

FOR LEASE



MELVIN MARK
EST. 1945



1313 SE BELMONT

1313 SE Belmont Street | Portland, OR 97214

Office Building for Lease

2,885 RSF

Lot Size: 6,534 SF

For Lease at \$28/sf - \$6732/mo MG

DON DRAKE

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1313 SE BELMONT FOR LEASE



BUILDING HIGHLIGHTS

- Abundant natural light
- Tall ceilings
- Open floor plan
- Shared common areas: conference, kitchen and bathroom with adjacent tenant.
- 8 off-street parking spaces

PROPERTY DESCRIPTION

Two-tenant free-standing 4,094 SF office building with parking in a desirable inner east-side neighborhood.

Close to downtown Portland, a variety of amenities, major freeways, and public transportation.

ADDITIONAL INFORMATION

Ideal for creative uses: architects, engineers, interior designers, clothing designers, small software companies, or consulting firms.



PARKING AVAILABLE



COFFEE SHOP(S) NEARBY



DINING NEARBY



CENTRAL LOCATION



CREATIVE WORKSPACE

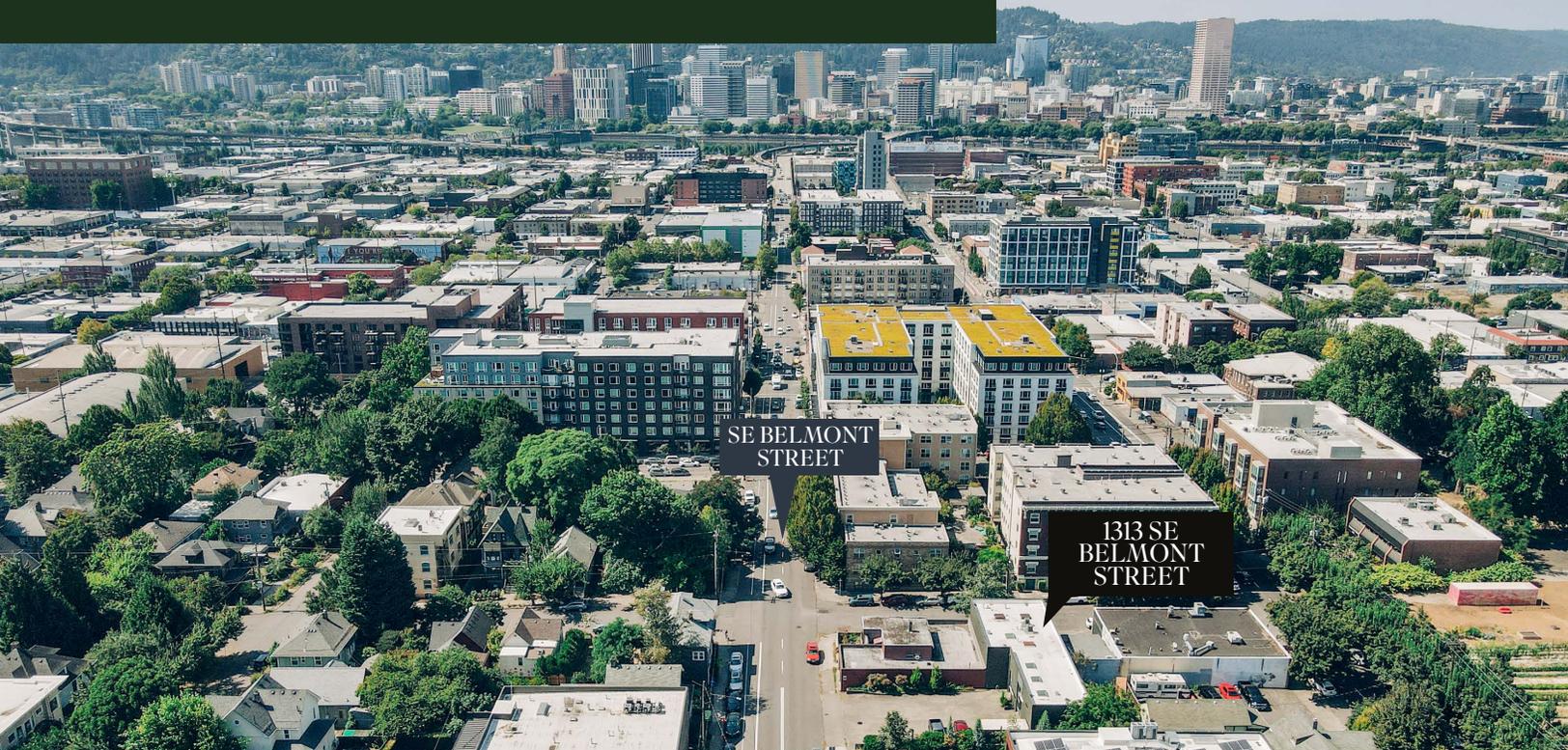


BIKE ACCESSIBILITY





1313 SE BELMONT LOCATION



LOCATION HIGHLIGHTS

- Two blocks from Revolution Hall/Washington High School
- Highly visible location on SE Belmont Street
- Close proximity to Colonel Summers Park
- Near TriMet bus route and MAX Light Rail
- Central location with close proximity to I-84 and I-5
- Located within one of the most lively dining and retail districts in the city



91

WALK SCORE

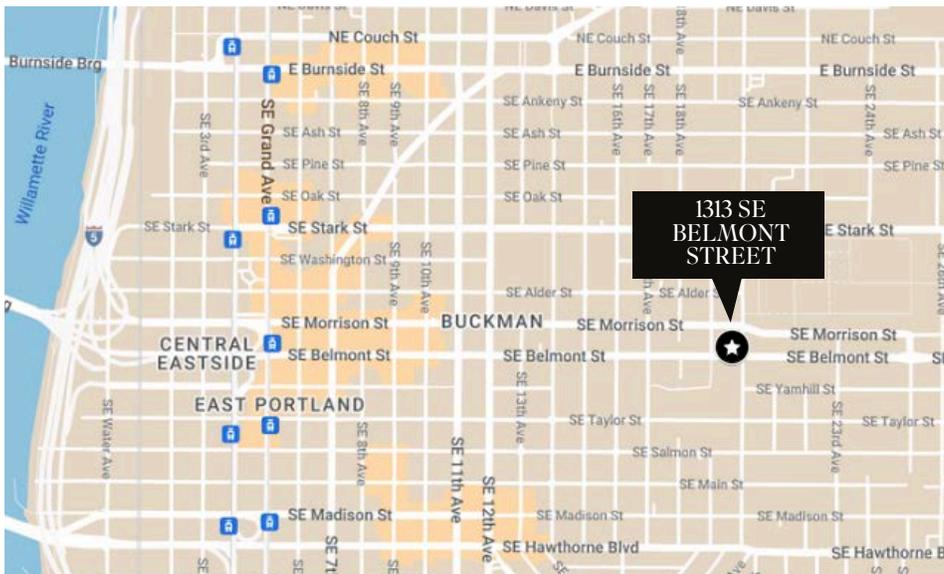
"Walker's Paradise"



96

BIKE SCORE

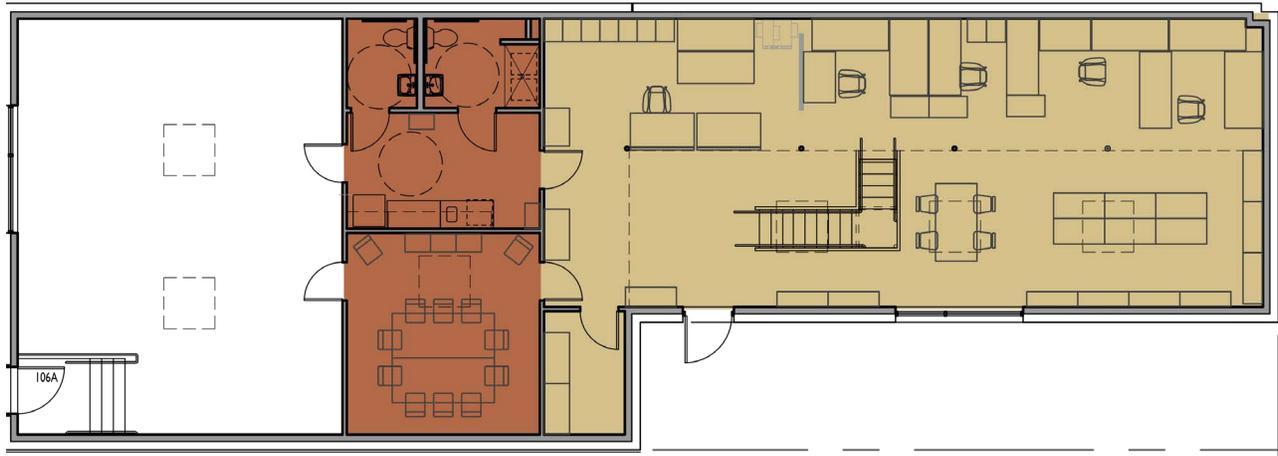
"Biker's Paradise"



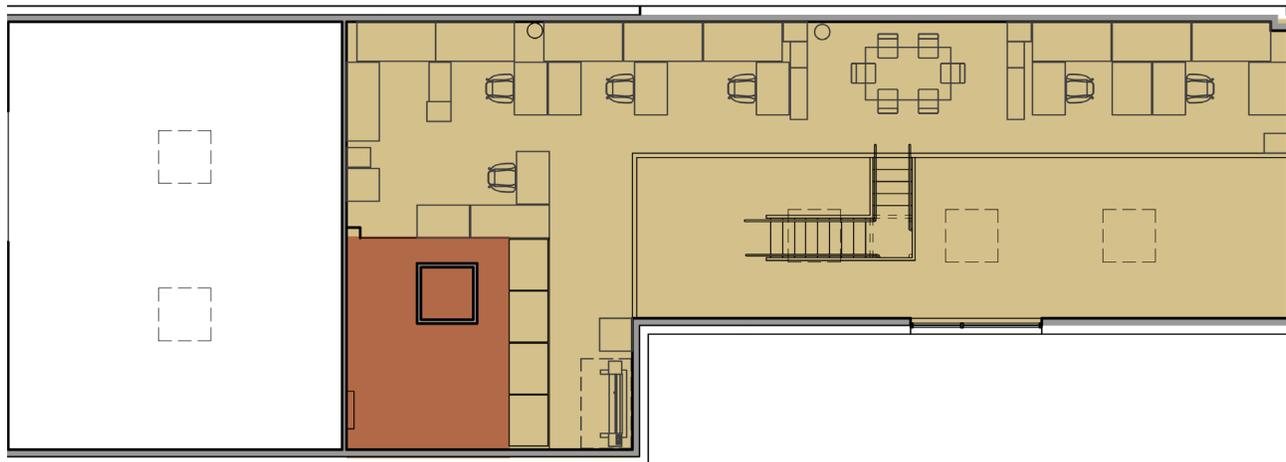
NEARBY AMENITIES

- Nostrana
- Mirisata
- Bluto's
- Push X Pull Coffee
- Dos Hermanos
- Feel Good PDX
- Revolution Hall
- Grand Fir Brewing
- Market of Choice
- Katchka
- Orange Theory Fitness
- Core Power Yoga
- Kann





FIRST FLOOR



SECOND FLOOR

OFFICE FLOORPLAN 2,885 RSF TOTAL (approx.)

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 TENANT SPACE  SHARED COMMON SPACE





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