



PROPERTY DETAILS

BUILDING SUMMARY:

- ±26,360 SF Building
- ±19,347 SF Available Between Three Buildings
- Class A Office & Retail Spaces
- Multiple Floorplate Options
- Built: 2018

CLASS A COMMERCIAL SPACE:

- Available Suites: ±1,168 ±6,449 SF
- Ceiling Height: 9'-15'
- Mix between shell & built out suites

AMENITIES:

- Unobstructed views of the river and Columbia skyline
- Vibrant public spaces with options for outdoor seating
- Pedestrian friendly to the Canalside Riverwalk, local shopping, entertainment and numerous restaurants

PARKING:

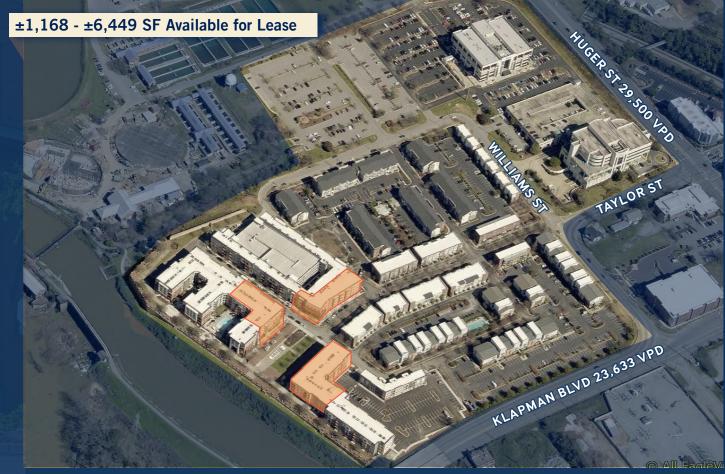
Abundant free surface and garage parking

\$18.00 PSF MODIFIED GROSS

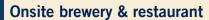










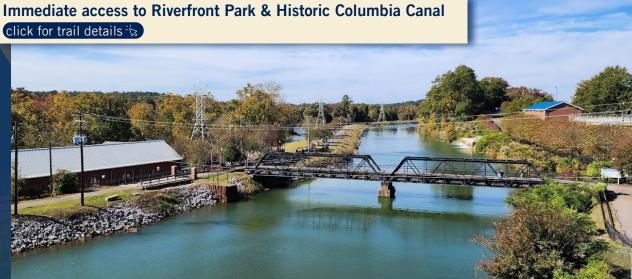




Colonnade suitable for outdoor seating or retail



FOR LEASE 325 TAYLOR ST.

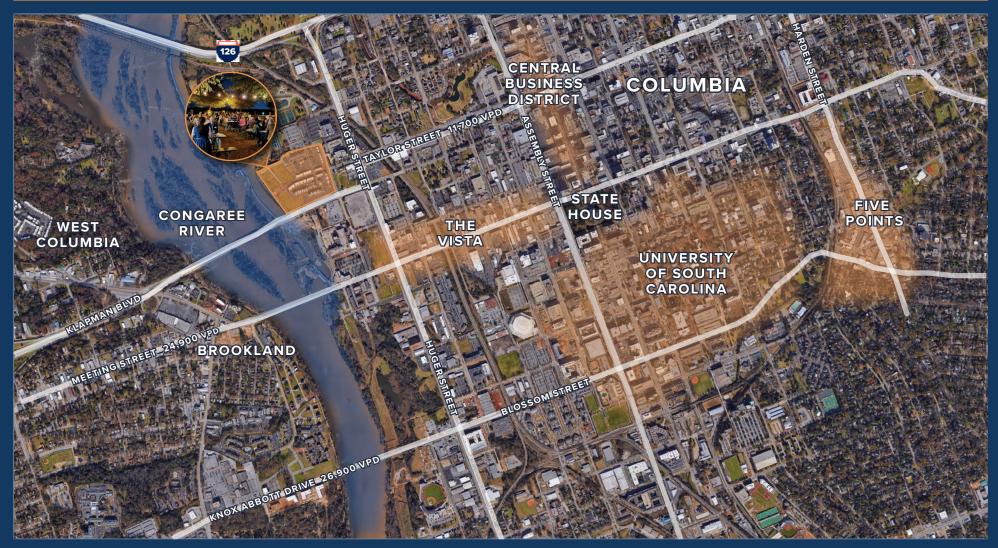


700+ apartments on site with over 95% occupancy



UNIQUE COMBINATION OF

CLASS A DOWNTOWN LOCATION WITH FREE PARKING, GREAT ACCESS FROM MAJOR HIGHWAYS & PROXIMITY TO NUMEROUS AMENITIES AT A VALUE RATE



1 MILE DEMOGRAPHIC HIGHLIGHTS



INCOME

MEDIAN HOUSEHOLD INCOME: \$52,204



POPULATION

TOTAL POPULATION: 7,356
MEDIAN AGE: 28 YEARS OLD
0.25% FORECASTED ANNUAL GROWTH



HOUSING

4,076 TOTAL HOUSEHOLDS
0.43% FORECASTED ANNUAL GROWTH
81.8 % OWNER OCCUPIED & 18.2% RENTER OCCUPIED
AVERAGE HOUSEHOLD SIZE: 1.62



325 TAYLOR ST.

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