



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

### MCCOY DOERRIE, SIOR

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# PROPERTY SUMMARY



Executive Office



Open Area

## 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"><li>• Lobby Exposure</li><li>• In Suite Restroom</li><li>• Flexible Open Workspace</li><li>• 270 Degrees of Natural Light Penetration</li></ul>
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

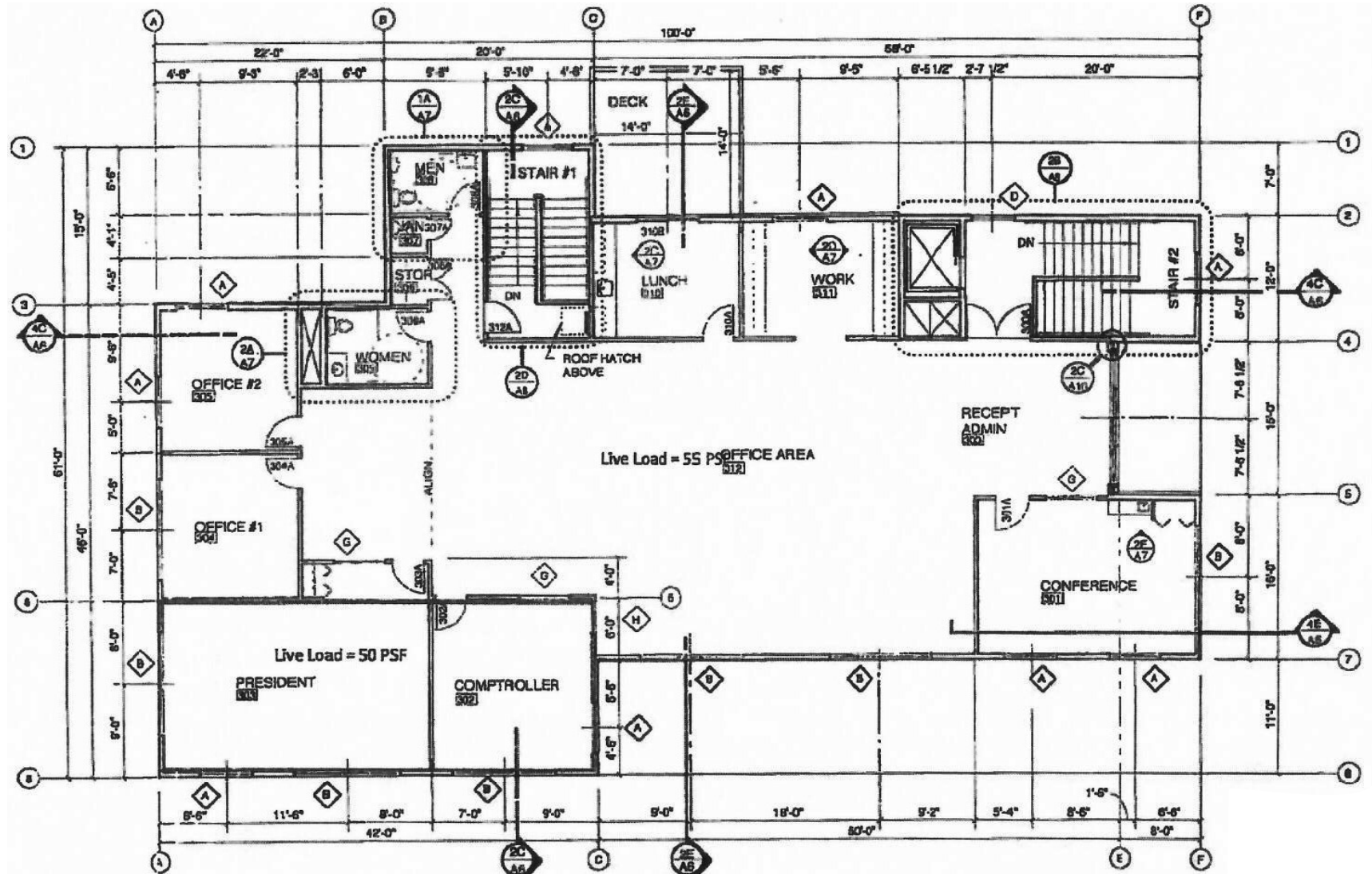
- Adidas Employee Store
- Besaws
- Breakside Brewery
- Cha Cha Cha
- Dockside
- Fuego
- Grassa
- Impala Bar & Grill
- LaQuinta Inn & Suites
- New Seasons
- Silver Cloud Hotel
- St. Honore Boulangerie
- Starbucks
- Sub King
- Subway





# FLOOR PLAN

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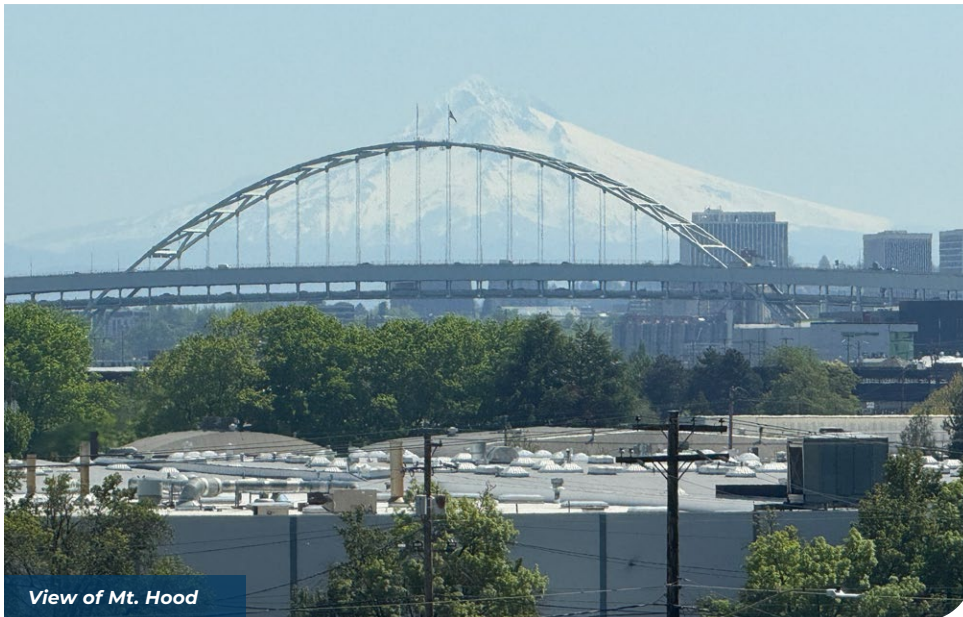
# INTERIOR PHOTOS



Conference Room



Kitchen and Deck



View of Mt. Hood

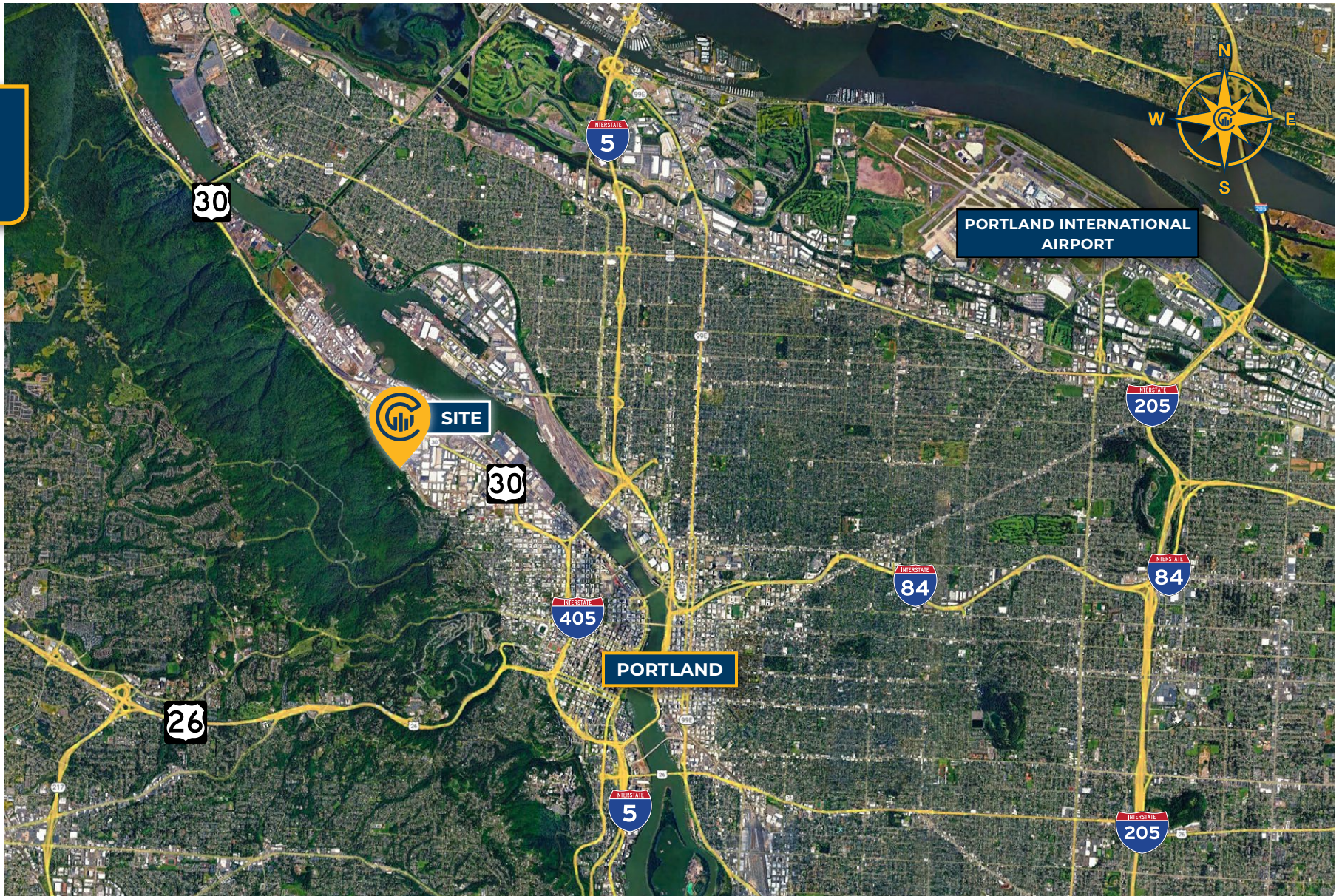


Private Office





# 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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