



FOR LEASE



BROKER BONUS
1-3 YEARS: \$1.00/SF BONUS
4+ YEARS: \$2.00/SF BONUS

4231 N INTERSTATE AVE

Office Space

± 1,530 SF | \$26.00 psf + Modified Gross

4231 N Interstate Ave, Portland, OR 97227

- Prominent building signage
- Prime N Interstate location with strong visibility and easy access to I-5, Downtown Portland, and the Alberta Arts District
- Vaulted ceiling
- Open, creative space ideal for studios, design firms, showrooms, or office
- Immediate access to MAX Light Rail and major bus lines
- Private outdoor patio/seating area
- Some on-site shared parking

GABRIEL BEHRMANN

Senior Associate Broker | Licensed in OR

971-237-2458

gabriel@capacitycommercial.com

JEFF FALCONER, SIOR

Principal | Licensed in OR

503-542-4346

jeff@capacitycommercial.com



PROPERTY SUMMARY



**FOR
LEASE**



PROPERTY DETAILS

Address	4231 N Interstate Ave Portland, OR 97227
Available Space	± 1,530 SF
Use Type	Office
Signage	On Building
Lease Rate	\$26.00 psf + Modified Gross. Tenant responsible for gas/electric/ internet and HVAC maintenance. Historically no opex passthroughs.
Availability	Now

Location Features

- In one of Portland's most dynamic and evolving corridors
- Open, flexible layout with a creative industrial feel
- Seamless access to I-5 and just minutes from Downtown
- MAX Light Rail service steps away
- Acclaimed eateries, coffee shops, and breweries nearby
- Whether you're a design studio, marketing agency, or boutique creative firm, this space offers the energy, accessibility, and authenticity to elevate and market your brand

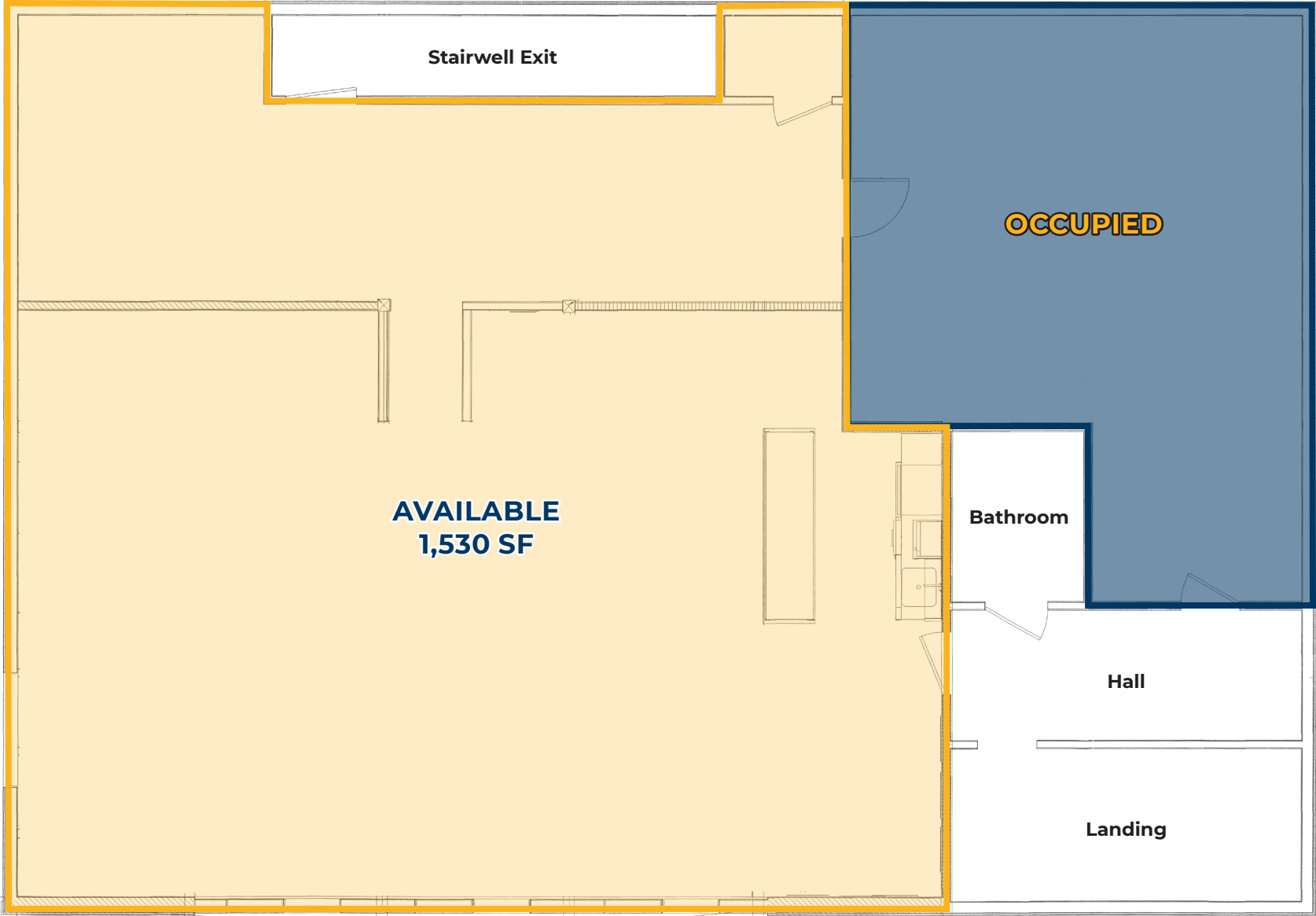
Nearby Highlights

- The Alibi Tiki Lounge
- Happy House Chinese Restaurant and Lounge
- Fire On the Mountain Buffalo Wings | Interstate
- Pinky's Pizza
- Satellite Tavern
- George's Corner
- La Perlita
- New Seasons Market
- Cocina Serrano
- Wen's Kitchen
- Nite Hawk
- Birrieria PDX Interstate
- Fred Meyer
- Jacksons Food Stores
- Portland Super Value Inn
- Monticello Motel
- Travelers' House

TOP FLOOR PLAN

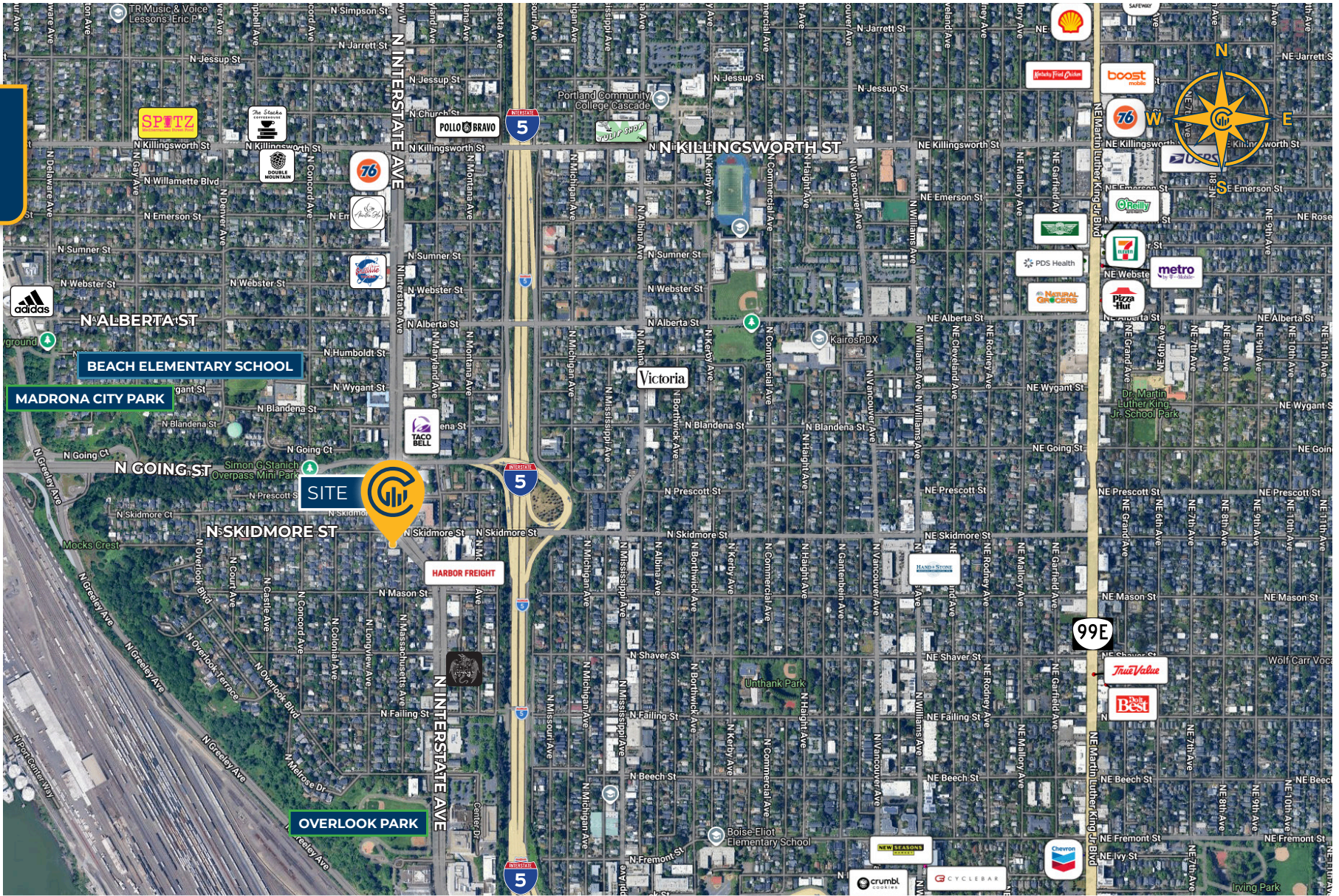


FLOOR PLAN





LOCAL AERIAL MAP



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



capacity
POWER OF PLACE

GABRIEL BEHRMANN
Senior Associate Broker | Licensed in OR
971-237-2458
gabriel@capacitycommercial.com

JEFF FALCONER, SIOR
Principal | Licensed in OR
503-542-4346
jeff@capacitycommercial.com