



FOR LEASE



## POWELL OFFICE BUILDING

**BEST VALUE ON THE MARKET!**

**Available Office Space w/ Exterior Signage:** Approx. 6,000 - 12,085 RSF  
\$20/RSF Full Service

**2740 SE Powell Blvd, Portland, OR 97202**

Introducing an exceptional opportunity: a divisible full floor available now! This plug-and-play space boasts sit/stand workstations, furnished conference areas, and a modern kitchen. Its balanced layout optimally blends private offices, conference rooms, and open spaces. Enjoy ample natural light and transparent glass walls throughout. Adjacent parking to the building adds to the convenience. Elevate your workspace starting today!

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## PROPERTY DETAILS



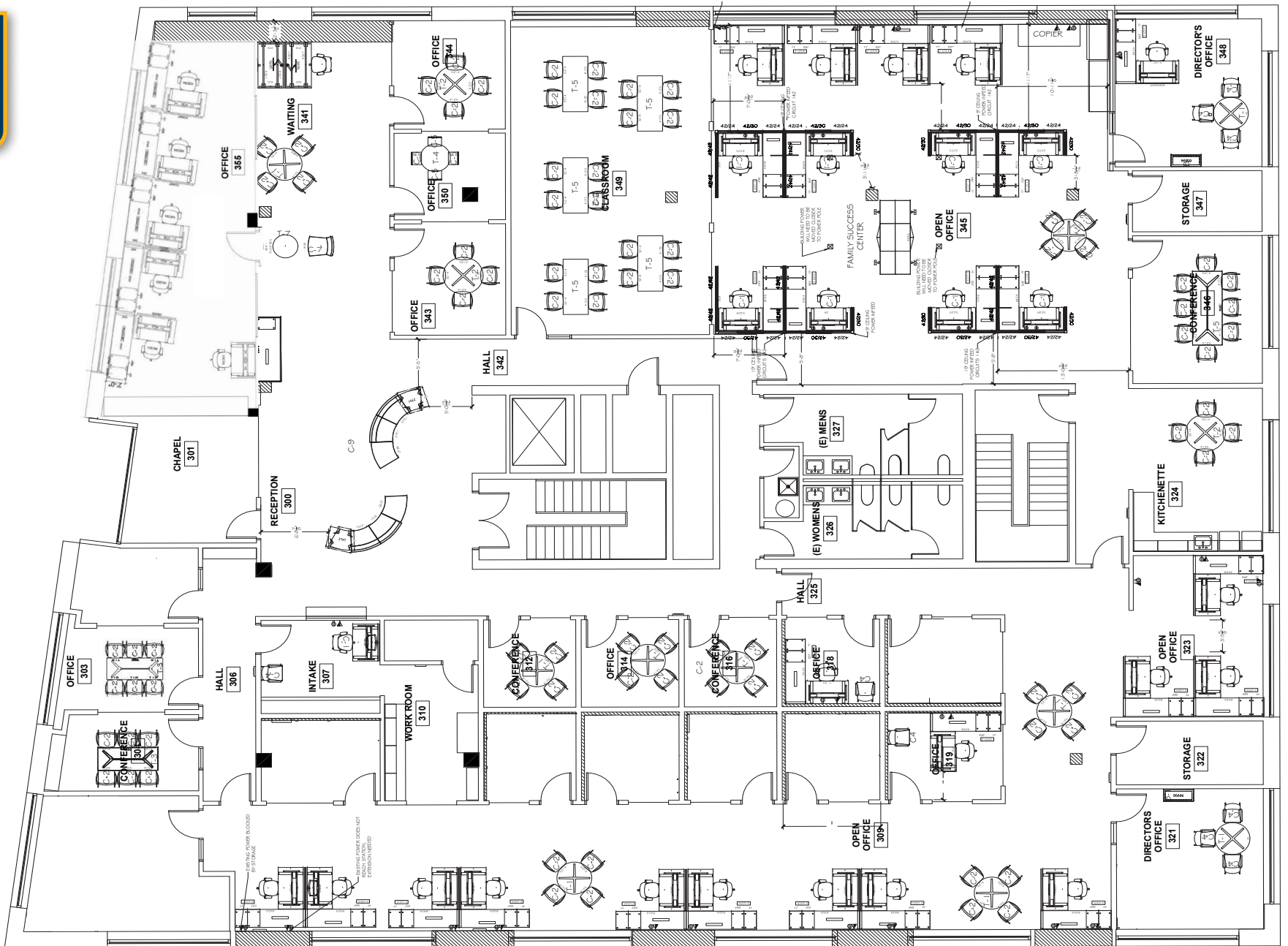
PROPERTY DETAILS & AMENITIES	
Total SF	Approx. 6,000 - 12,085 RSF [Divisible]
Available	Immediately
Parking	Up to 3/1,000 SF
Zoning	CG, Portland
Rate	\$20/RSF Full Service
Additional Features	<ul style="list-style-type: none"><li>• Plug and play with sit/ stand workstations, conference tables &amp; chairs</li><li>• Exterior signage available</li><li>• Fully furnished kitchen</li><li>• Balanced layout between private offices, conference rooms and open areas</li><li>• Natural light and multiple glass walls throughout</li><li>• Creative office elements throughout</li></ul>





# FLOOR PLAN

\* MOST OF THE EXISTING FURNITURE CAN BE MADE AVAILABLE







# IMAGE LIBRARY







# LOCAL AERIAL



## AREA DEMOGRAPHICS

Population	1 mi area	3 mi area	5 mi area
2023 Population	25,520	211,295	490,146
2028 Projected Population	25,177	212,105	489,594
Projected Annual Growth 2023 to 2028	-0.3%	0.1%	0%
Historical Annual Growth 2010 to 2023	0.3%	1.2%	0.9%
<b>Households</b>			
2023 Estimated Households	11,533	102,019	220,638
2023 Est. Average HH Income	\$113,781	\$102,664	\$107,126
2023 Est. Median HH Income	\$93,283	\$77,648	\$81,454
<b>Businesses</b>			
2023 Est. Total Businesses	1,835	26,901	44,194
2023 Est. Total Employees	14,615	307,863	440,244