

FOR LEASE

MELVIN MARK
EST. 1945



1313 SE BELMONT

1313 SE Belmont Street / Portland, OR 97214

Office Building for Lease

2,885 RSF

Lot Size: 6,534 SF

For Lease at \$28/sf - \$6732/mo MG

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1313 SE BELMONT FOR LEASE



BUILDING HIGHLIGHTS

- Abundant natural light
- Tall ceilings
- Open floor plan
- Shared common areas: conference, kitchen and bathroom with adjacent tenant.
- 8 off-street parking spaces

PROPERTY DESCRIPTION

Two-tenant free-standing 4,094 SF office building with parking in a desirable inner east-side neighborhood.

Close to downtown Portland, a variety of amenities, major freeways, and public transportation.

ADDITIONAL INFORMATION

Ideal for creative uses: architects, engineers, interior designers, clothing designers, small software companies, or consulting firms.



PARKING
AVAILABLE



COFFEE SHOP(S)
NEARBY



DINING
NEARBY



CENTRAL
LOCATION

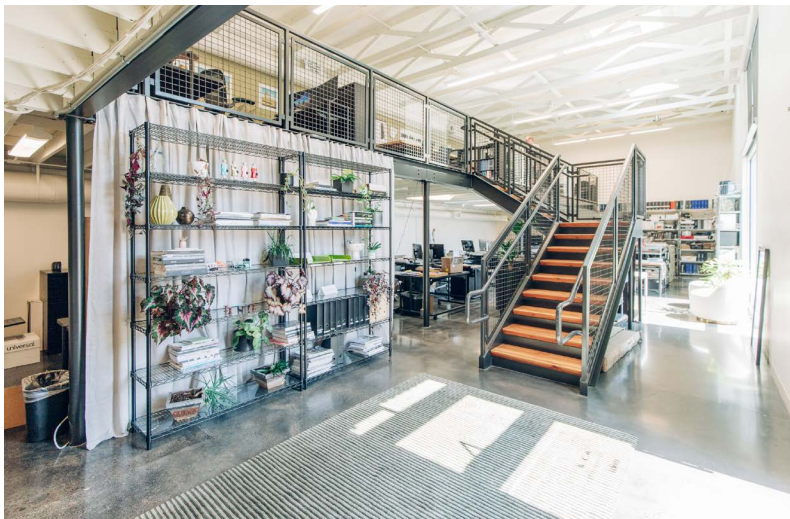
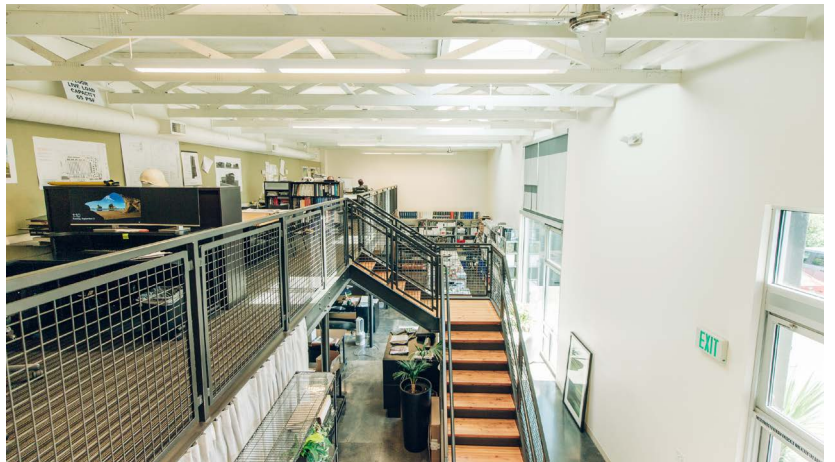


CREATIVE
WORKSPACE



BIKE
ACCESSIBILITY





1313 SE BELMONT LOCATION



LOCATION HIGHLIGHTS

- Two blocks from Revolution Hall/Washington High School
- Highly visible location on SE Belmont Street
- Close proximity to Colonel Summers Park
- Near TriMet bus route and MAX Light Rail
- Central location with close proximity to I-84 and I-5
- Located within one of the most lively dining and retail districts in the city



91

WALK SCORE

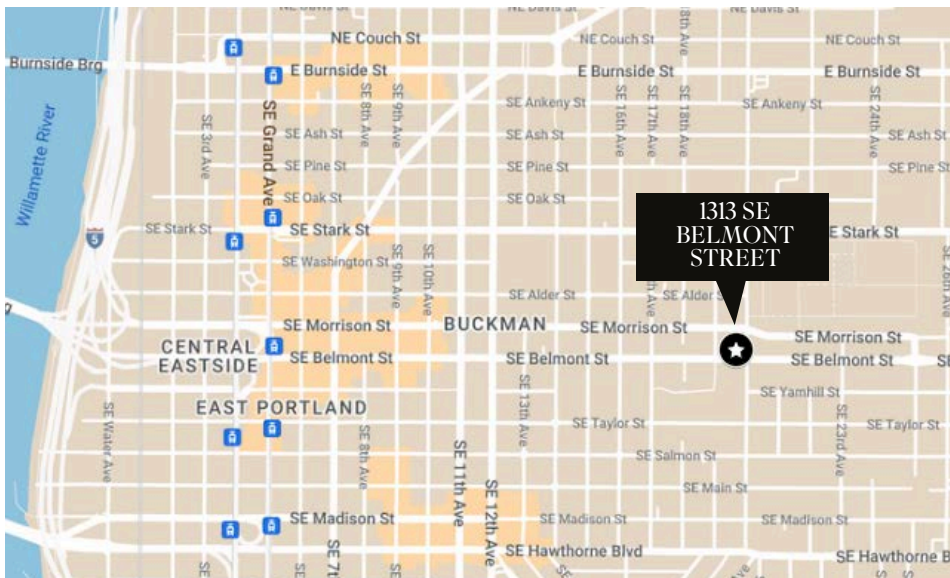
"Walker's Paradise"



96

BIKE SCORE

"Biker's Paradise"



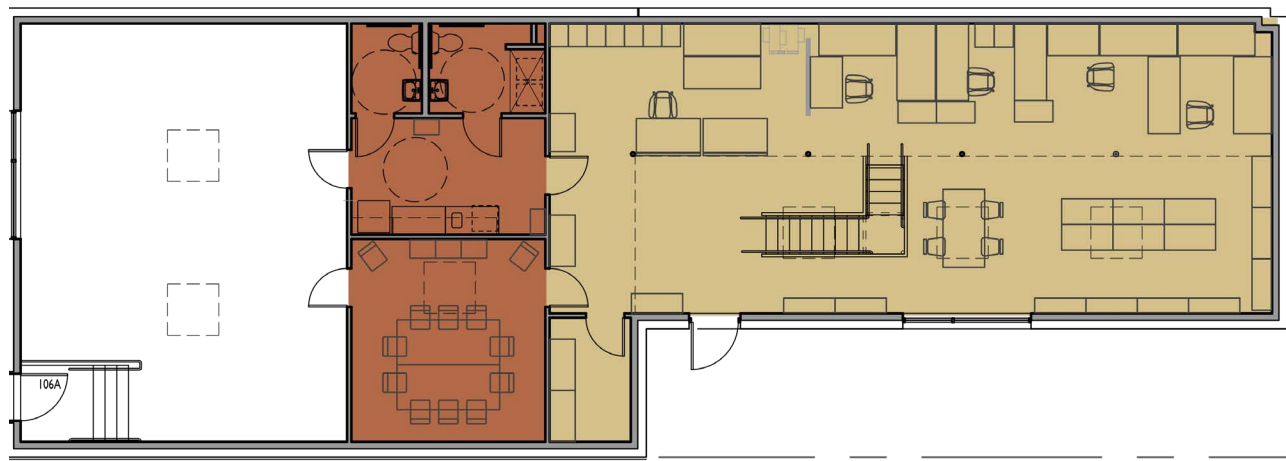
NEARBY AMENITIES

Nostrana
Mirisata
Bluto's
Push X Pull Coffee
Dos Hermanos
Feel Good PDX
Revolution Hall
Grand Fir Brewing
Market of Choice
Katchka
Orange Theory Fitness
Core Power Yoga
Kann

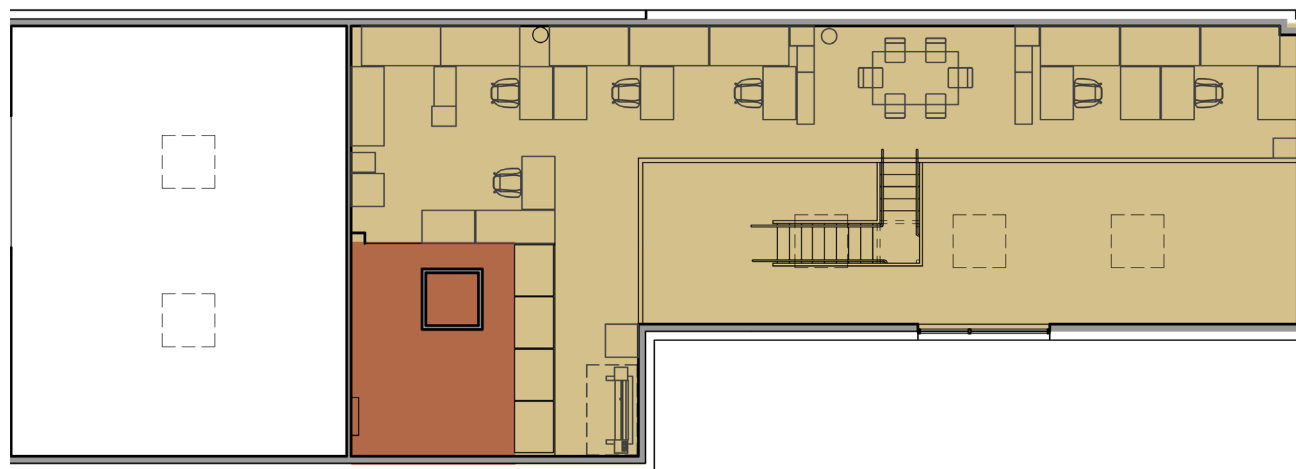


1313 SE BELMONT FLOORPLAN

1313 SE Belmont Street
Portland, OR 97214



FIRST FLOOR



SECOND FLOOR

OFFICE FLOORPLAN 2,885 RSF TOTAL (approx.)

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TENANT SPACE SHARED COMMON SPACE





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