



FOR LEASE



3077 NW SAINT HELENS ROAD

Northwest Portland Office Space

± 5,033 SF | \$19.50/SF Modified Gross

3077 NW St Helens Rd, Portland, OR 97210

- NW Portland office space with mountain, city scape, and river views
- Plenty of parking, minutes to downtown, lots of natural light, and all of it backing up to Forest Park

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PROPERTY SUMMARY



**FOR
LEASE**

PROPERTY DETAILS

Address	3077 NW St Helens Rd, Portland, OR 97210
Available Space	± 5,033 SF
Nº of Suites Available	1 Suite
Suite Features	<ul style="list-style-type: none">• Lobby Exposure• In Suite Restroom• Flexible Open Workspace• 270 Degrees of Natural Light Penetration
Availability	Now
Lease Rate	\$19.50/SF Modified Gross

Location Features

- Located in the Guilds Lake Submarket
- Excellent River and Mt. Hood Views
- Proximity to Portland CBD and Hwy 30/I-405

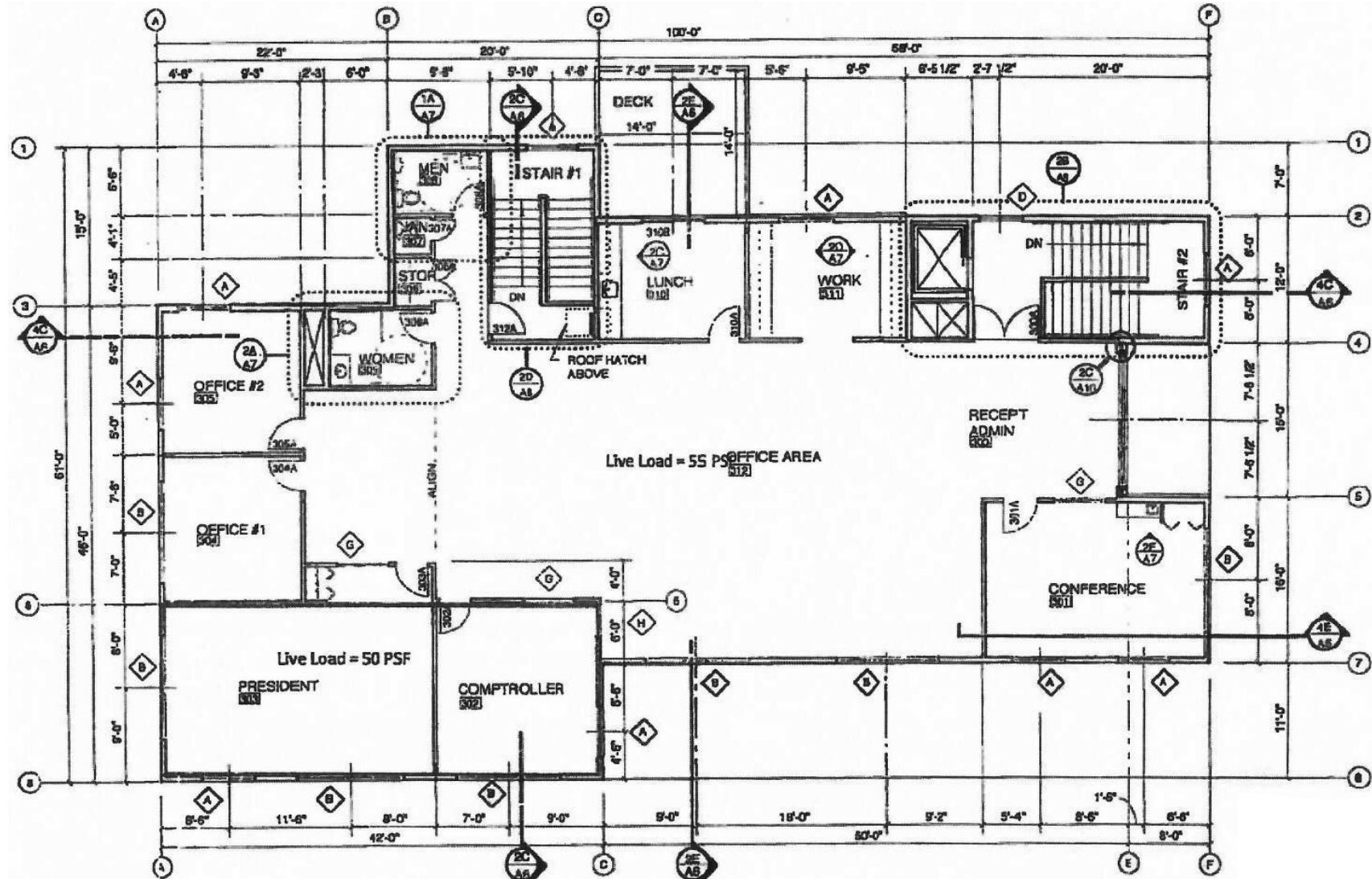
Nearby Highlights

- Adidas Employee Store
- Besaws
- Breakside Brewery
- Cha Cha Cha
- Dockside
- Fuego
- Grassa
- Impala Bar & Grill
- LaQuinta Inn & Suites
- New Seasons
- Silver Cloud Hotel
- St. Honore Boulangerie
- Starbucks
- Sub King
- Subway



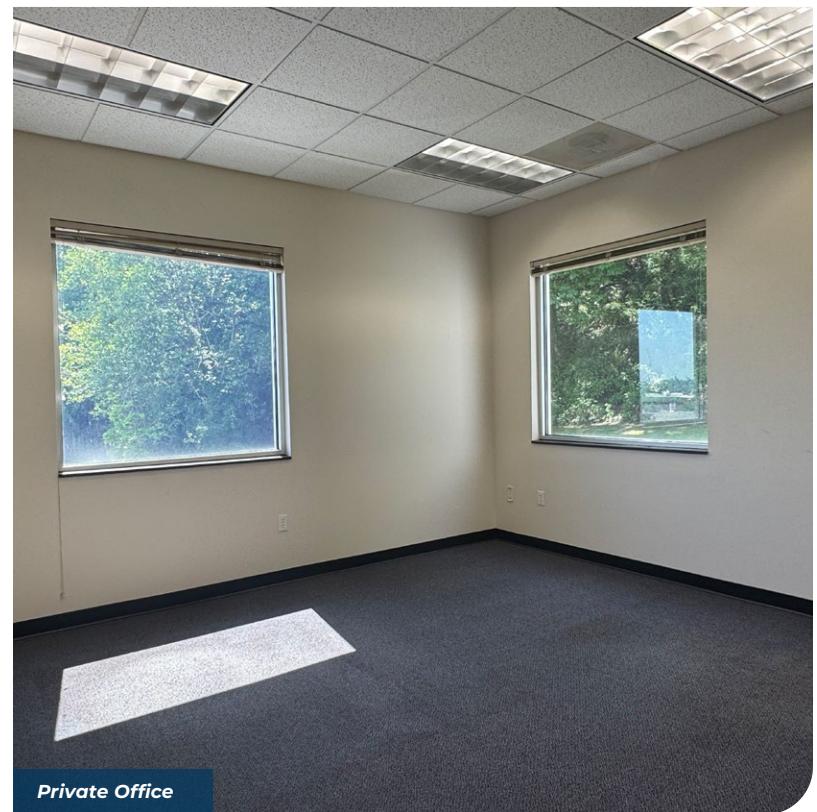
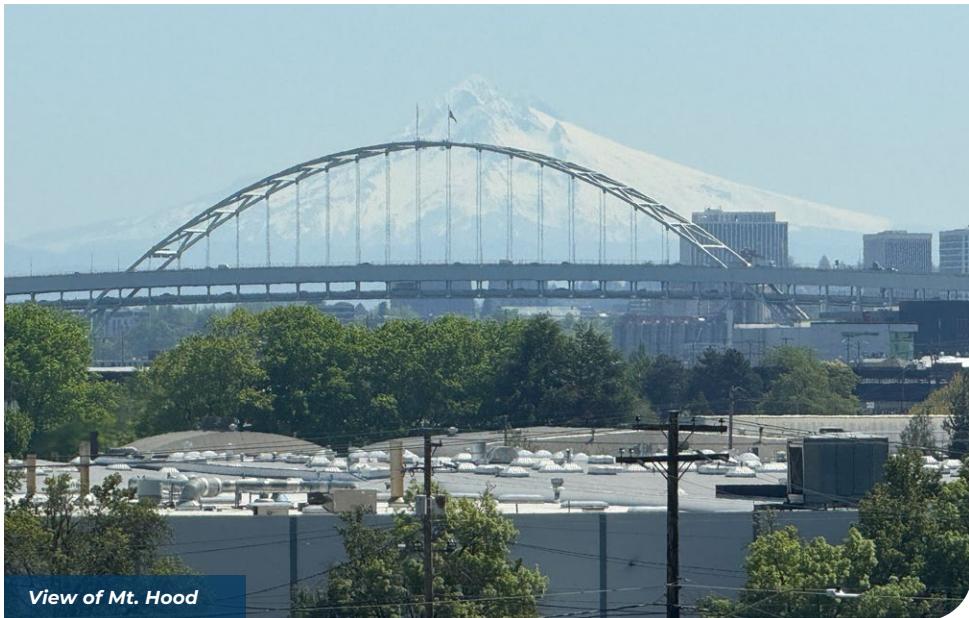
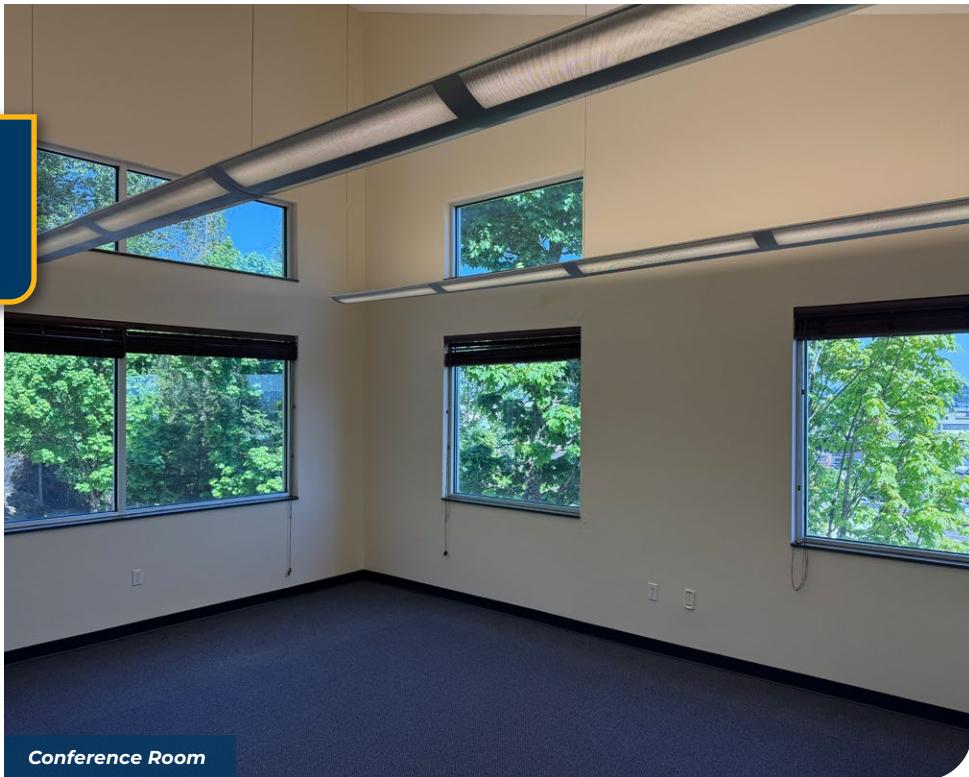
FLOOR PLAN

FLOOR PLAN



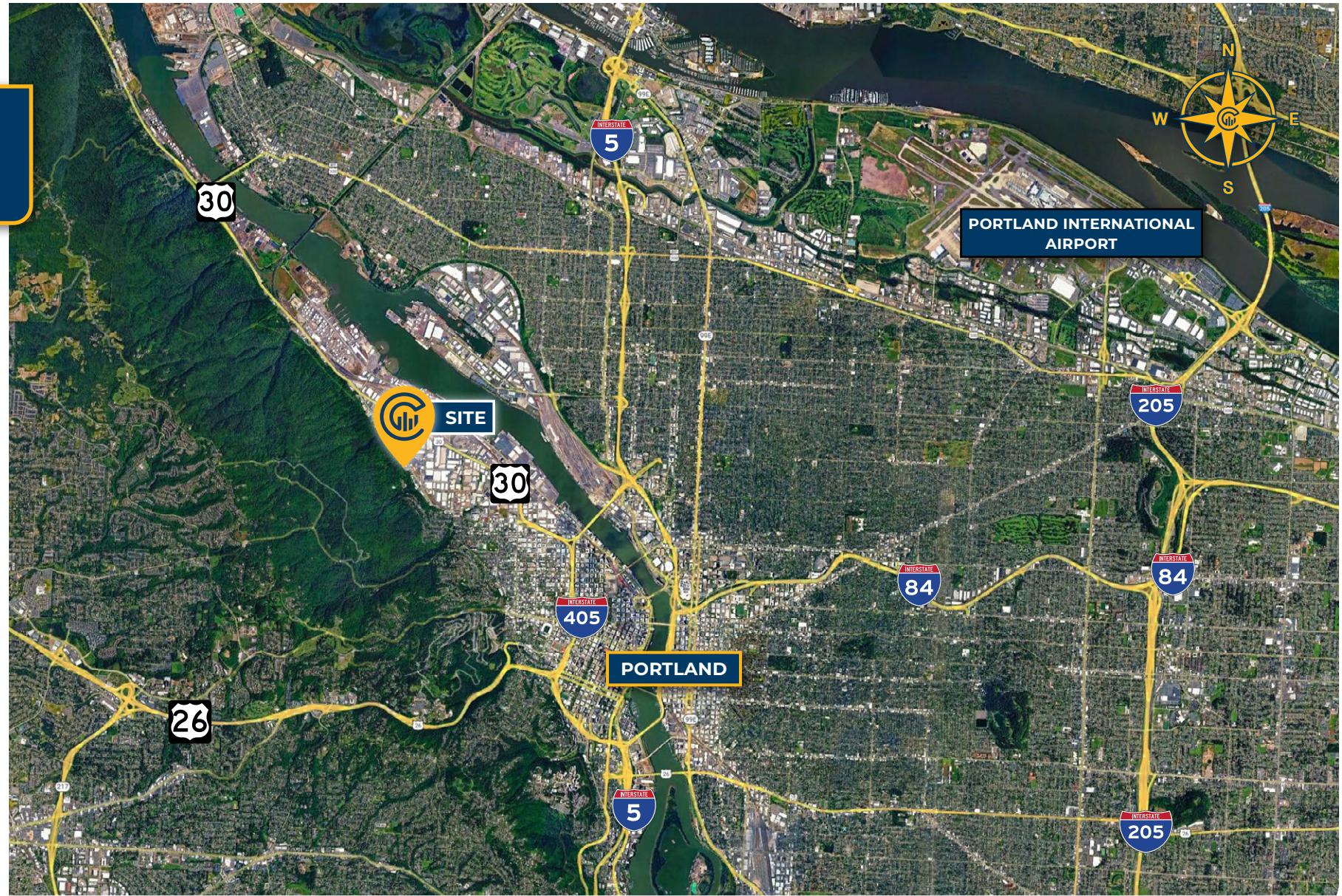


INTERIOR PHOTOS





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2024 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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