

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text is a horizontal bar with three segments of color: red, yellow, and blue.

Colliers

# Linnea Hall

2066 NW Irving Street  
Portland, Oregon

- 1,857 SF Office available on the top floor
- Renovated Historic Mixed-Used Opportunity in Portland's Popular Alphabet District
- Call For Pricing
- Parking Available On Site

Suite 1, Apt. A-E  
←





Creative office with an open floor plan and lots of natural light in the beautiful Linnea Building in the Alphabet District. A very rare opportunity for available parking and excellent street parking options immediately in the area. Located just off 21st Avenue in the heart of NW Portland, steps away from all the eateries and shops in the Pearl District, Slabtown, and NW 23rd Avenue. This beautiful suite offers two story windows, three private offices, an in-suite restroom, server room, kitchenette and conferencing space. Tastefully updated and ready for a plug and play creative team to move right in.

## Features & Amenities

- Tall Ceilings with Exposed Beams
- Conference Room
- Kitchenette
- Generous Open Space
- Server Room
- Parking On Site
- Three Privates
- Restroom
- Lots of Natural Light and Windows

Seeking office, design firm, architect, law office, real estate firm, agency.





# Images





# Consumer Expenditures

## Annual Food & Alcohol Spending



\$1,223,507,051



\$773,688,500



\$449,818,550



\$82,299,736



\$267,453,653



\$251,933,683



## Walk Times



**2 min**  
Papa Haydn



**1 min**  
to Trader Joe's



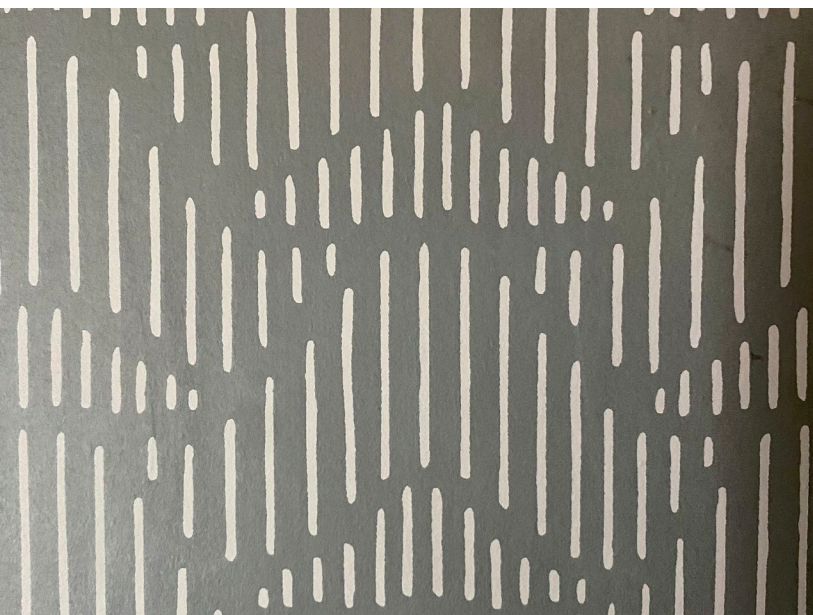
**1 min**  
to M Bar



**2 min**  
to Salt & Straw



**1 min**  
to Coffee Time



Walk Score  
**98**



Bike Score  
**98**



Transit Score  
**82**



Traffic Counts  
**1,598 ADT**

## Wealth & Income



**\$84,900**

Median Household  
Income



**\$72,166**

Per capita  
Income



**\$65,022**

Median Disposable  
Income



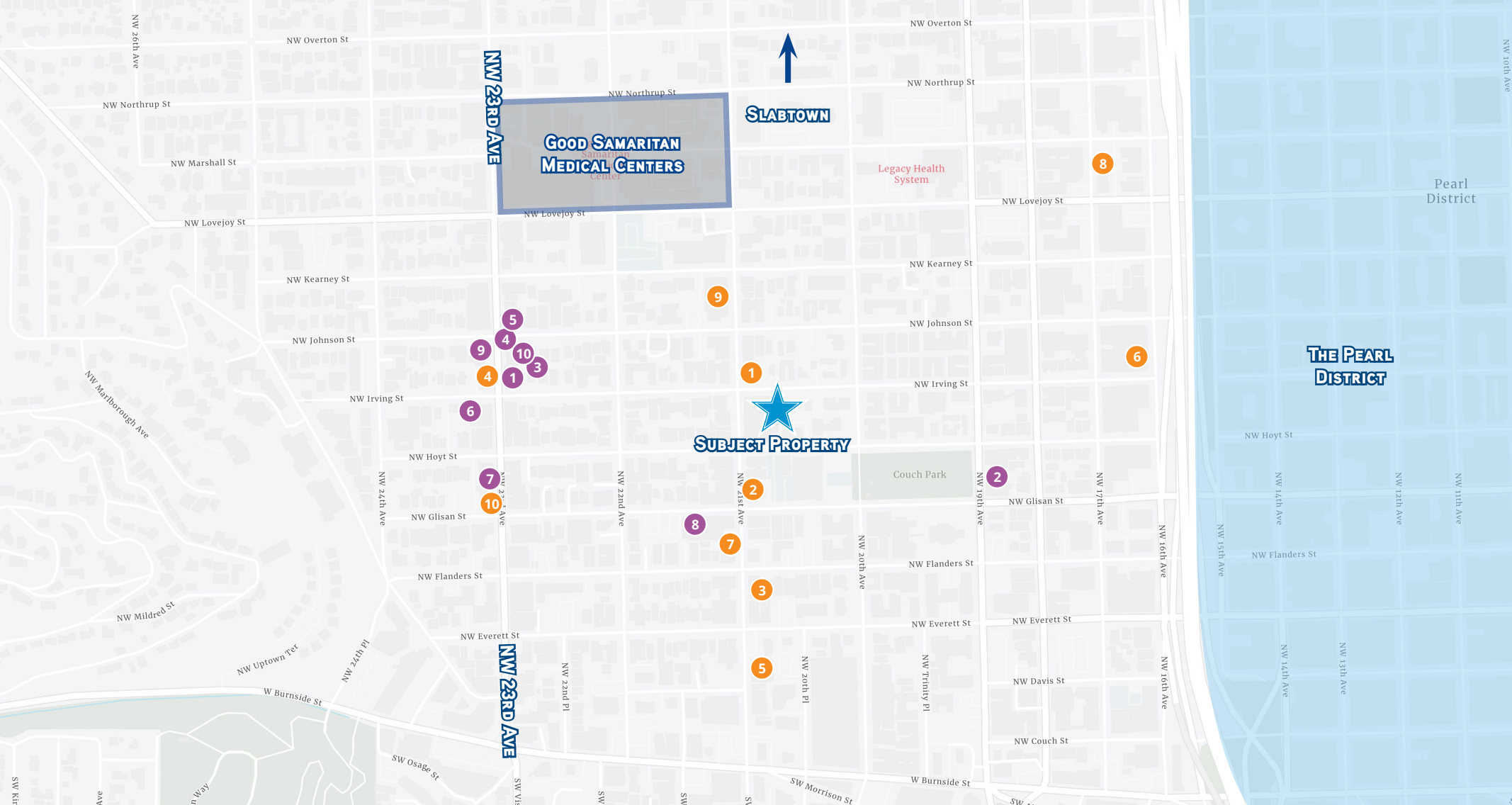
**\$684,929**

Median Home  
Value



**\$57,371**

Median Net Worth



## Food / Drink

- |                            |                             |
|----------------------------|-----------------------------|
| 1 Coffee Time              | 6 Yur's Bar & Grill         |
| 2 Sterling Coffee Roasters | 7 M Bar                     |
| 3 Ken's Artisan Bakery     | 8 Paymaster Lounge          |
| 4 Papa Haydn               | 9 Serratto Restaurant & Bar |
| 5 Kells Brewery            | 10 Harlow                   |

## Retail

- |                           |                            |
|---------------------------|----------------------------|
| 1 Lush Cosmetics Portland | 6 prAna                    |
| 2 Natural Mart            | 7 Tender Loving Empire     |
| 3 Budd + Finn             | 8 Trader Joe's             |
| 4 NW Union                | 9 Sloan Boutique           |
| 5 Spero Park              | 10 Alder + Brooks Boutique |





851 SW Sixth Avenue, Suite 1600  
Portland, OR 97204  
P: +1 503 223 3123  
[colliers.com](http://colliers.com)

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**Tamer Riad**  
+1 503 407 4328  
[tamer.riad@colliers.com](mailto:tamer.riad@colliers.com)