland with easy access to I-5
- Available:
  - 1<sup>st</sup> floor: Suites 20 & 30 – 1,285 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, CCIM**  
Vice President/Broker  
[steve@fg-cre.com](mailto:steve@fg-cre.com)

# FOR LEASE

## BERTHA BOULEVARD OFFICE

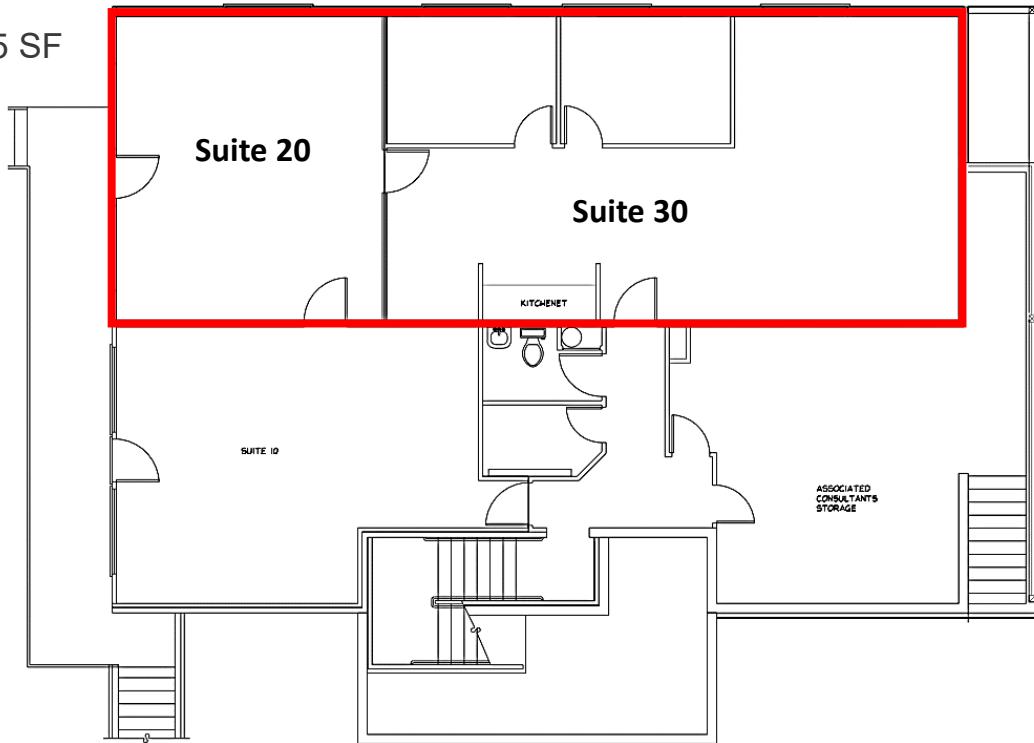
1332-1340 SW Bertha Blvd. | Portland, OR 97219



14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)

1<sup>st</sup> floor

Suites 20 & 30 – 1,285 SF



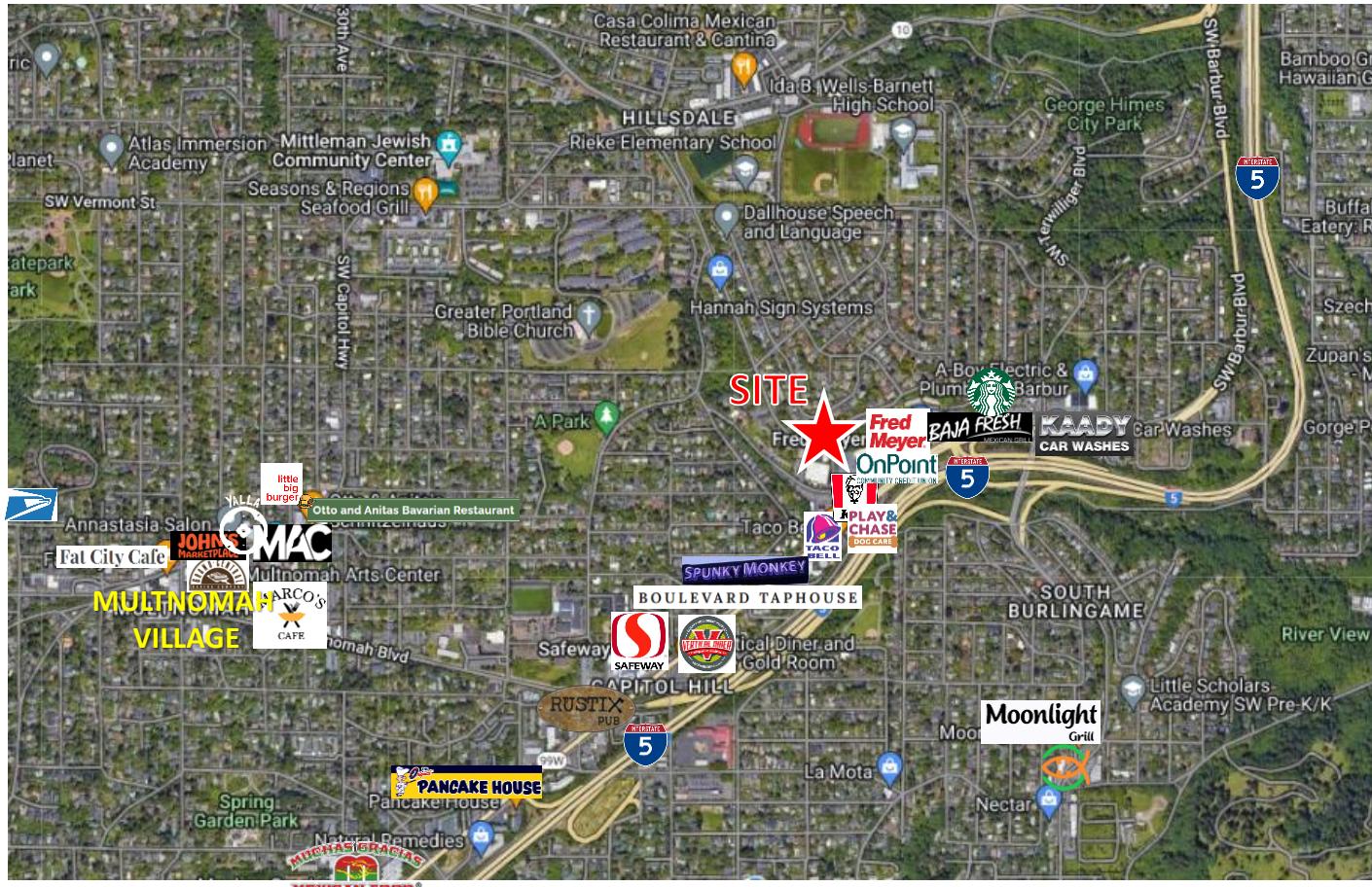
# FOR LEASE

## BERTHA BOULEVARD OFFICE

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



14050 SW Pacific Hwy, Suite 212A, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)



### 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 13<sup>th</sup> Ave E – 15,528  
SW Bertha Blvd @ SW 13<sup>th</sup> Ave W – 11,756  
SW Bertha Blvd @ SW Chestnut Dr NW – 15,388