

Close-In NW Office Sublease

811 NW 19TH AVE, PORTLAND, OR 97209



PROPERTY DESCRIPTION

Great NW Portland office sublease opportunity in the historic W.B. Ayer House. Second floor walk-up suite with six private offices, reception/waiting area and storage/supply room. High ceilings and historic charm are present throughout the suite, including functional fireplaces in each private office. Two reserved parking spaces are included in the lease at no charge. Asking Base Rent is \$16.48/RSF on a triple-net (NNN) basis with NNNs running approximately \$9.25/RSF.

PROPERTY HIGHLIGHTS

- Excellent sublease opportunity (term through March 31, 2026)
- Historic landmark building in desirable Northwest Historic District
- 2 off-street parking stalls included at no charge
- Excellent access to public transit
- Highly walkable area, close to restaurants, coffee shops and

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$16.48 SF/yr (NNN) |
| Available SF: | 2,262 SF |
| Lot Size: | 21,486 SF |
| Building Size: | 19,519 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|-----------|-----------|
| Total Households | 27,703 | 90,734 | 199,222 |
| Total Population | 37,406 | 160,774 | 412,086 |
| Average HH Income | \$84,494 | \$102,076 | \$106,805 |

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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



Additional Photos

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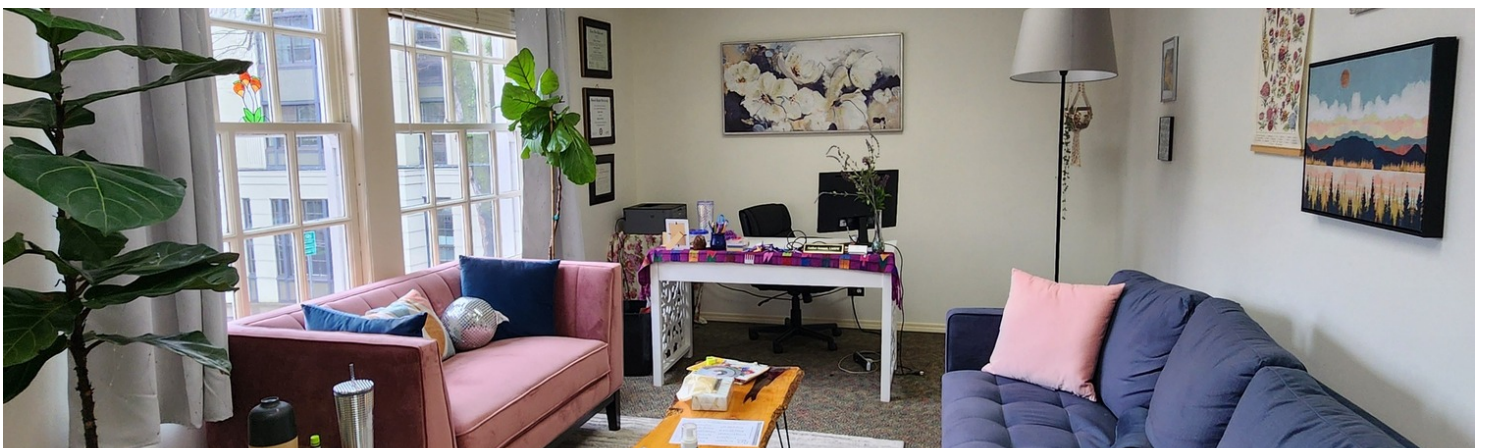
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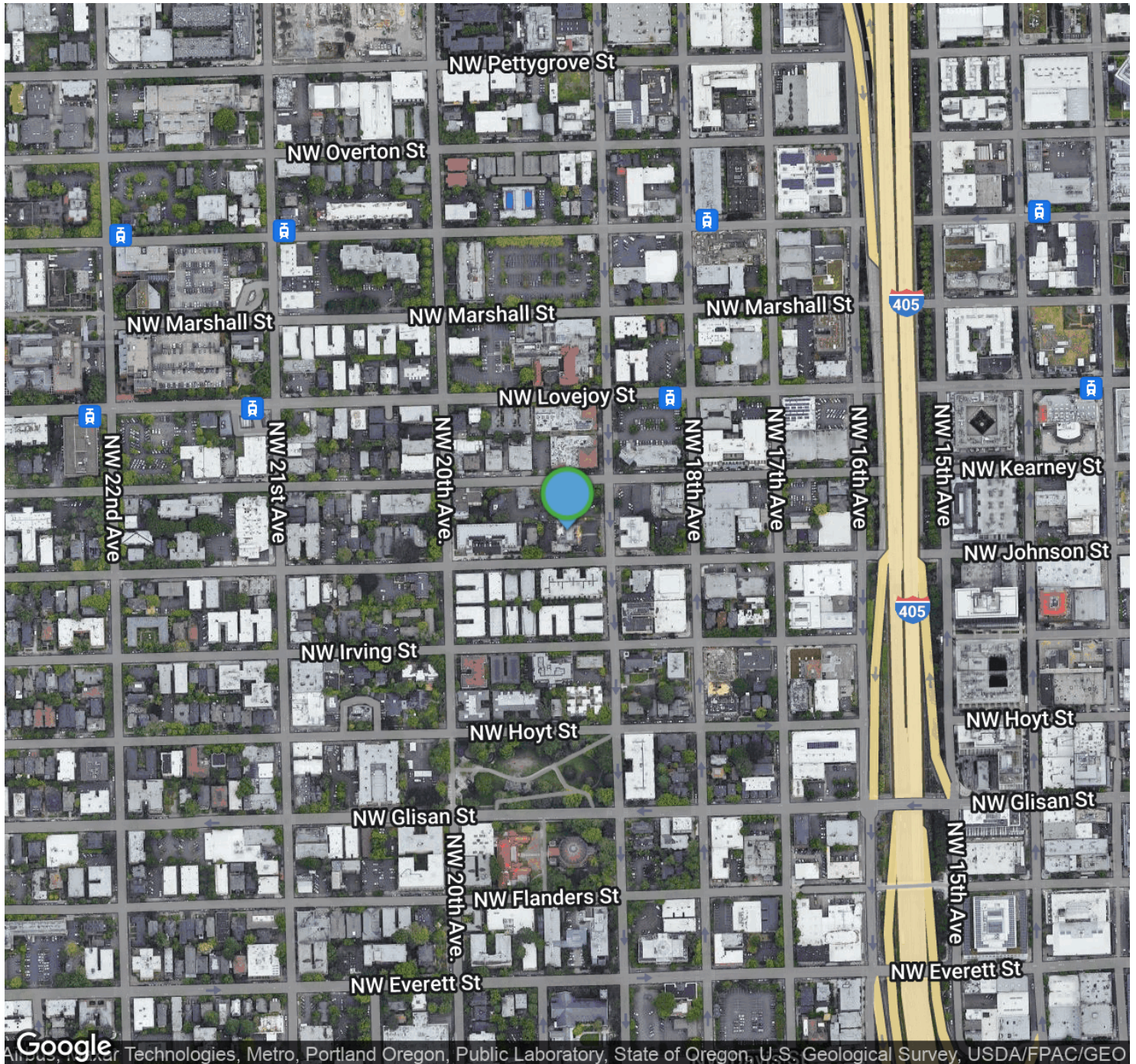
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Location Map

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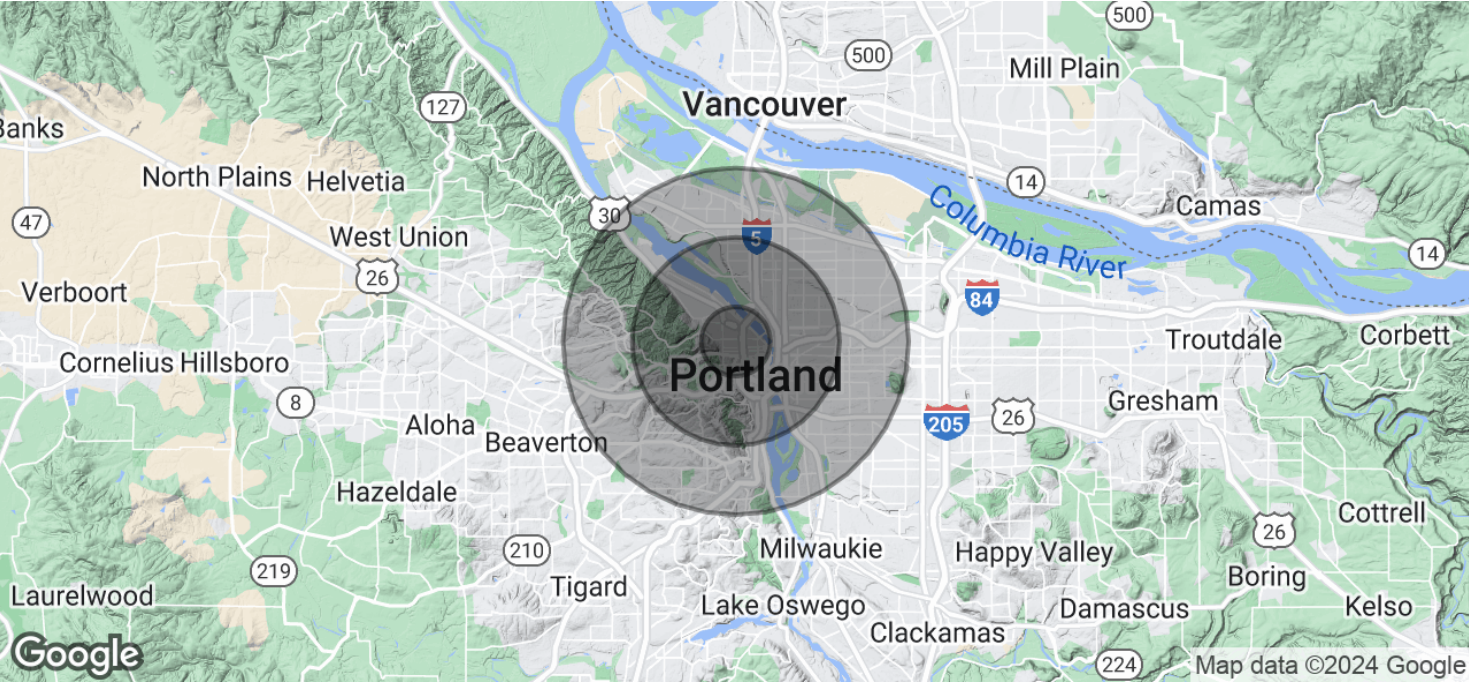
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Demographics Map & Report

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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 37,406 | 160,774 | 412,086 |
| Average Age | 40.3 | 38.8 | 39.1 |
| Average Age (Male) | 39.9 | 39.0 | 38.8 |
| Average Age (Female) | 40.8 | 38.6 | 39.4 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 27,703 | 90,734 | 199,222 |
| # of Persons per HH | 1.4 | 1.8 | 2.1 |
| Average HH Income | \$84,494 | \$102,076 | \$106,805 |
| Average House Value | \$357,209 | \$479,642 | \$510,649 |

* Demographic data derived from 2020 ACS - US Census

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