

# PORTLAND LEASING OPPORTUNITIES

**GLISAN CENTER**  
1633 NW GLISAN STREET  
PORTLAND, OR 97209

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**AN AVAILABLE LEASE OPPORTUNITY  
LOCATED IN GLISAN CENTER**





# THE SYNOPSIS

1633 NW GLISAN STREET, PORTLAND, OR



**\$24 PSF  
+ NNN**

# GLISAN CENTER LEASE OPPORTUNITY

1633 NW GLISAN STREET, PORTLAND, OREGON 97209

**Ground Floor** 2,384 SF  
**Price** \$24 + NNN  
**Year Built** 1947

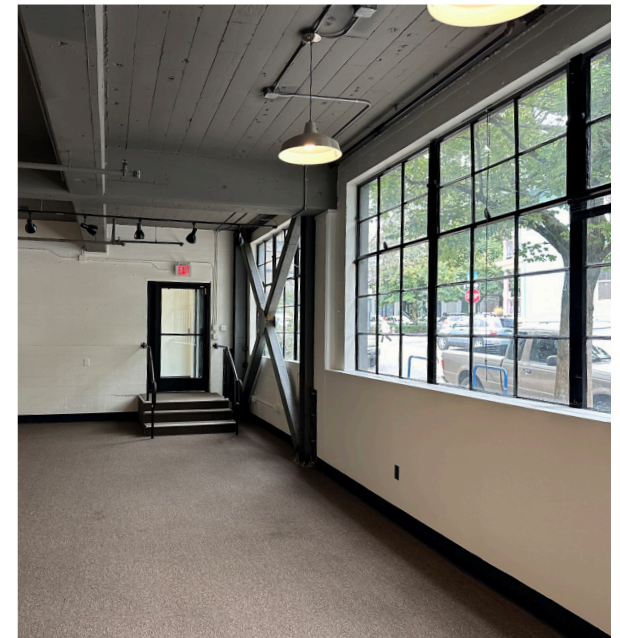
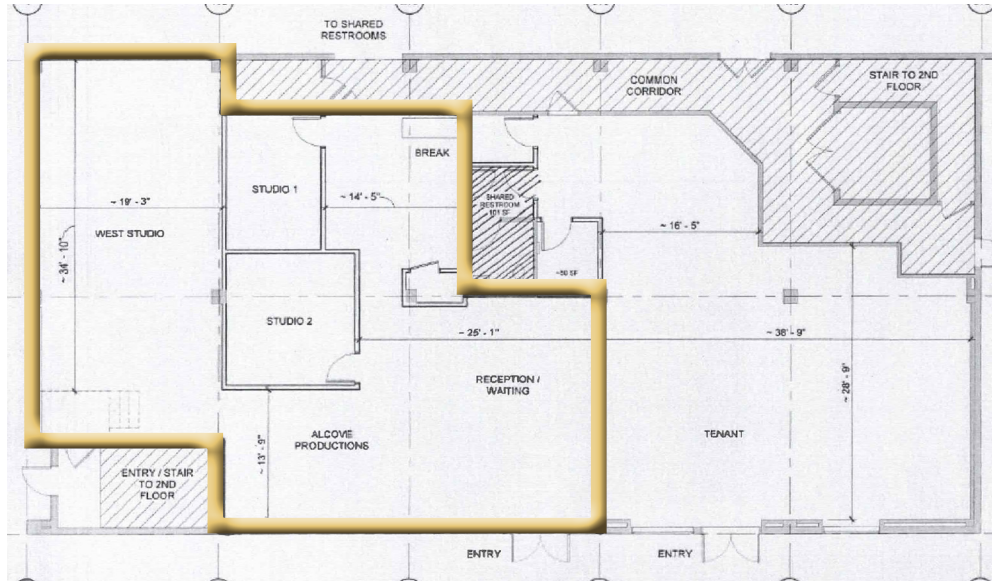
**Construction** Reinforced Concrete  
**Land** 0.88 AC  
**Stories** 2  
**Parcel** R140791





2,384 SF Available

# GROUND FLOOR SITE PLAN





# NEIGHBORHOOD HIGHLIGHT

The property is located in Portland's Alphabet District, a neighborhood with many examples of historic architecture, and is one of Portland's oldest residential neighborhoods. It is also the densest, and is tightly packed with buildings dating from the turn of the 20th century to new construction. Craftsman style homes, old-Portland style houses, vintage apartments, condominiums and new multi-family dwellings are within easy walking distance of numerous restaurants, upscale shops and neighborhood services. It is well served by public transportation. Portland Streetcar's first line terminates there, connecting downtown and points south to the South Waterfront. Several bus lines also serve the district.



The ABC District runs from "B" Street (Burnside) to "Z" Street (Reed St.) The naming scheme came from Capt. John Couch who platted the district in 1865. Each street on the plat was named for a letter in the alphabet. The Alphabet Historic District, a portion of the larger Alphabet District is zoned for historic preservation, extending roughly between NW 17th and 24th Avenues, and between W. Burnside and Marshall Streets.



# AREA HIGHLIGHTS

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 POPULATION	48,358	176,534	424,334
 HOUSEHOLDS	30,440	93,933	198,286
 HH INCOME	\$111.7K	\$136K	\$140.9K
 CONSUMER SPENDING	\$526.2M	\$4.2B	\$11.1B

## TRAFFIC



NW GLISAN ST - 4,764 VPD  
I-405 - 101,488 VPD

## TRANSPORTATION



WALKSCORE: 99 (WALKER'S PARADISE)  
TRANSITSORE: 85 (EXCELLENT TRANSIT)



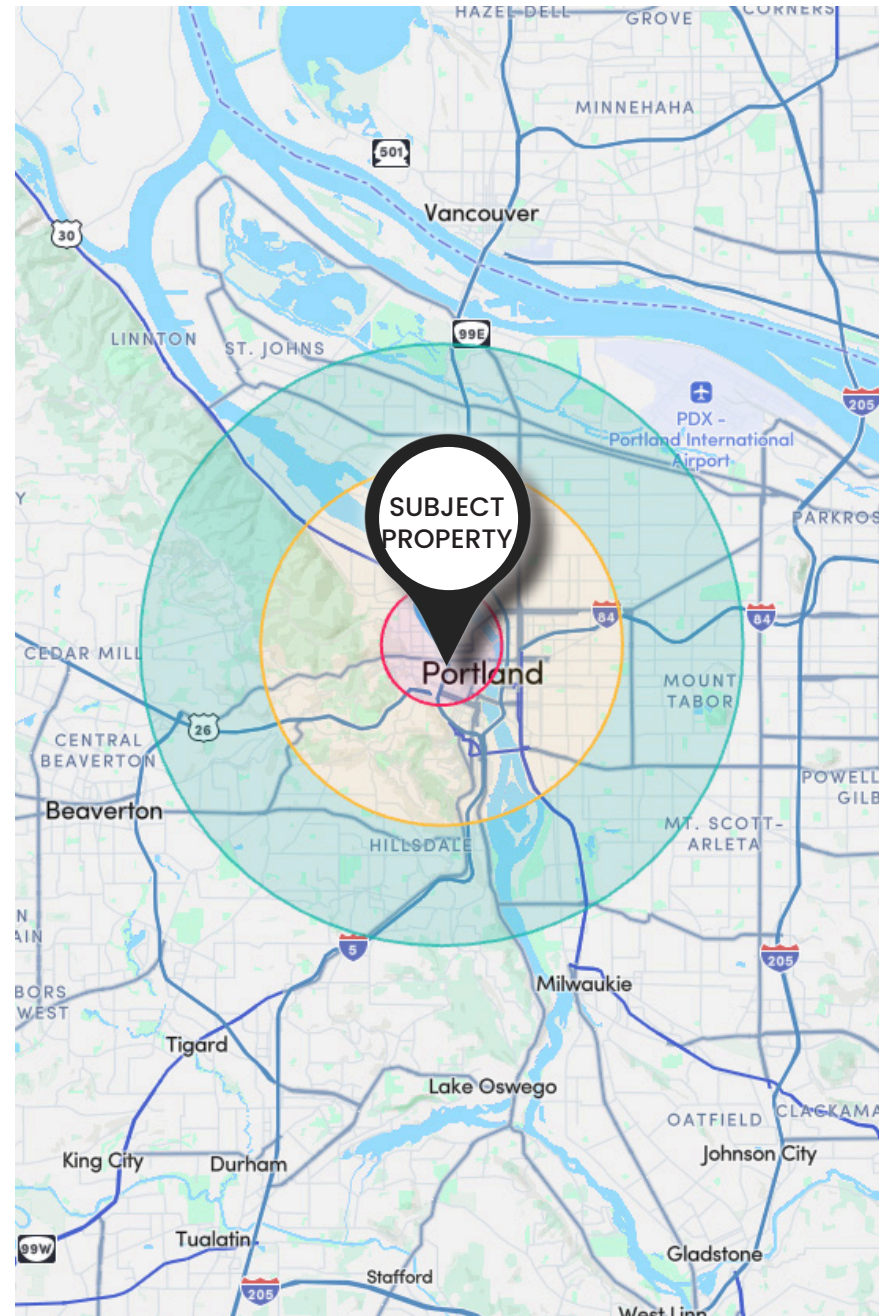
TRANSIT:  
2 MINUTE DRIVE TO NW 11TH & GLISAN  
(PORTLAND STREET CAR - TRI COUNTY MET)



AIRPORT:  
22 MINUTE DRIVE TO PORTLAND INTERNATIONAL  
PDX

## POPULATION

STATE	OREGON	4.18M
COUNTY	MULTNOMAH COUNTY	812.86K
MSA	PORTLAND METRO AREA	2.49 M
CITY	PORTLAND	650.38K





## ADVISOR TEAM

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