

**FOR LEASE | ±35,900 SF WH + Office**



1845 SE 3rd Avenue, Portland, OR 97214



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## PROPERTY DETAILS

**1845 SE 3rd Avenue, Portland, OR 97214**

Sub-Market: Close-In SE (Hosford-Abernethy)

Base Rent: Call For Rates

Space Size: **±35,900 RSF Total**  
±31,700 SF Ground Floor Warehouse  
±4,200 SF Upper Floor Office

Loading: 3 Double Wide Dock High Doors  
with 1 position as grade level loading ramp

Clear Height: 16' 6" (minimum)

Column Spacing: 24'

Sprinklered: Yes (Wet)

Power: ±400 Amps 3-Phase

Parking: 15+ Spaces

Signage: Building / Roof

Built: 1948

Zoning: IG1 (General Industrial 1) - City of Portland

## HIGHLIGHTS

- Main Floor Warehouse space with window showcase, restroom and storage
- Upstairs Office space with restroom and storage
- Competitive Rates and Terms
- 0.6 Miles to I-5 North and South Access
- 1 Block to Tri-Met bus & streetcar stops
- Access Scores: Walk: 70 | Bike: 98 | Transit: 76
- Nearby Retail & Attractions include: OMSI, Portland Spirit Cruises, Portland Opera, Kerr Bikes / Adaptive Biketown Rentals, Star Rentals, O'Reilly Auto Parts, Goodwill, Public Storage, Noosa Familia Coffee, Portland Integrative Fitness, The Glass Lab industrial office space

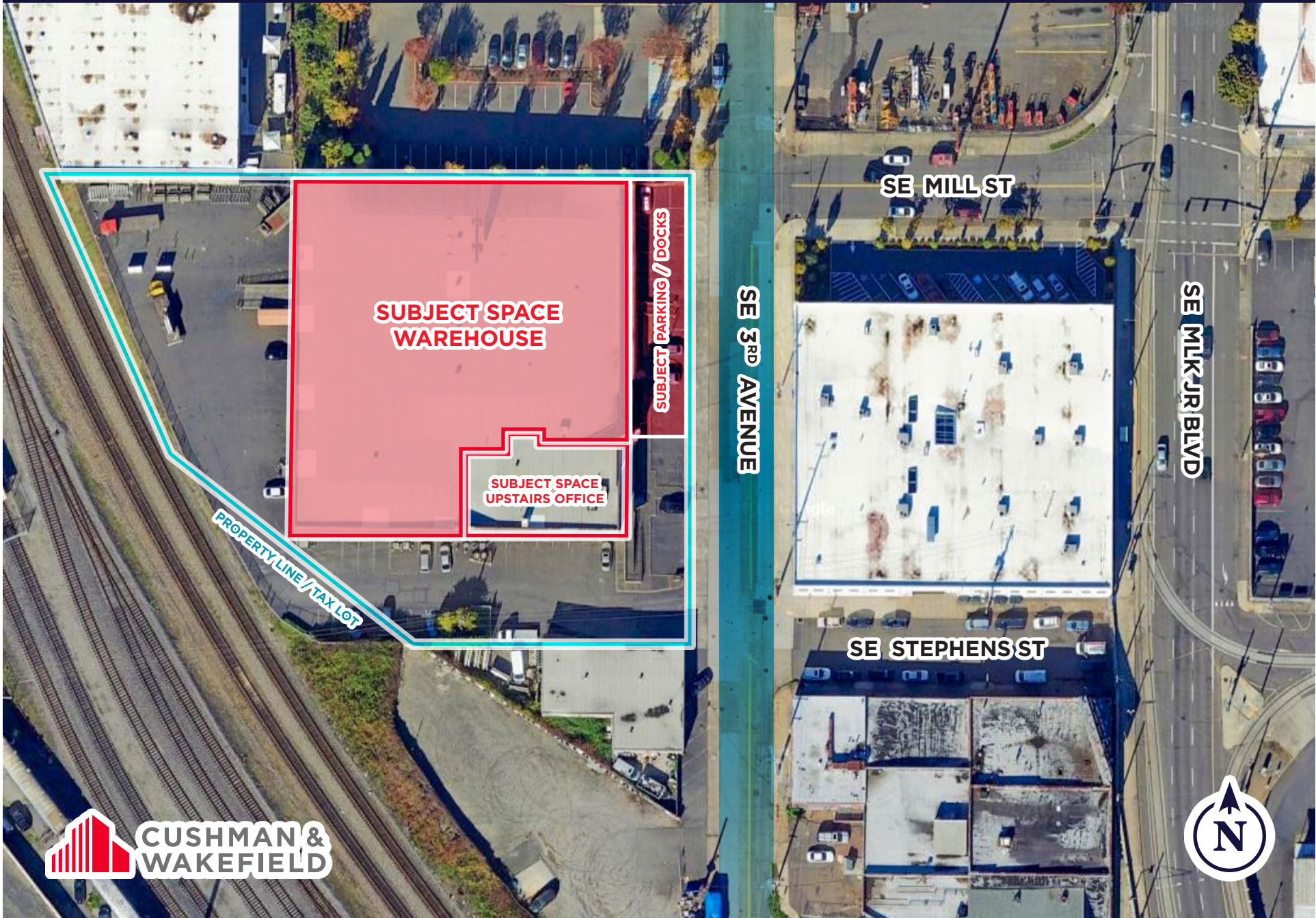
## LOCAL DEMOGRAPHICS

ATTRIBUTE	1 Mile	2 Miles	3 Miles
Population: 2024	23,887	119,259	214,702
Annual Growth: 2024-2029	4.2%	1.7%	0.5%
Daytime Employees	73,167	287,114	348,500
Businesses	7,279	24,422	34,489
Median Home Value	\$683,690	\$690,521	\$714,753
Average Household Income	\$100,849	\$99,766	\$112,754

*\*Demographics derived from CoStar.com for 1845 SE 3rd Avenue, Portland OR 97214*

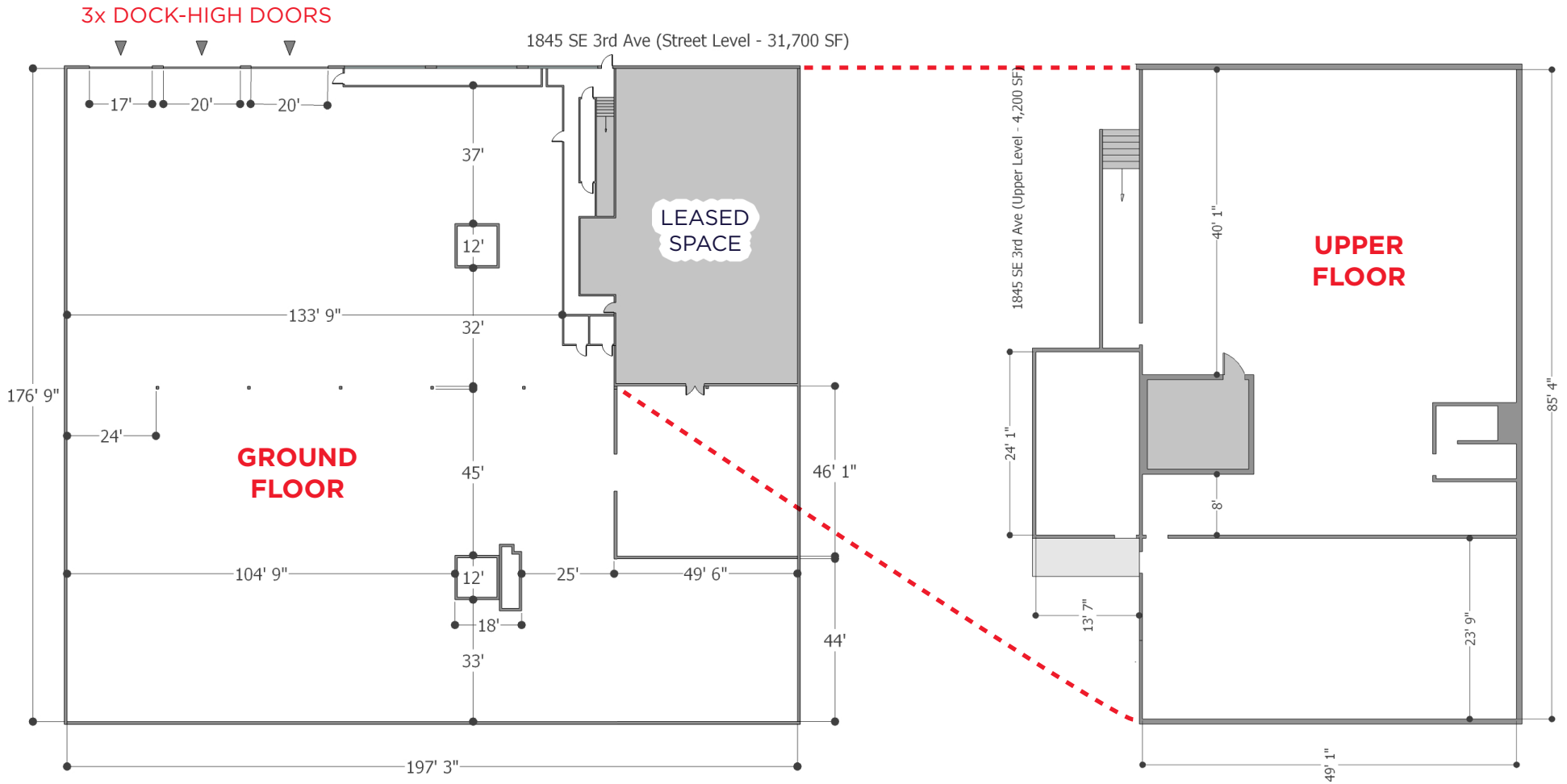


**SITE PLAN | 1845 SE 3rd Avenue, Portland OR 97214**



# FLOOR PLAN | 1845 SE 3rd Avenue, Portland OR 97214

← NE 3<sup>RD</sup> AVENUE →





Ground Floor Warehouse



Ground Floor Warehouse



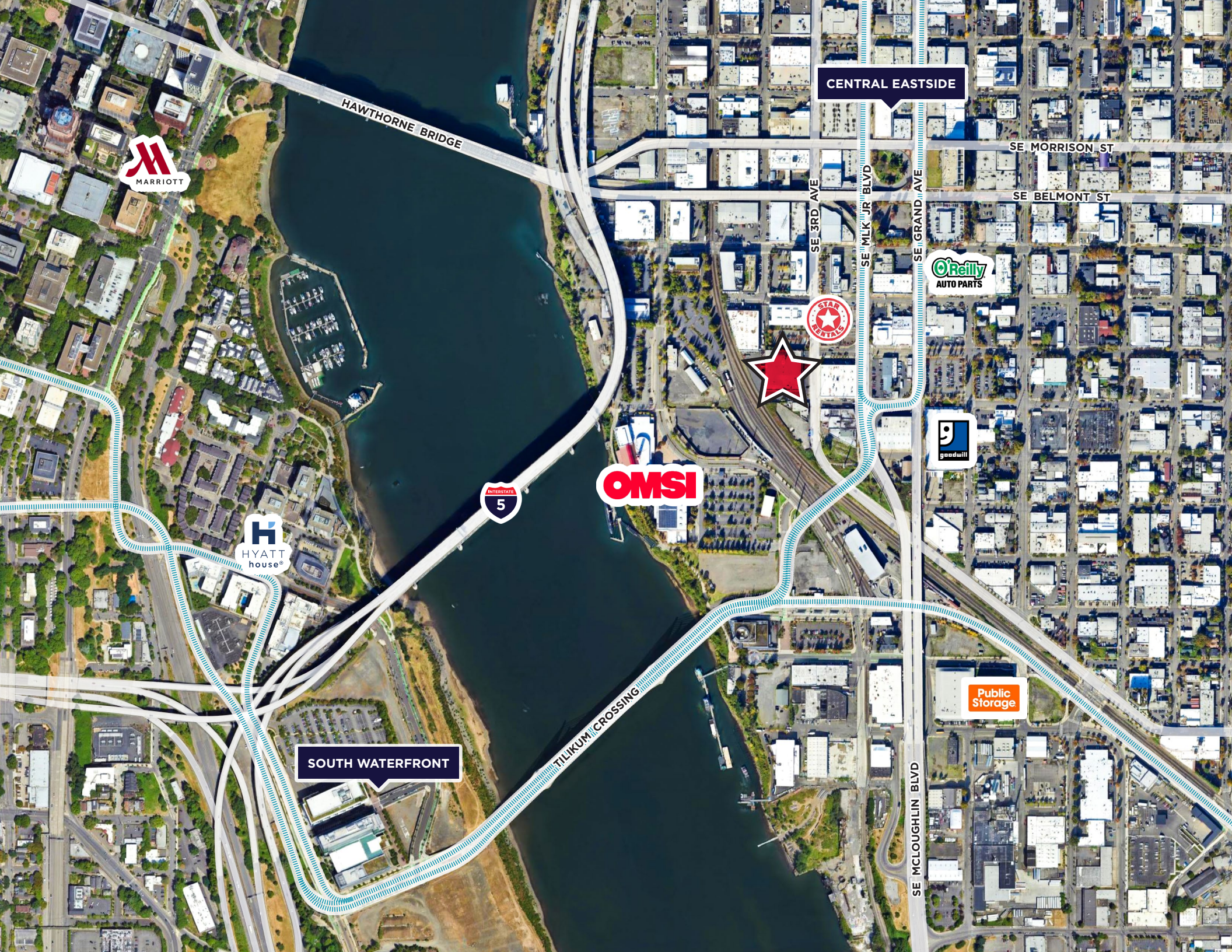
Upper Floor Office Space



Upper Floor Office Space







HAWTHORNE BRIDGE

CENTRAL EASTSIDE

SE MORRISON ST

SE BELMONT ST



OMSI



Public Storage



SOUTH WATERFRONT

TILIKUM CROSSING

SE 3RD AVE

SE MLK JR BLVD

SE GRAND AVE

SE MCLOUGHLIN BLVD





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