

PROPERTY SUMMARY

FOR LEASE | OFFICE: +/- 1,230 - 2,931 SF & WAREHOUSE/FLEX: +/- 450 SF
1625 SE LAFAYETTE STREET, PORTLAND, OR 97202



PROPERTY DESCRIPTION

Bright, clean office space with several convenient configurations and opportunity for hard-to-find small grade-level roll-up warehouse. Perfect for strictly office use, or for flex uses such as contractors, artists, tech developers, light industrial users, etc. Signage opportunities on both SE 17th and SE Lafayette with excellent traffic exposure. Main entrance on SE Lafayette offers safe and private entry/parking with the convenience of public transportation and main thoroughfares right around the corner.

PROPERTY HIGHLIGHTS

- **Main level office:** +/- 1,701 SF, 3+ offices and/or open reception area, kitchenette, 2 restrooms, shower, storage closet
- **2nd level office:** +/- 1,230 SF, 3 offices, open reception area, dedicated restroom, large storage closet, potential kitchenette
- Either suite combinable with +/- 450 SF warehouse/flex space with grade-level roll-up door.
- Off-street parking available
- Main-level skylights with natural light throughout
- General Employment Zoning - perfect for office and flex users

LOCATION DESCRIPTION

Centrally located on the corner of SE 17th & SE Lafayette in SE Portland's Brooklyn neighborhood. On the SE 17th & Rhine MAX Orange Line with easy access to Powell Blvd and I-5.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
1st Floor Office:	+/- 1,701 SF
2nd Floor Office:	+/- 1,230 SF
Warehouse:	+/- 450 SF
Building Size:	4,600 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	546	2,131	8,709
Total Population	1,215	4,919	19,401
Average HH Income	\$95,094	\$93,301	\$97,148

MARISSA LEE

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FLOOR PLANS

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Upper 1,230 Sq ft



Main 1,701 Sq ft

Warehouse 450 Sq ft

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ADDITIONAL PHOTOS

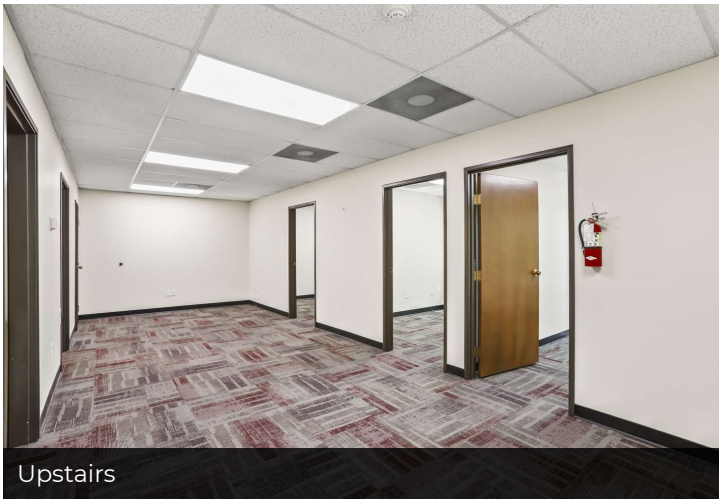
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Main



Main



Upstairs



Main Kitchenette



Upstairs Storage



Flex/Warehouse

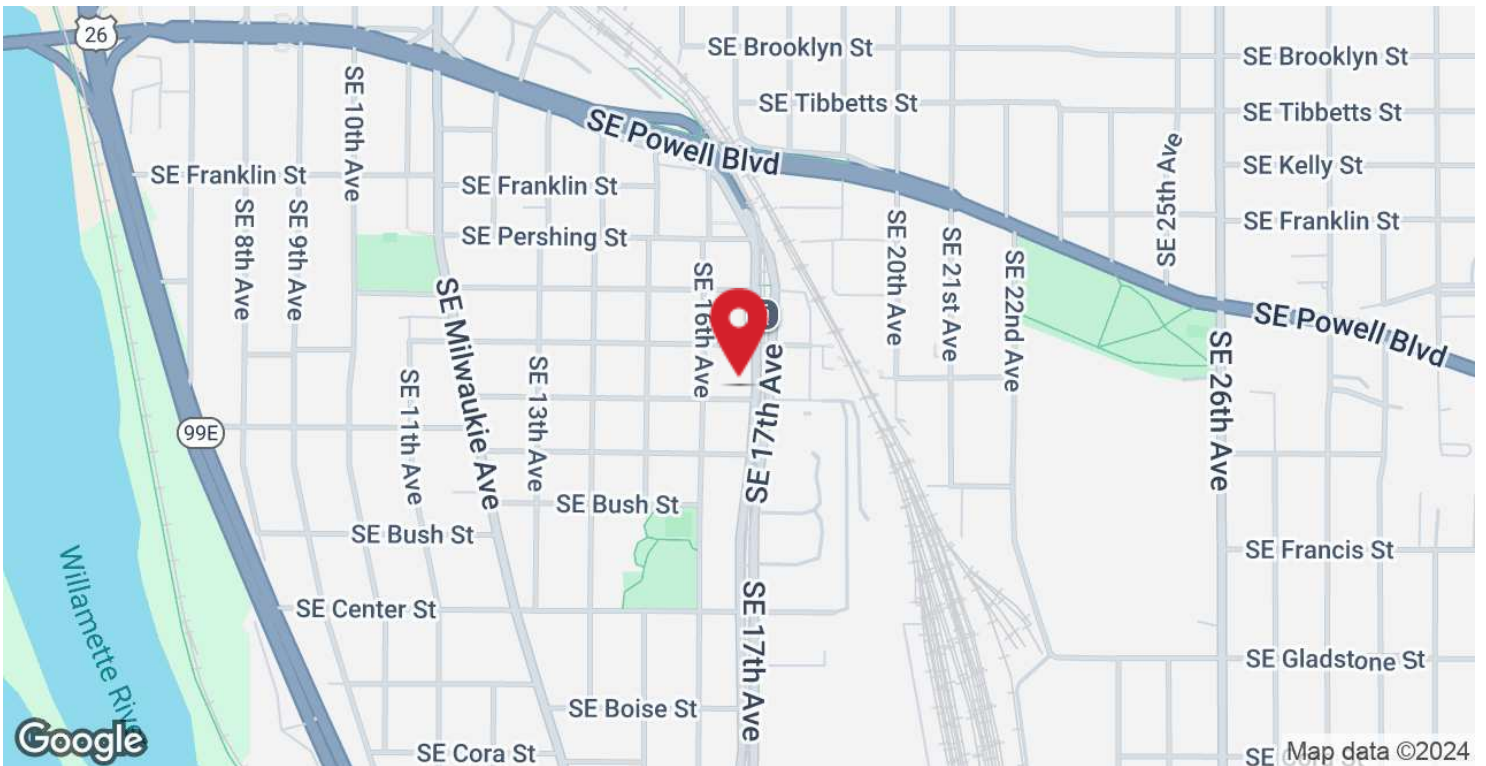
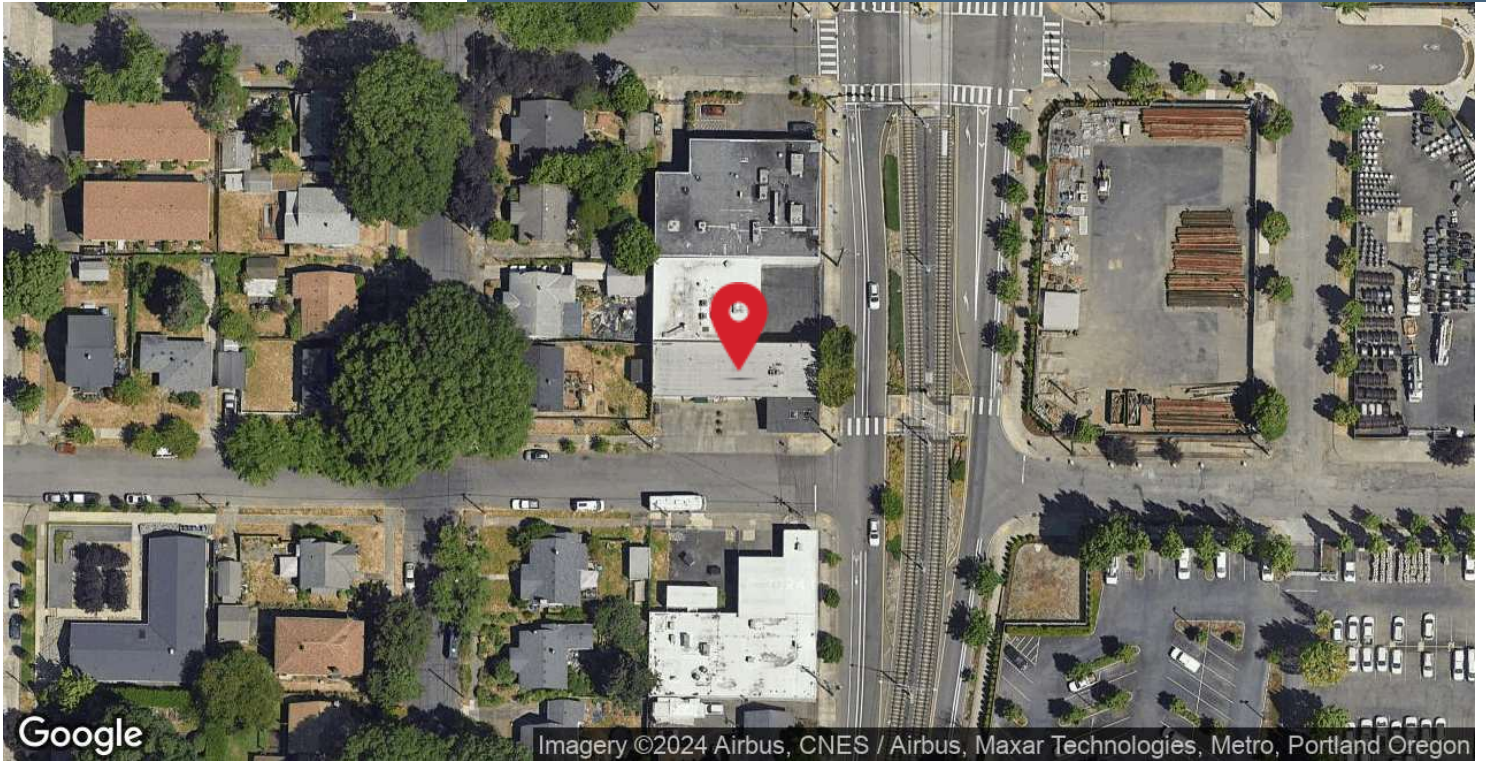
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RETAILER MAP

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Google

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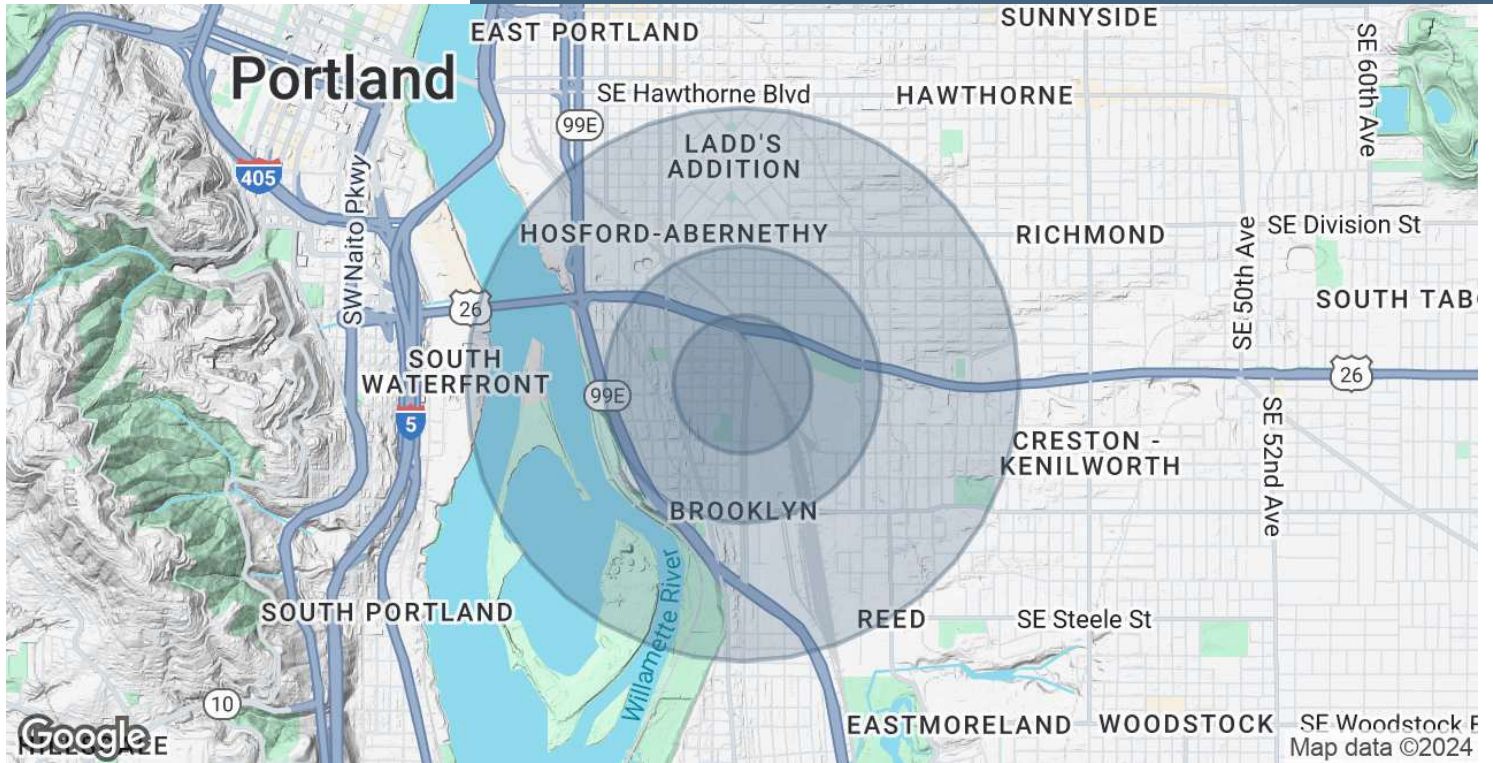
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,215	4,919	19,401
Average Age	39.3	36.7	37.6
Average Age (Male)	39.9	37.8	37.9
Average Age (Female)	35.6	34.8	36.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	546	2,131	8,709
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$95,094	\$93,301	\$97,148
Average House Value	\$556,058	\$505,729	\$544,069

2020 American Community Survey (ACS)

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