



FOR LEASE

322 NW 8th Avenue

PORTLAND, OR



## Features

**AVAILABLE** 5,000 SF

**RATE** \$22 PSF + NNN

**NNN** 2022 estimate \$5.57 SF

**USES** Commercial

**ZONING** CX (Central Commercial)

**BUILT** 1926 / 2004

**WALK SCORE** 100 - Walker's Paradise

**BIKE SCORE** 98 - Bikers Paradise

**AMENITIES** include a conference room, private office/huddle rooms, kitchen area, break room area, 2 restrooms and a shower

**EXCELLENT** location near Trimet bus & MAX: green, yellow & orange lines

**CARYL BROWN**

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# 322 NW 8th Avenue

PORTLAND, OR

## Offering

322 NW 8th is a single level and single story building steps from Portland's Northwest Park Blocks and Pearl District. The 5,000 square foot space is available immediately and is ideal for any commercial use, including creative office or retail or a design showroom. The skylights and glass roll-up garage doors provide tons of natural light for the space. It also benefits from a dedicated conference room, kitchen and restrooms with a shower. The building is seismically upgraded and fully sprinkled.

As its name suggests, the Pearl District of Downtown Portland hosts the most refined urban living in Portland, as well as restaurants by esteemed chefs, reputable art galleries, renowned businesses, coveted retail space and more. 322 NW 8th is welllocated in the North Park Blocks, adjacent to the Pearl District between NW Flanders and NW Everett. It is easily accessible, both by car and transit - Trimet's MAX Station (Green, Yellow and Orange Lines) is nearby and there are many bus stops in the immediate area. Neighboring landmarks, retailers and attractions include the Portland Main Post Office, The Hampton Inn & Suites, World Foods and the Brewery Blocks.

**5,000 SF** single-level and tenant building in Portland Park Blocks

**MOVE-IN READY** and fully built out ready to occupy for a creative office

**SKYLIGHTS** and glass roll-up garage door provide ample natural light

**PARK BLOCKS** setting with easy access to the Pearl District



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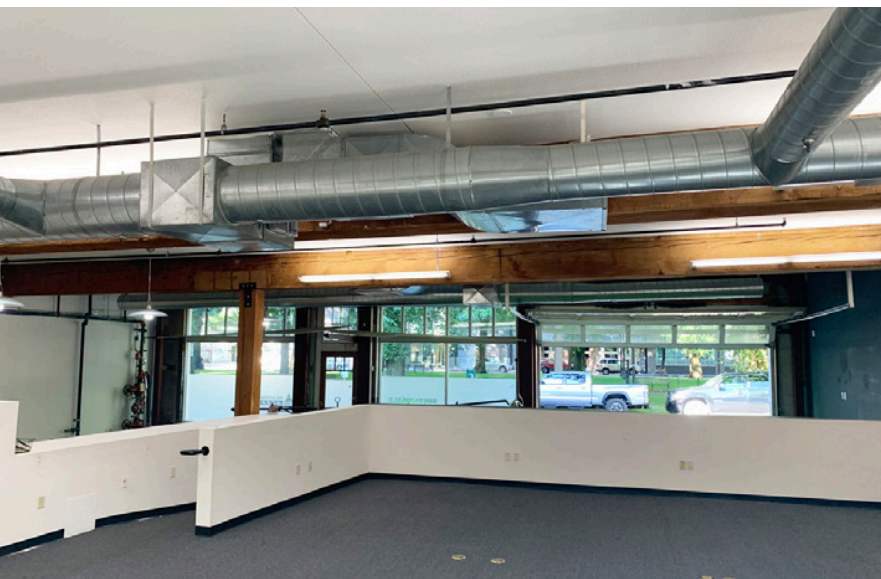
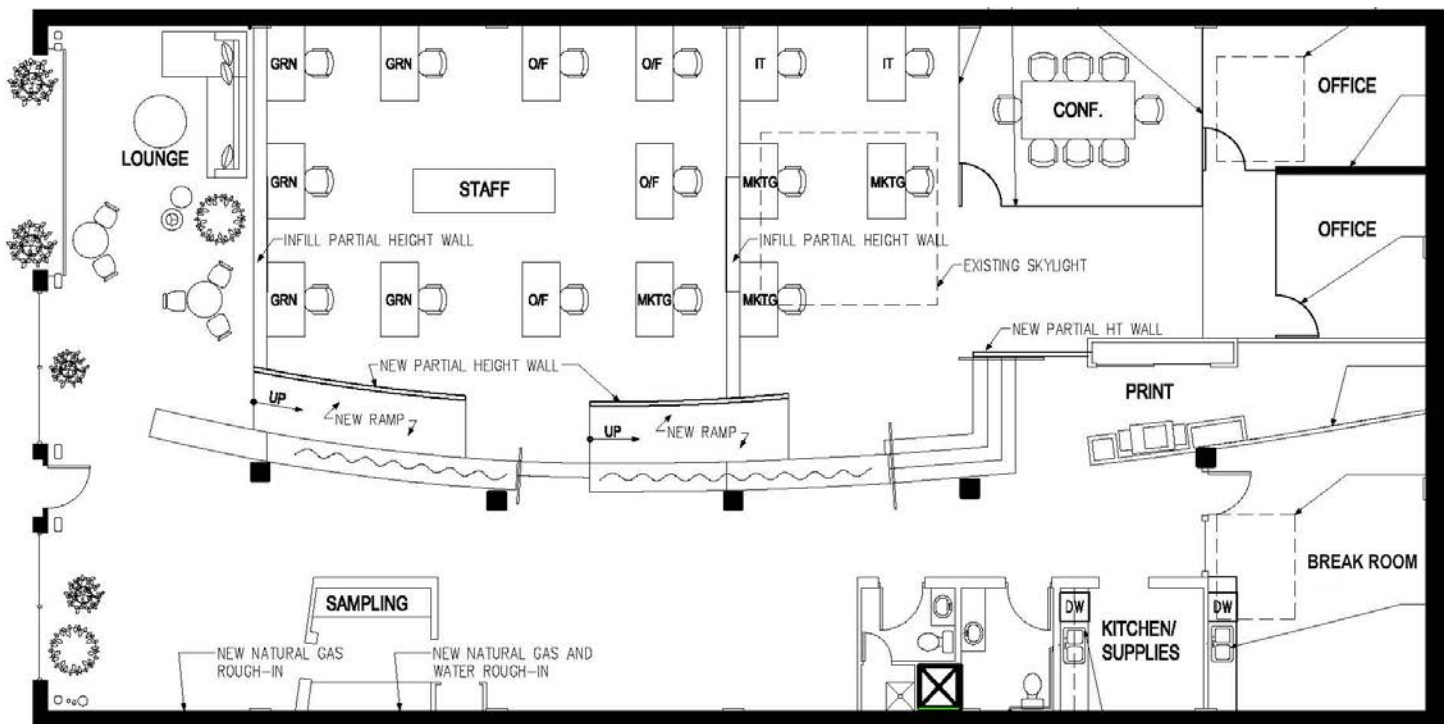
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## Floor Plan



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## DEMOGRAPHICS

	Avg HH Income	# of HH	2020
1 mile	\$87,449	29,965	46,895
3 miles	\$108,985	99,115	193,676
5 miles	\$109,471	200,301	435,844

## POPULATION

Portland MSA	Portland	Multnomah County
2,750,000	664,103	818,078

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