

debbie
thomas

real estate

402 nw 13th ave
portland, or 97209
+ 1 503 226 2141
www.debbiethomas.com

FOR LEASE

retail | creative | restaurant | maker

AIRCRAFT FACTORY

3300 NE Broadway St.

call for pricing and tours

TAMER RIAD

+ 1 503 407 4328

tamer@debbiethomas.com

TROZELL BENWARE

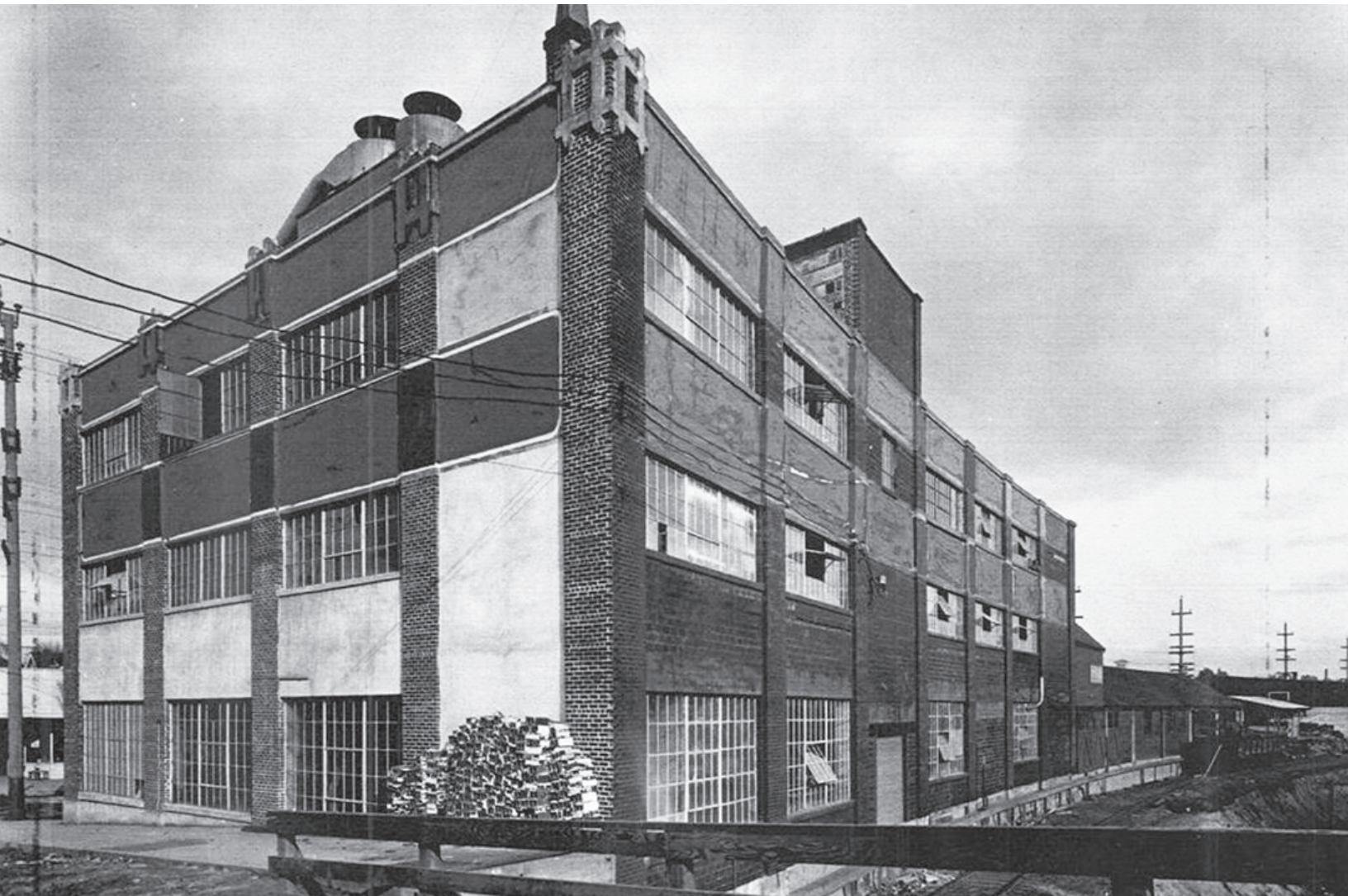
+ 1 971 506 3480

trozell@debbiethomas.com

ROBBIE MACNICHOL

+ 1 503 819 1110

robbie@debbiethomas.com



THE SPACE



LOCATION | 3300 NE BROADWAY STREET

DELIVERY | AVAILABLE 2019

USES | RETAIL, CREATIVE, RESTAURANT, MAKER

ZONING | EX

SQ. FT. | 2,950 – 7,000

The historic Aircraft Factory in the heart of Portland's Irvington neighborhood will provide two floors of creative office and ground floor retail with new modern touches, such as a rooftop "penthouse" office suite, garage rollup doors that open up to expansive wrap around patio with SE views. Located on the NE Broadway and I-84 corridor.

PROPERTY HIGHLIGHTS

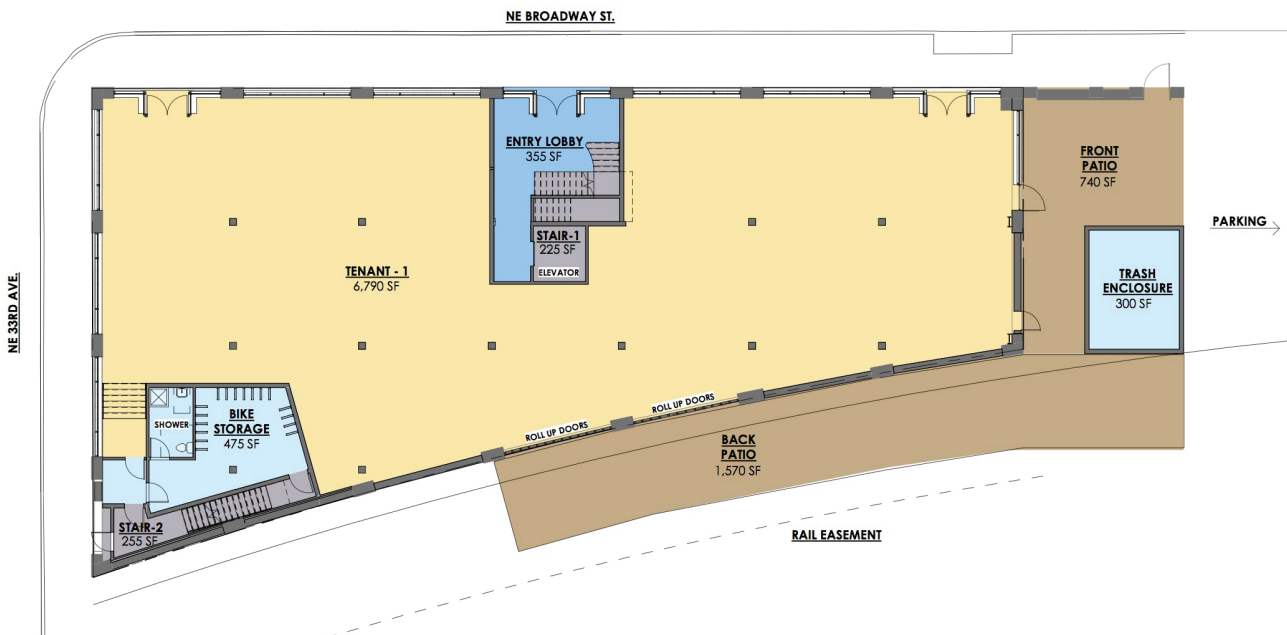
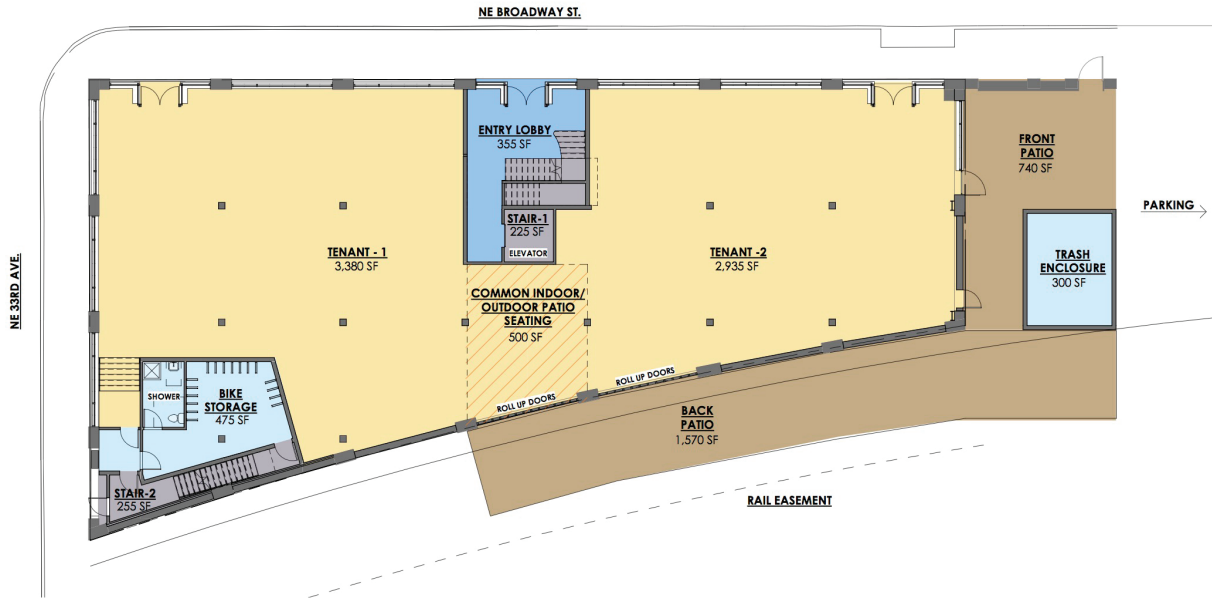
- Built in 1918 and renovated in 2019
- Prime corner retail opportunity in Irvington Neighborhood
- Busy intersection of NE 33rd and Broadway, off of the I-84 exit
- Walking distance from Grant High School and Grant Park
- Across the street from Grant Park Village Development, featuring a New Seasons Market and 211 residential units
- Easy freeway access and Max line
- Great signage opportunity & frontage on Broadway

PROPOSED IMPROVEMENTS

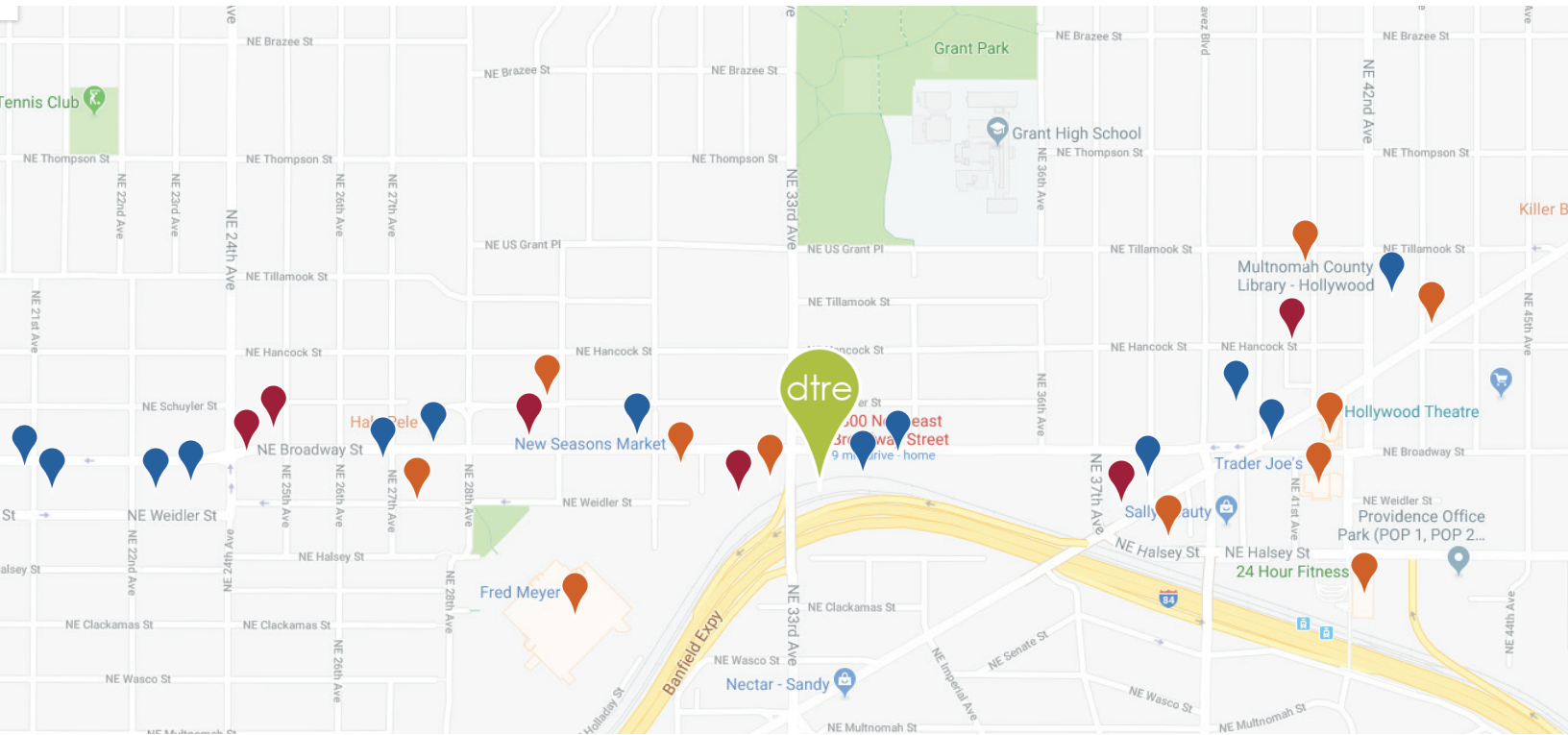
- Full seismic upgrade
- New plumbing
- New power
- Same look, new skin
- Back deck overlooking the Westside
- Bike storage
- Street parking opportunity and private parking lot
- Great signage opportunity on Broadway/I-405

FLOOR PLANS

*CONCEPTUAL



NEIGHBORS



FOOD & DRINK

180 Xurros
 Blind Onion Pizza & Pub
 Cha Cha Cha! Taqueria
 Columbia River Brewing Co.
 Costello's Travel Caffe
 Fleur de Lis Bakery & Cafe
 Full Moon Thai
 Hale Pele
 Nicholas Restaurant

Rose & Thistle Public House
 Saint Simon Coffee Co.
 Shandong
 Spielman Bagels & Coffee
 Sushi Chiyo
 Sweet Basil Thai Cuisine
 Swift Lounge
 Thai Pod
 The Moon & Sixpence

SHOPPING

Dania Furniture
 Hello! Good Morning!
 Mountain Shop
 Mud Bay
 Things From Another World
 Well Suited

SERVICES

24 Hour Fitness
 AT&T Store
 Fred Meyer
 Hollywood Theatre
 Multnomah County Library
 New Seasons
 NW Women's Fitness Club
 Rooks Barbershop
 Valerium Salon
 Whole Foods