

**FOR LEASE | 3,100 SF Office**



232 NE 9th Avenue, Portland, OR 97232



**KAI FUHRMANN**

Senior Associate

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## PROPERTY DETAILS

**232 NE 9th Avenue, Portland, OR 97232**

Sub-Market: Close-In NE

Base Rent: \$4,000 / Month, ±\$250 (Utilities)  
Estimated: ±\$15.50 / SF MG

Space: ±3,100 RSF (Suite 2) Top Floor

Buildout: Office / Flex

Built: 1950

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



## HIGHLIGHTS

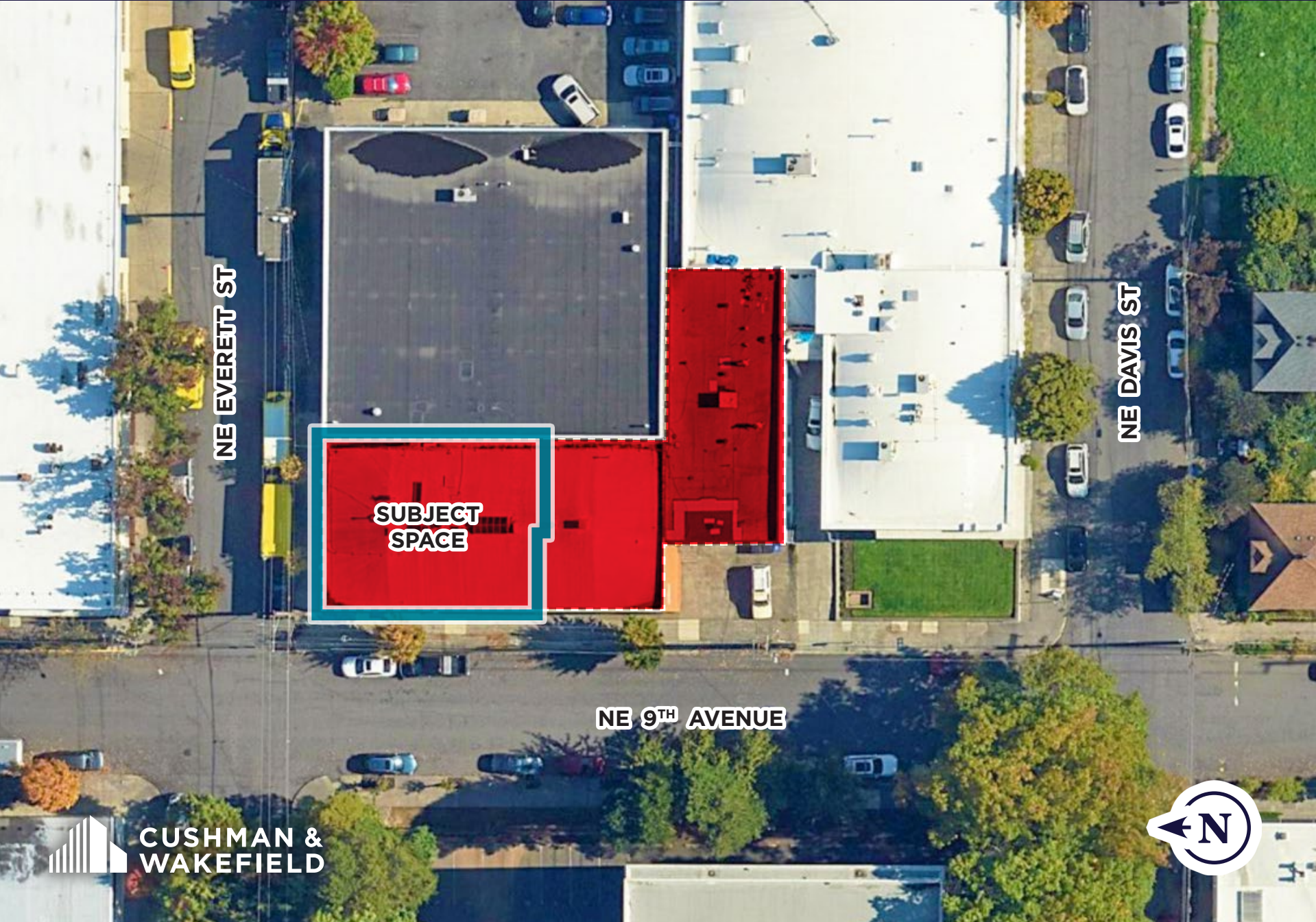
- Full second floor with 5 private offices, conference room, executive offices, storage, and restrooms
- Convenient corner lot location in inner NE, close to new I-84 pedestrian overpass
- Close to Tri-Met bus, streetcar & MAX stops, Oregon Convention Center, Moda Center, Lloyd District, and much more
- Competitive Rates and Terms
- Access Scores: Walk: 96 | Bike: 96 | Transit: 78

## LOCAL DEMOGRAPHICS

| ATTRIBUTE                  | 1 Mile    | 2 Miles   | 3 Miles   |
|----------------------------|-----------|-----------|-----------|
| Population: 2023           | 21,716    | 103,517   | 197,255   |
| Estimated Population: 2028 | 31,451    | 137,016   | 244,257   |
| Daytime Employees          | 61,120    | 190,675   | 335,765   |
| Businesses                 | 6,948     | 21,470    | 32,091    |
| Median Home Value          | \$613,279 | \$647,630 | \$637,175 |
| Average Household Income   | \$83,337  | \$100,425 | \$110,384 |

*\*Demographics derived from CoStar for 232 NE 9th Avenue, Portland OR 97232*

**SITE PLAN | 232 NE 9th Avenue, Portland OR 97232**



**NE EVERETT ST**

**NE DAVIS ST**

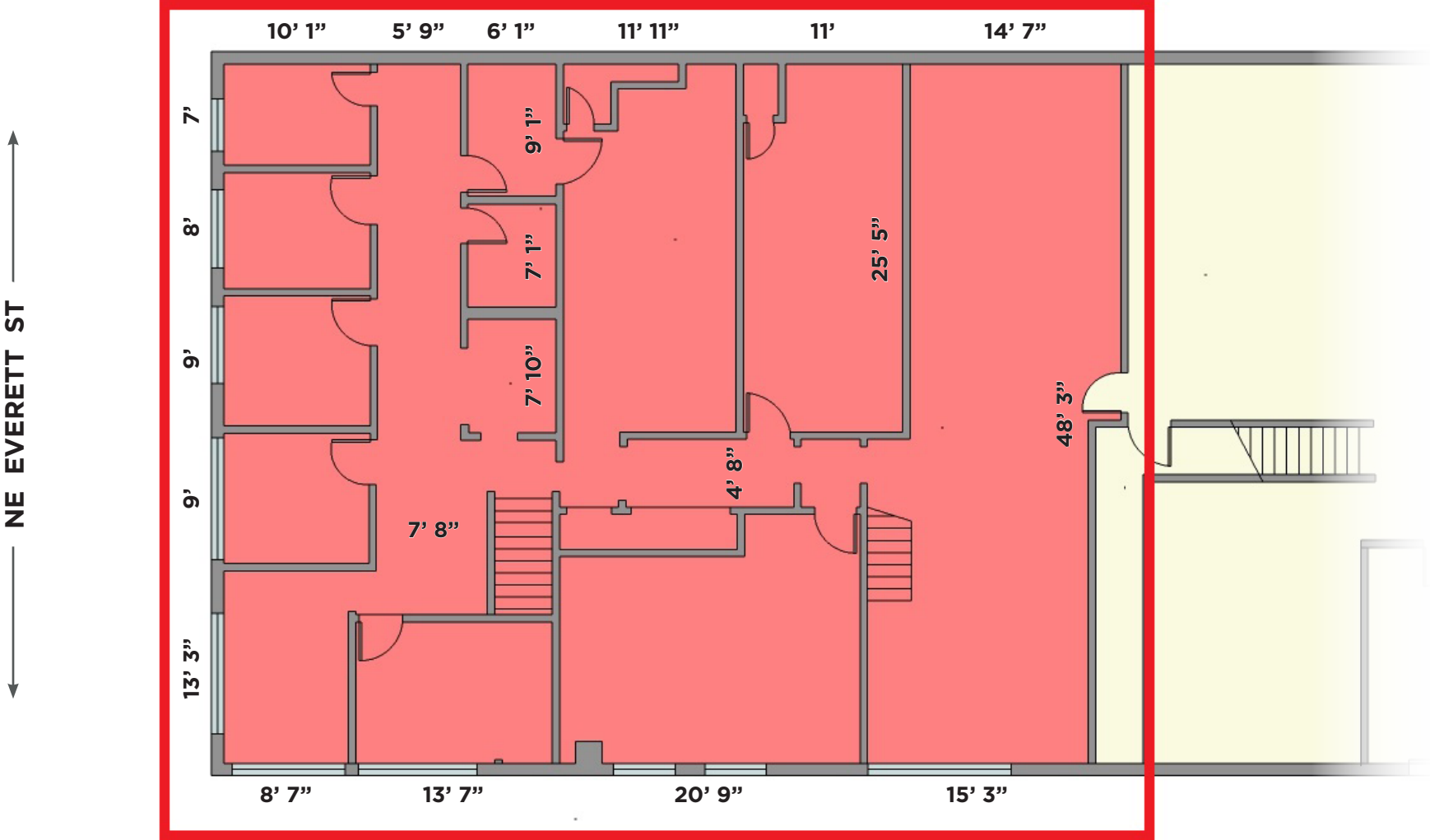
**NE 9<sup>TH</sup> AVENUE**

**SUBJECT SPACE**



**CUSHMAN & WAKEFIELD**

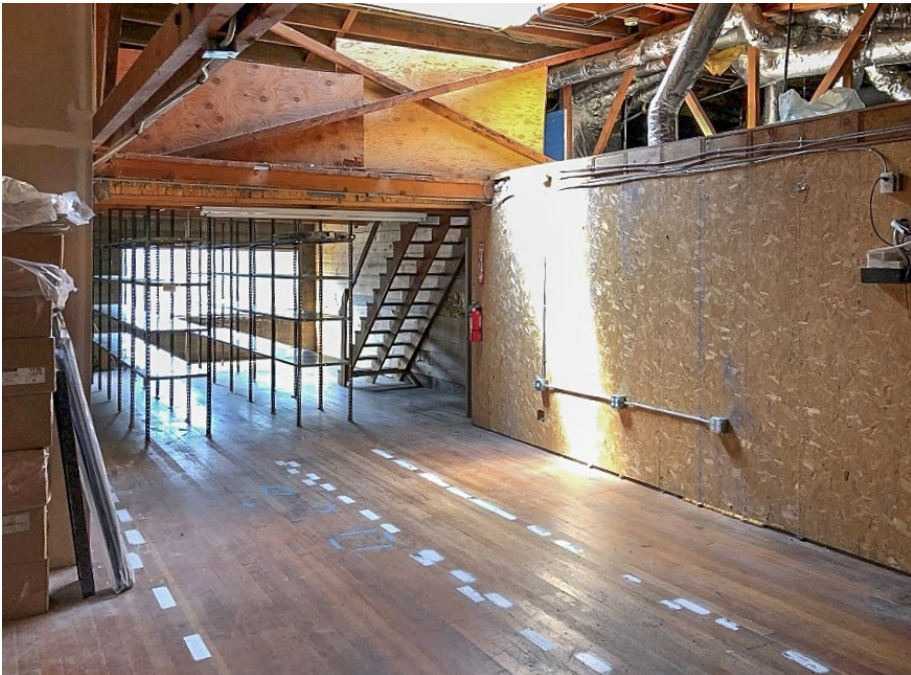
FLOOR PLAN | 232 NE 9th Avenue, Portland OR 97232



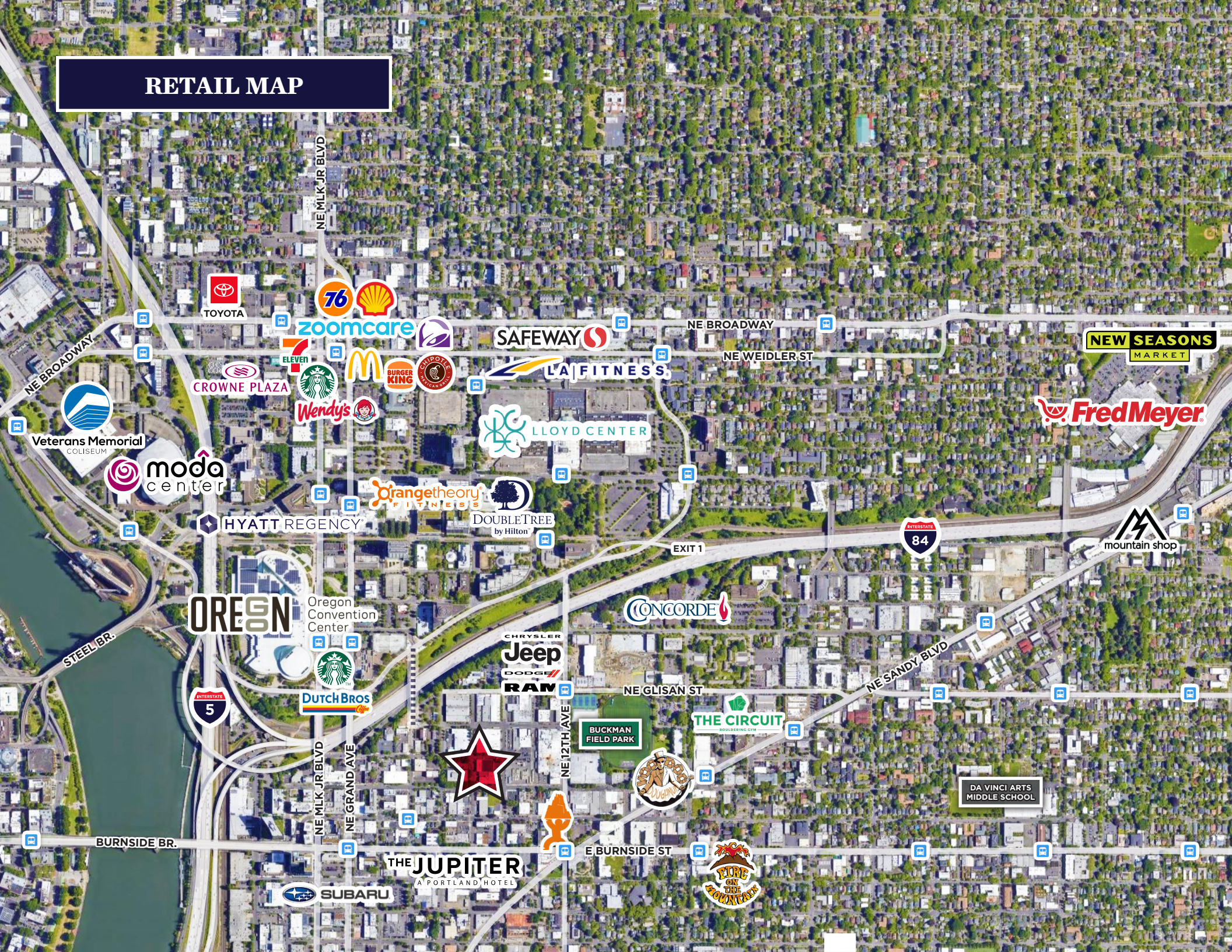
NE 9<sup>TH</sup> AVENUE







# RETAIL MAP



NE BROADWAY



NE WEIDLER ST



EXIT 1



Oregon Convention Center



NE GLISAN ST



NE 12TH AVE



NE SANDY BLVD

DA VINCI ARTS MIDDLE SCHOOL

BURNSIDE BR.

NE MLK JR BLVD

NE GRAND AVE



E BURNSIDE ST





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