

FOR SALE

# Fitzgibbons Glass

2001 NW 19TH AVE  
PORTLAND, OR 97209



# Investment Highlights

## Significant Owner/User Opportunity

With 13,578 SF currently available, Fitzgibbons Glass presents a rare chance for an owner/user to occupy a LEED Gold certified creative office/flex building in one of Portland's most vibrant neighborhoods. The available suites offer high ceilings, natural light, mezzanine space, and roll-up door access — ideal for a wide range of creative, tech, or light industrial users.

## Value-Add Through Lease-Up

At 63.6% occupancy, the property offers meaningful upside through stabilization. The existing 36.4% vacancy across the 37,331 SF building represents an opportunity to increase NOI and value by leasing the remaining suites at market rates. The multi-tenant flex layout, with individually accessible suites on the ground, mezzanine, and second floors, provides flexibility to accommodate tenants of varying sizes and business types.

## Prime Slabtown Location with Strong Fundamentals

Located in Portland's Slabtown district at 2001 NW 19th Ave, the property sits steps from Legacy Good Samaritan Medical Center and within easy reach of I-405 and Hwy 30. The walkable, bikeable neighborhood boasts an exceptional amenity base—17 nearby restaurants, fitness centers, parks, and retail—making it a highly desirable address for tenants seeking both accessibility and quality of life. The IG-1 (General Industrial) zoning provides broad use flexibility.

**13,578 SF**  
AVAILABLE FOR AN  
OWNER/USER



## THE OFFERING

**37,331 SF**  
RENTABLE AREA

**63.6%**  
OCCUPANCY

**1.08 AC**  
LAND AREA

**IG-1**  
ZONING

**Creative Office/Flex**  
PROPERTY TYPE

**Best Offer**  
ASKING PRICE



# PROPERTY FEATURES



Creative spaces with good natural light, high ceilings, and mezzanines



Roll-up doors



Bicycle hub with showers and locker rooms



1/1,000 parking ratio in surface lot



LEED Gold certified



Easy freeway access to I-405 & Hwy 30

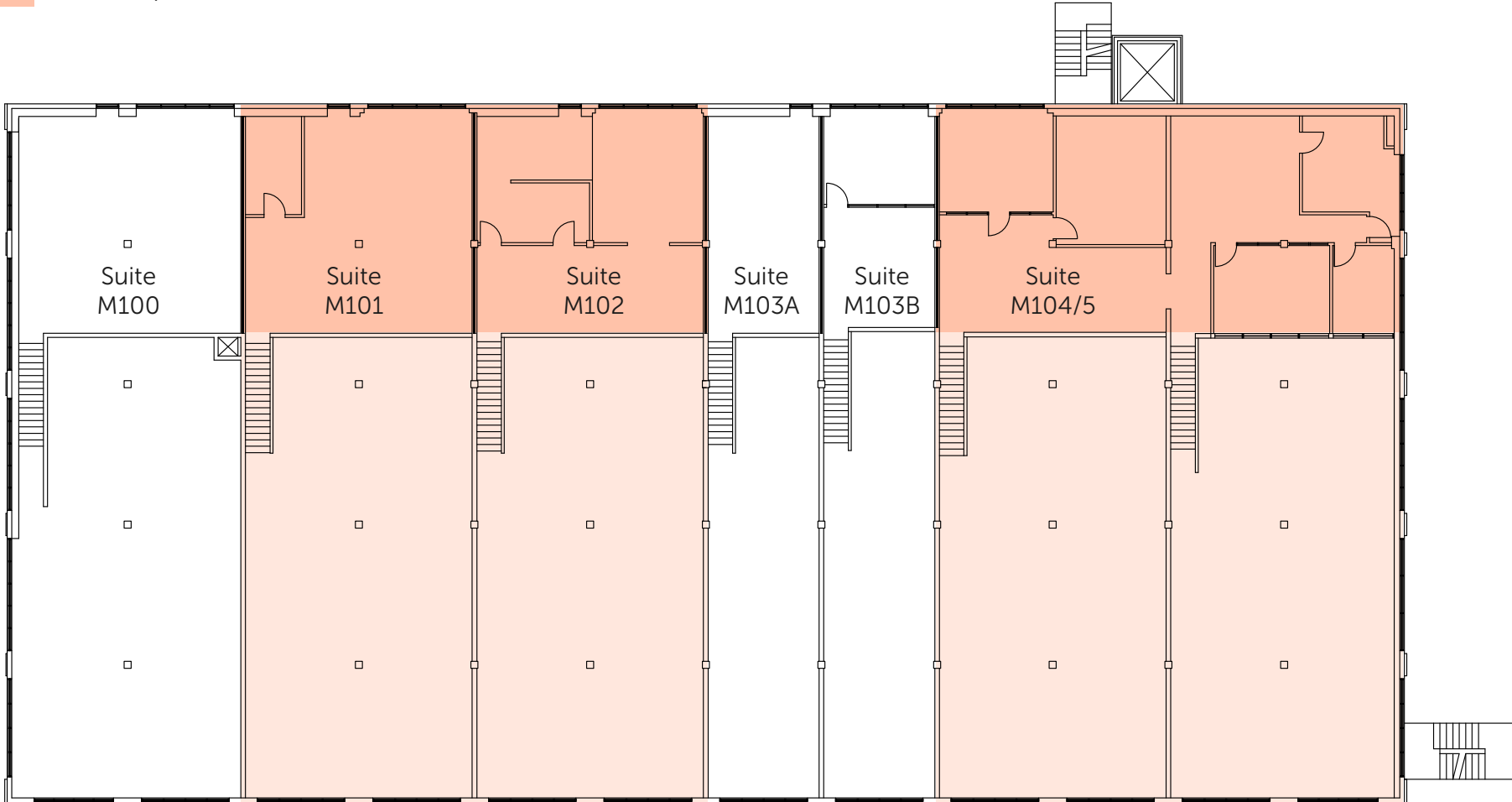
# First Floor

 Vacant Space

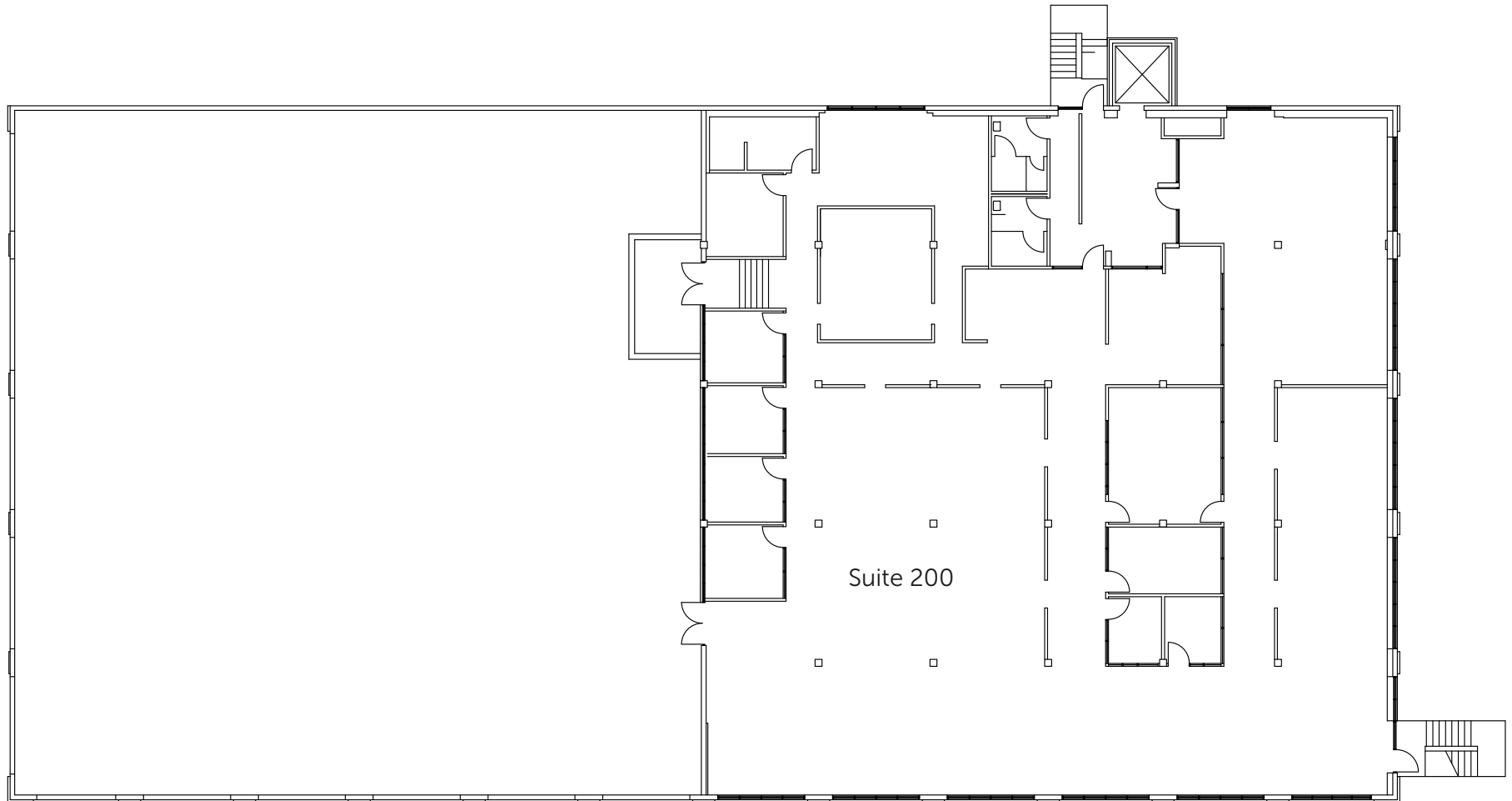


# Mezzanine Level

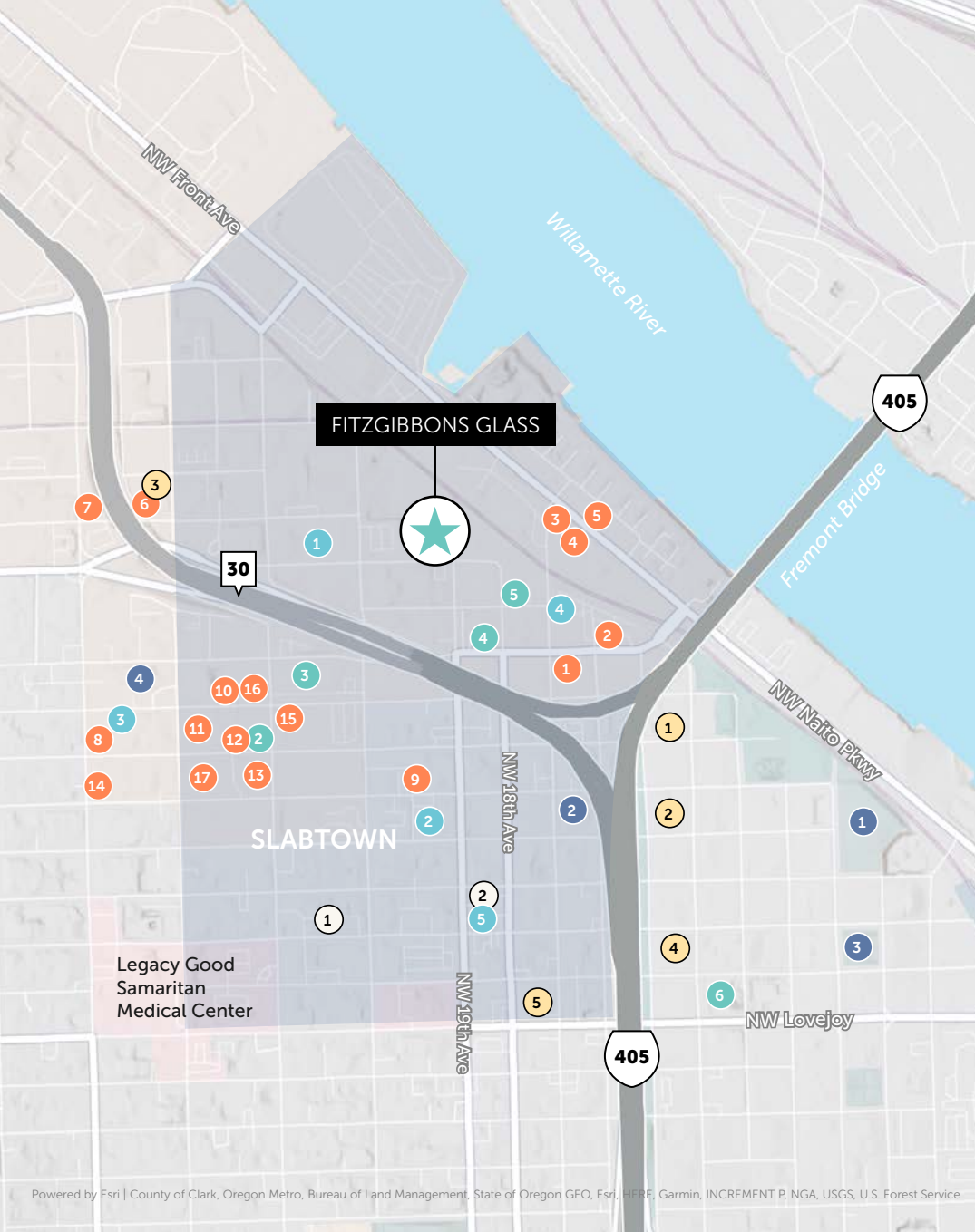
 Vacant Space



# Second Floor



# Area Amenities



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## RESTAURANTS

- 1 Cycle Town Coffee Roasters
- 2 Emerald Line
- 3 Dockside Saloon & Restaurant
- 4 Le Petit Café
- 5 Cascadia Coffee Pub
- 6 Angel's Taqueria
- 7 Dutch Bros
- 8 St. Jack
- 9 Lucky Lab
- 10 G-Love New American Kitchen
- 11 Good Coffee
- 12 Mama Bird
- 13 Besaws
- 14 Grassa
- 15 Afuri
- 16 Fifty Licks Ice Cream
- 17 Breakside Brewery

## ENTERTAINMENT

- 1 The Fields Park
- 2 PlayDate PDX
- 3 Tanner Springs Park
- 4 Freakybuttrue Peculiarium

## HOTELS

- 1 Inn at Northrup Station
- 2 Slabtown Village Tiny Homes

## SHOPPING

- 1 New Seasons
- 2 Good Dog PDX
- 3 Environments
- 4 Oddball Shoe Co.
- 5 Pomarius Nursery
- 6 Safeway

## FITNESS

- 1 StretchLab
- 2 Movement Portland
- 3 CrossFit X-Factor
- 4 LA Fitness
- 5 VC Crossfit

## SERVICES

- 1 Post Office
- 2 DoveLewis Veterinarian
- 3 ZoomCare
- 4 EV Charging Station
- 5 Les Schwab Tires



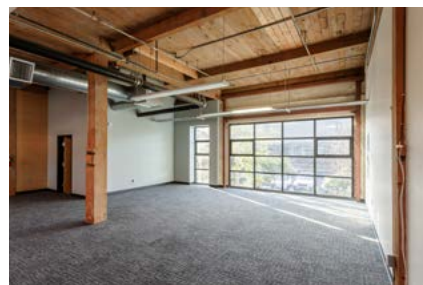
**Good Transit**  
Many nearby public transportation options.



**Biker's Paradise**  
Daily errands can be accomplished on a bike.



**Walker's Paradise**  
Daily errands do not require a car.



Contact brokers for financials

## CONTACT

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