



FOR LEASE

# CLOSE-IN CREATIVE BUILDING

1710 SE BROOKLYN STREET, PORTLAND, OR 97202

**ROD BROKENSHIRE**  
503.972.7281  
rod@macadamforbes.com

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY DESCRIPTION

This unique, creative industrial building was constructed in 1980 and remodeled by Sandbox Studios for photographic production. The space was subsequently upgraded by the current tenant for product research and development. The building offers a flexible blend of approximately 6,500 SF of office space and 3,500 SF of production space.

## PROPERTY HIGHLIGHTS

- 20' ceiling height in production areas
- Grade level and dock lift loading
- 120/208 volt, three-phase electrical
- HVAC
- Off-street parking
- Excellent on-street parking during business hours
- Easily accessible core area location

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$1.25 SF/month (NNN)
<b>Building Size:</b>	10,000 SF
<b>Office Area:</b>	6,500 SF
<b>Production Space:</b>	3,500 SF
<b>Zoning:</b>	EG1, General Employment



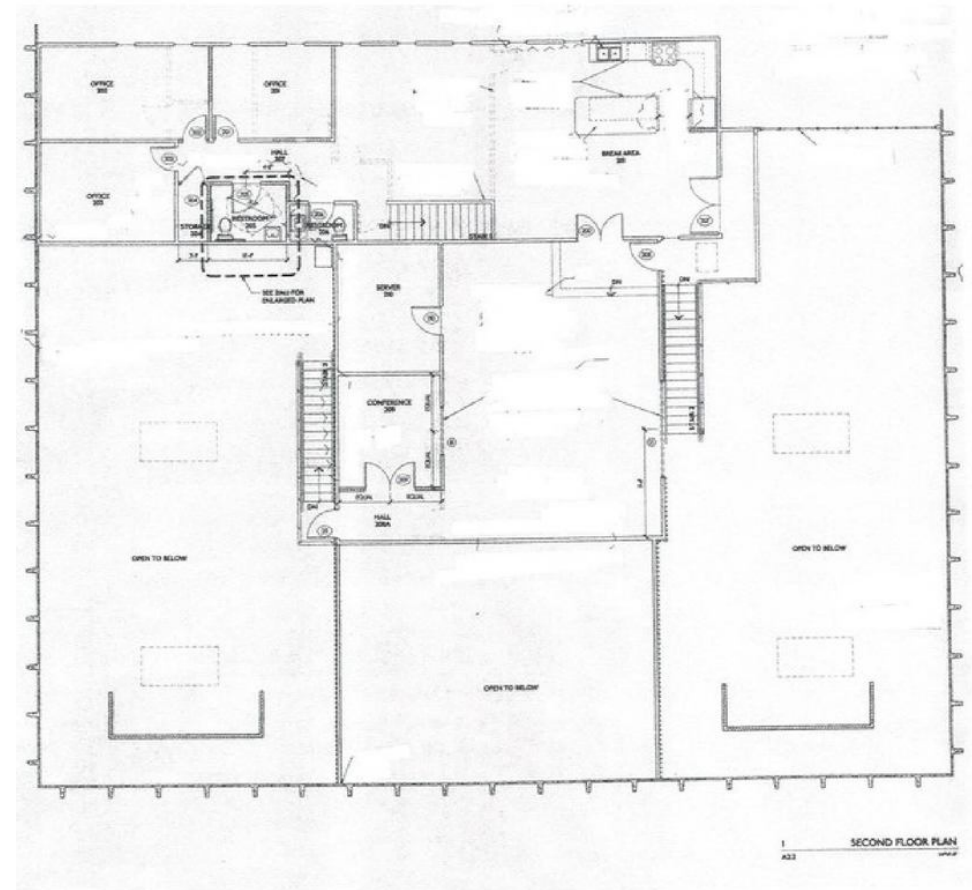
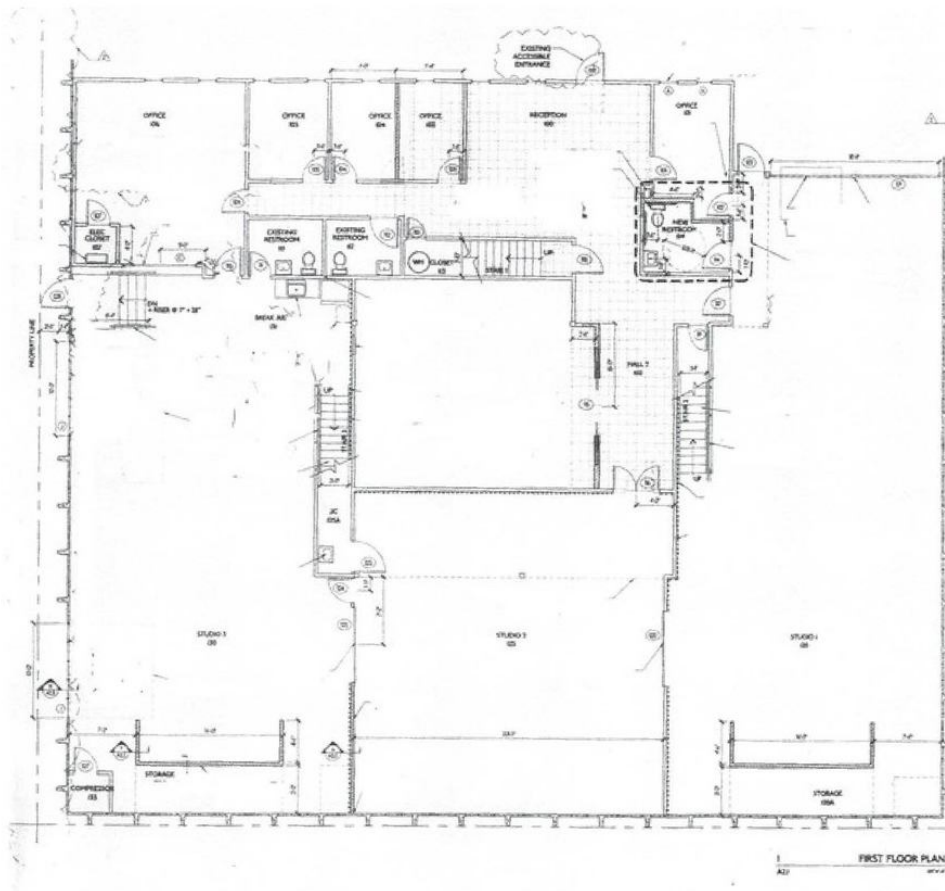
## ROD BROKENSHIRE

503.972.7281 | [rod@macadamforbes.com](mailto:rod@macadamforbes.com)



**ROD BROKENSHIRE**

503.972.7281 | [rod@macadamforbes.com](mailto:rod@macadamforbes.com)



First Floor

Second Floor

**ROD BROKENSHERE**

503.972.7281 | rod@macadamforbes.com



## LOCATION OVERVIEW

Located in the heart of the city, this property offers a wide range of nearby amenities, including diverse dining options, coffee shops, and retail destinations. Its close proximity to public transportation and vibrant urban activity makes it an ideal location for your future creative space, providing an excellent balance between work and leisure.

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	19,450	174,772	453,872
<b>Average Age</b>	34.1	36.0	36.8
<b>Average Age (Male)</b>	34.0	36.4	36.6
<b>Average Age (Female)</b>	34.6	36.0	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	9,441	87,580	212,864
<b># of Persons per HH</b>	2.1	2.0	2.1
<b>Average HH Income</b>	\$62,443	\$66,701	\$69,910
<b>Average House Value</b>	\$385,228	\$429,718	\$389,742

2020 American Community Survey (ACS)



## ROD BROKENSHERE

503.972.7281 | rod@macadamforbes.com