



FOR LEASE

NORTON HOUSE

31-53 NW 1ST AVENUE
PORTLAND, OR 97209

PLEASE CALL FOR RATES

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LICENSED IN OREGON AND WASHINGTON

Norton House was constructed in 1875 and features beautiful Italianate architecture. The two-story building originally housed retail storefronts, offices and a basket factory, as well as first class lodging where President Ulysses S. Grant once stayed. The building was extensively remodeled in the 1970s and again in 2017. Today it boasts ground floor retail and second story creative office space.

LOCATION

With the addition of tenants like University of Oregon, Oregon College of Oriental Medicine, and Ankrom Moisan, neighborhood amenities in Old Town have blossomed in the past few years and continue to grow. Norton House has numerous nearby food, drink, and entertainment options, multiple modes of public transportation, and convenient parking.

Accessibility is a key driver for successful businesses. Norton House is easily accessible by car and public transit. It is located adjacent to the Burnside Bridge and surrounded by twelve bus lines and four streetcar lines.

HIGHLIGHTS

- Exposed brick and wood finishes
- Bike storage
- Historic architecture
- Landscaped courtyard
- Controlled access entry
- Public transit accessible – 12 bus and 4 streetcar lines
- Large windows and skylights in select suites

Historic architecture

Exposed brick and wood finishes

Landscaped courtyard

Controlled access entry



Walk Score
97



Transit Score
95



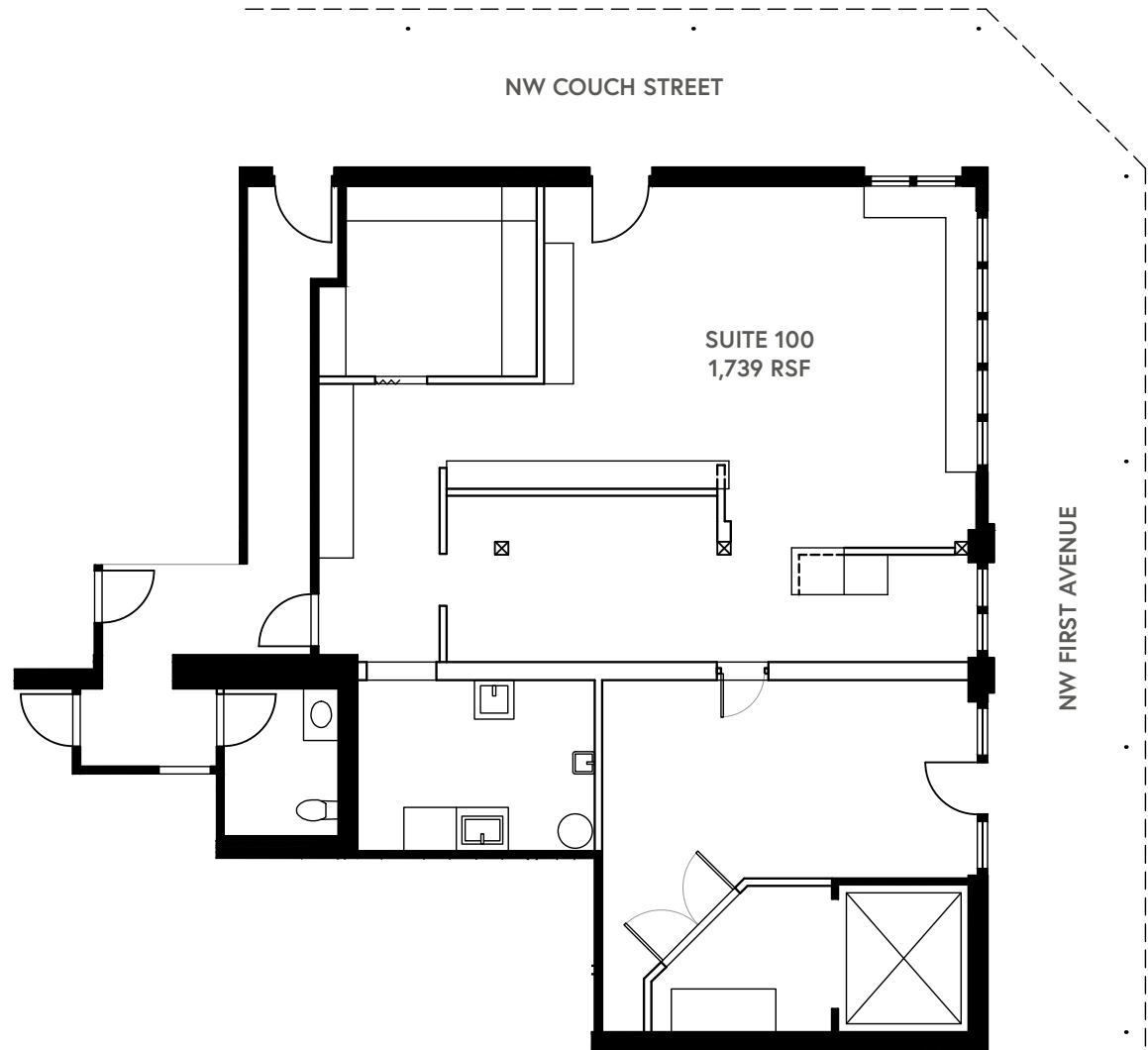
Bike Score
93



NORTON HOUSE

SUITE 100 | +/-1,739 RSF

- 2nd-gen restaurant space
- +/-39,000 population within 1-mile radius
- +/-110,000 daytime employees within 1-mile radius
- Frontage to NW Couch Street
- Exposed brick and beam throughout



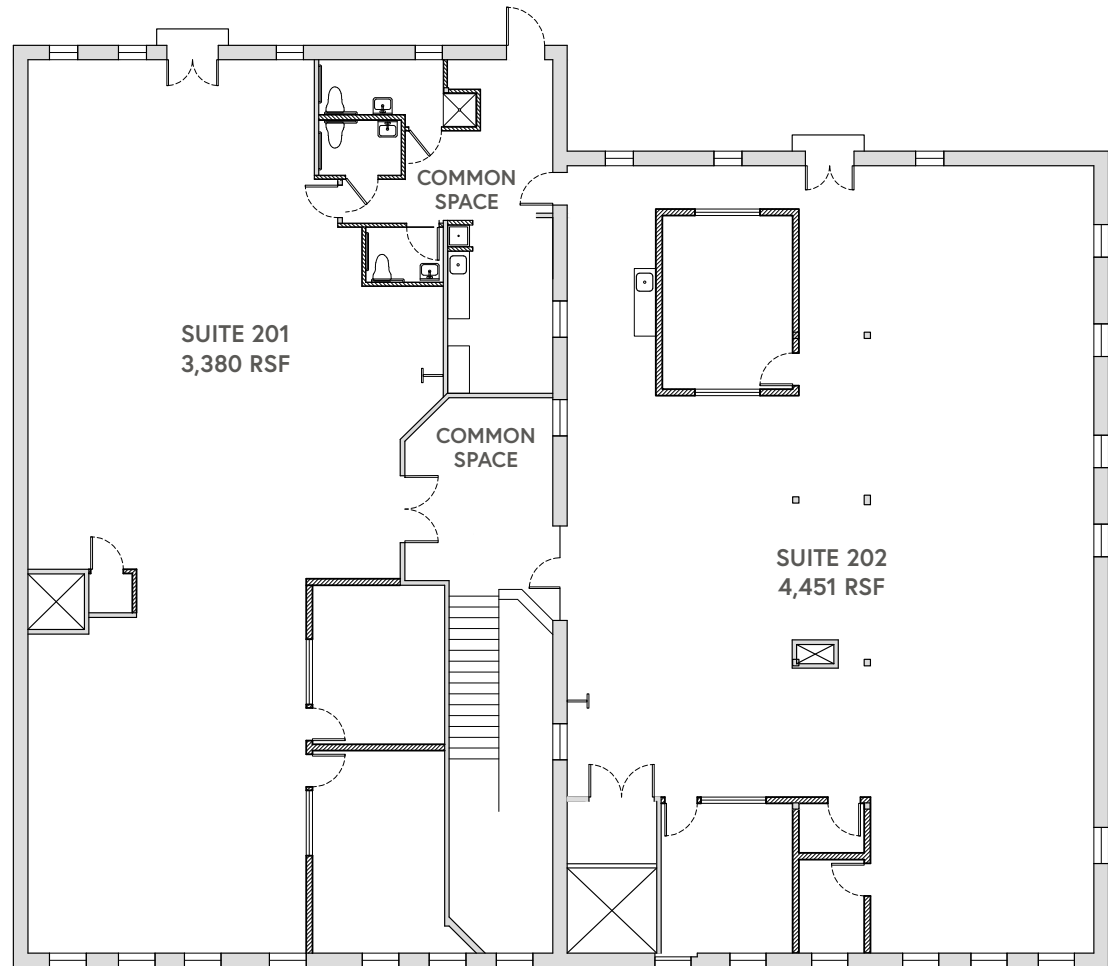
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NORTON HOUSE

SUITE 201 | +/-3,380 RSF

SUITE 202 | +/-4,451 RSF

- Can be combined for +/-7,831 RSF
- Exposed brick and beam throughout
- Large windows and multiple skylights provide abundant natural light
- Juliet balconies overlook courtyard
- Kitchenette in each suite
- Common area shower
- Generous ceiling height throughout (12')
- Connects to Captain Couch building



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● Restaurants

● Hotels

● Parking

--- MAX Lines

--- Bus Routes

--- Streetcar Lines

1. Floyd's Coffee

2. Angelina's Greek Gyros

3. Old Town Pizza & Brewing

4. Kasbah Moroccan Cafe

5. Chen's Good Taste

6. Portland Burger

7. Voodoo Donut

8. Dan & Louis Oyster Bar

9. Kell's Irish Restaurant & Pub

10. Pine Street Market

1. Embassy Suites by Hilton

2. Hi-Lo Hotel

3. Kimpton Hotel Monaco

4. The Nines

5. Marriott City Center

6. Kimpton Hotel Vintage

7. Hotel Lucia

8. The Benson

9. Courtyard by Marriott

10. The Society Hotel