

FOR LEASE

BERTHA BOULEVARD OFFICE

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

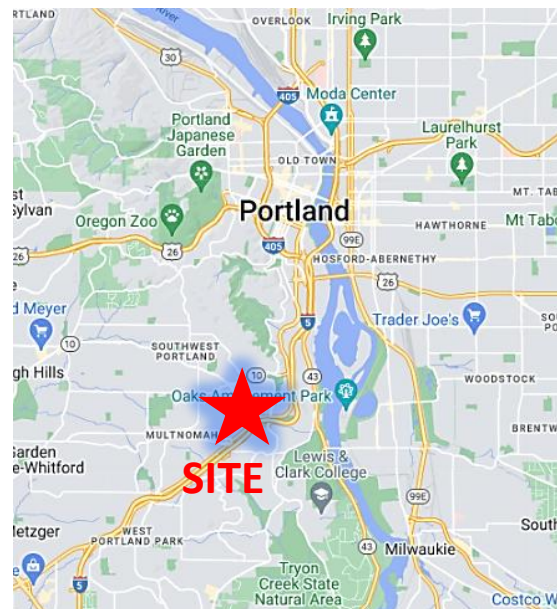


14050 SW Pacific Hwy, Suite 212A, Tigard, OR
503.367.0516 | www.fg-cre.com



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
- \$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

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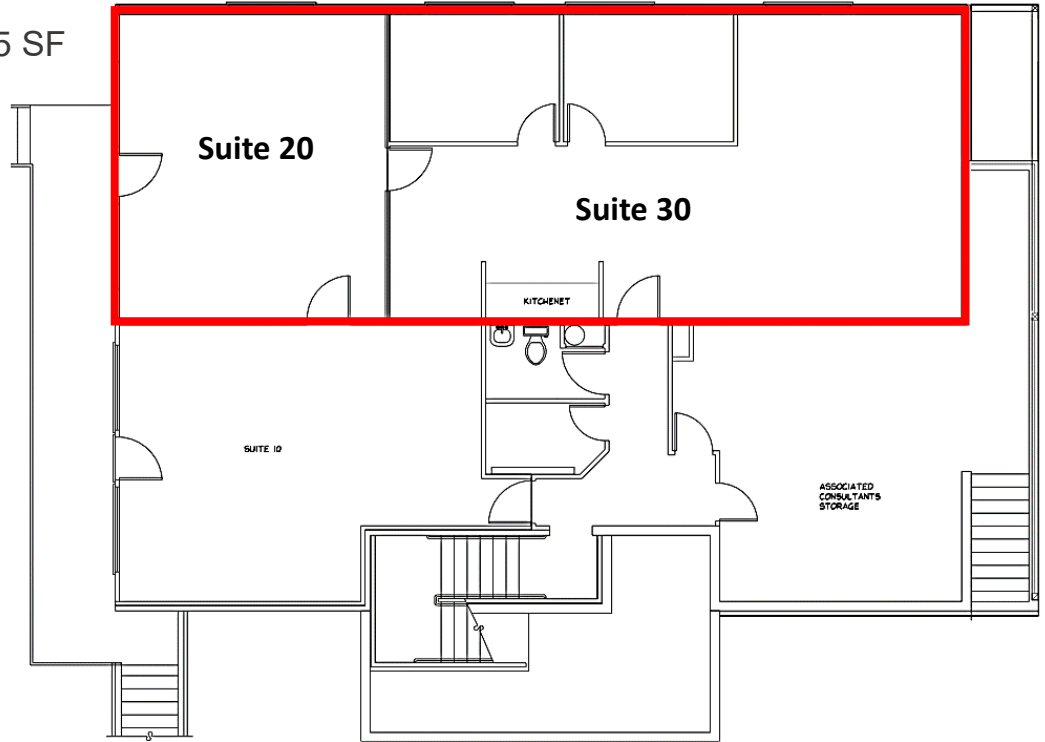
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1st floor

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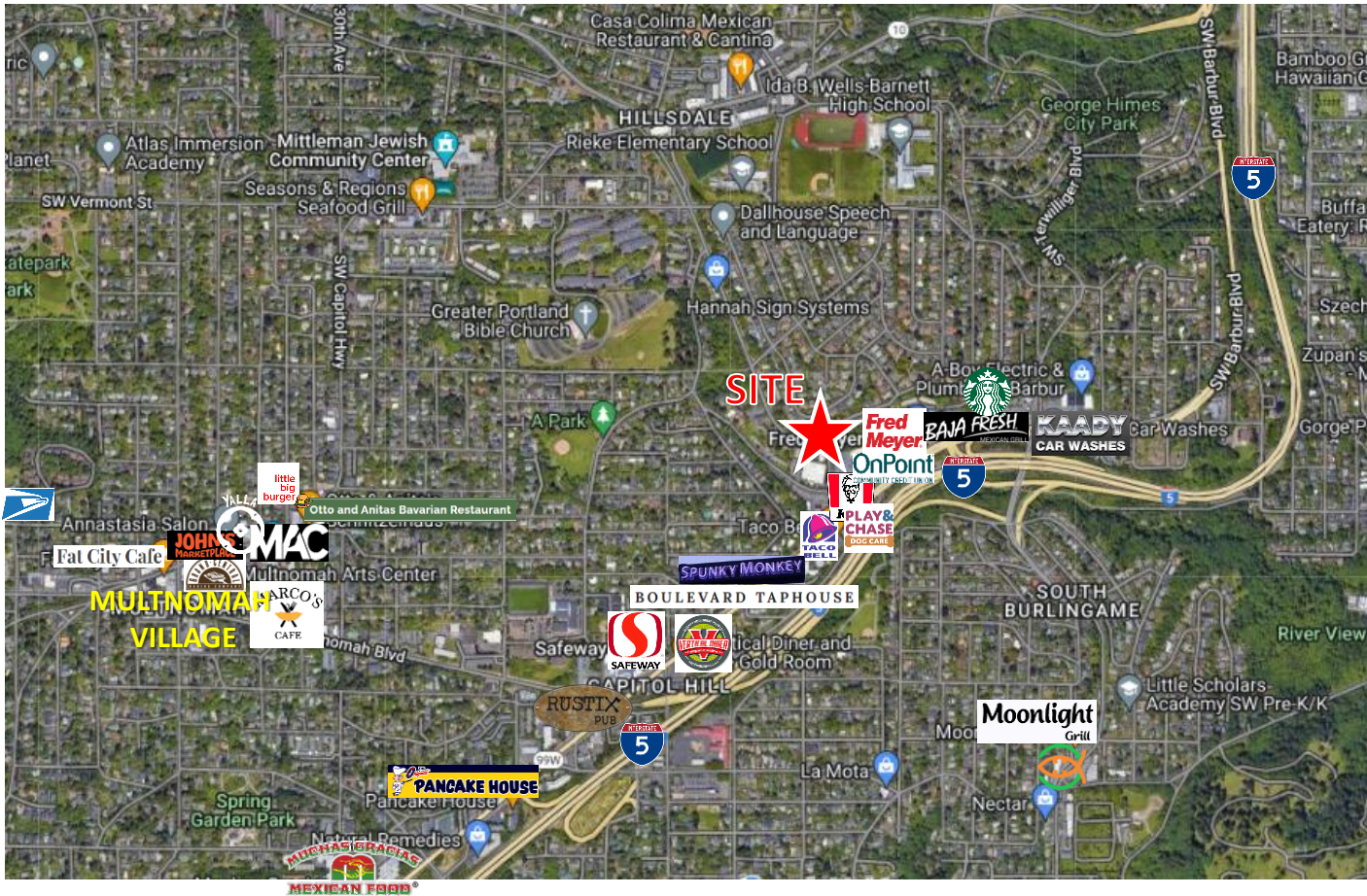
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2023 DEMOGRAPHICS

	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.