

# THE OSPREY

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FOR LEASE



## USES

RETAIL  
OFFICE  
RESTAURANT  
MEDICAL

3700 SW RIVER PARKWAY,  
PORTLAND, OR 97239

## AVAILABILITY

4 UNITS  
1200-2300 RSF  
CAN BE COMBINED

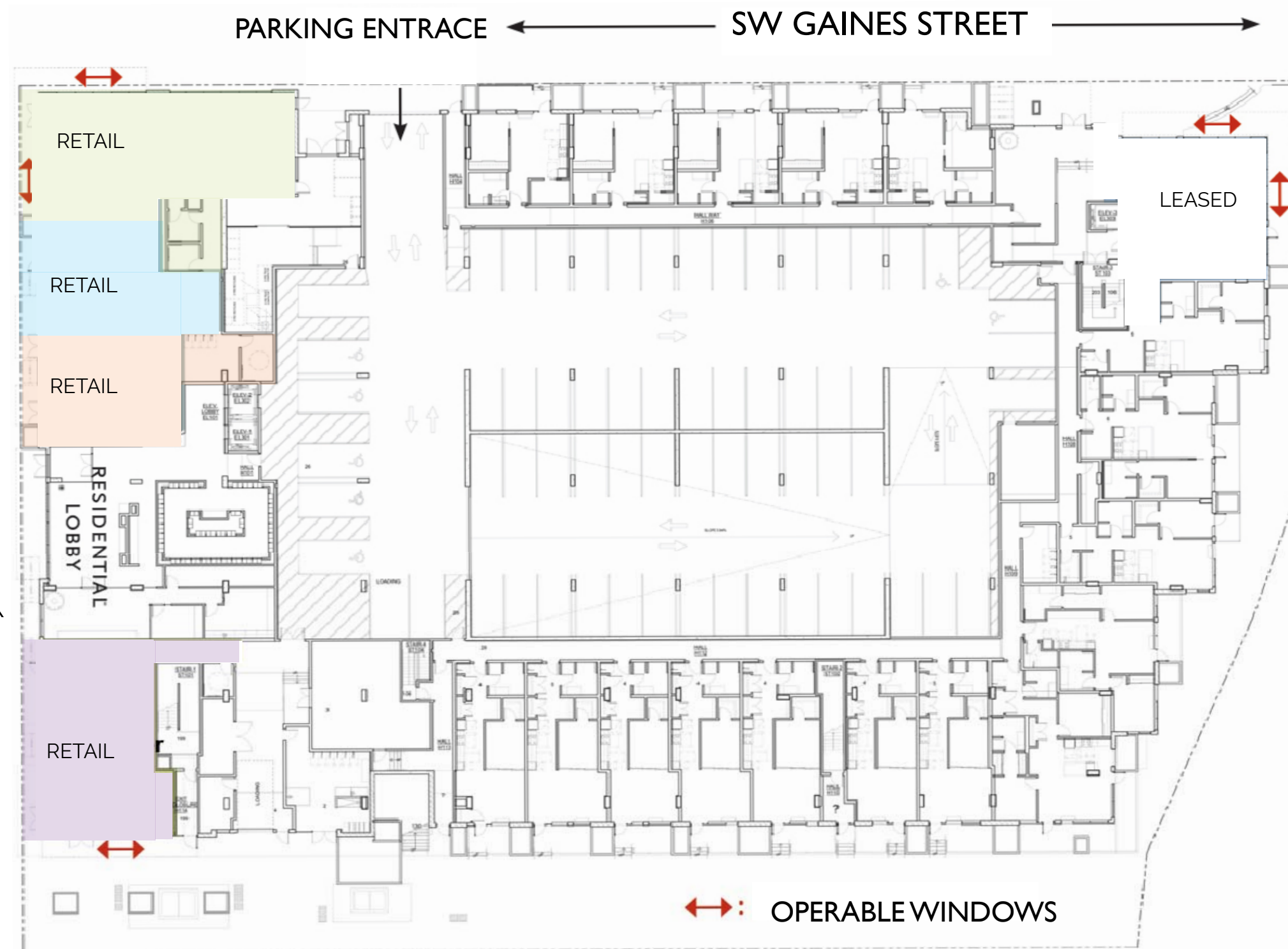


# THE SPACE

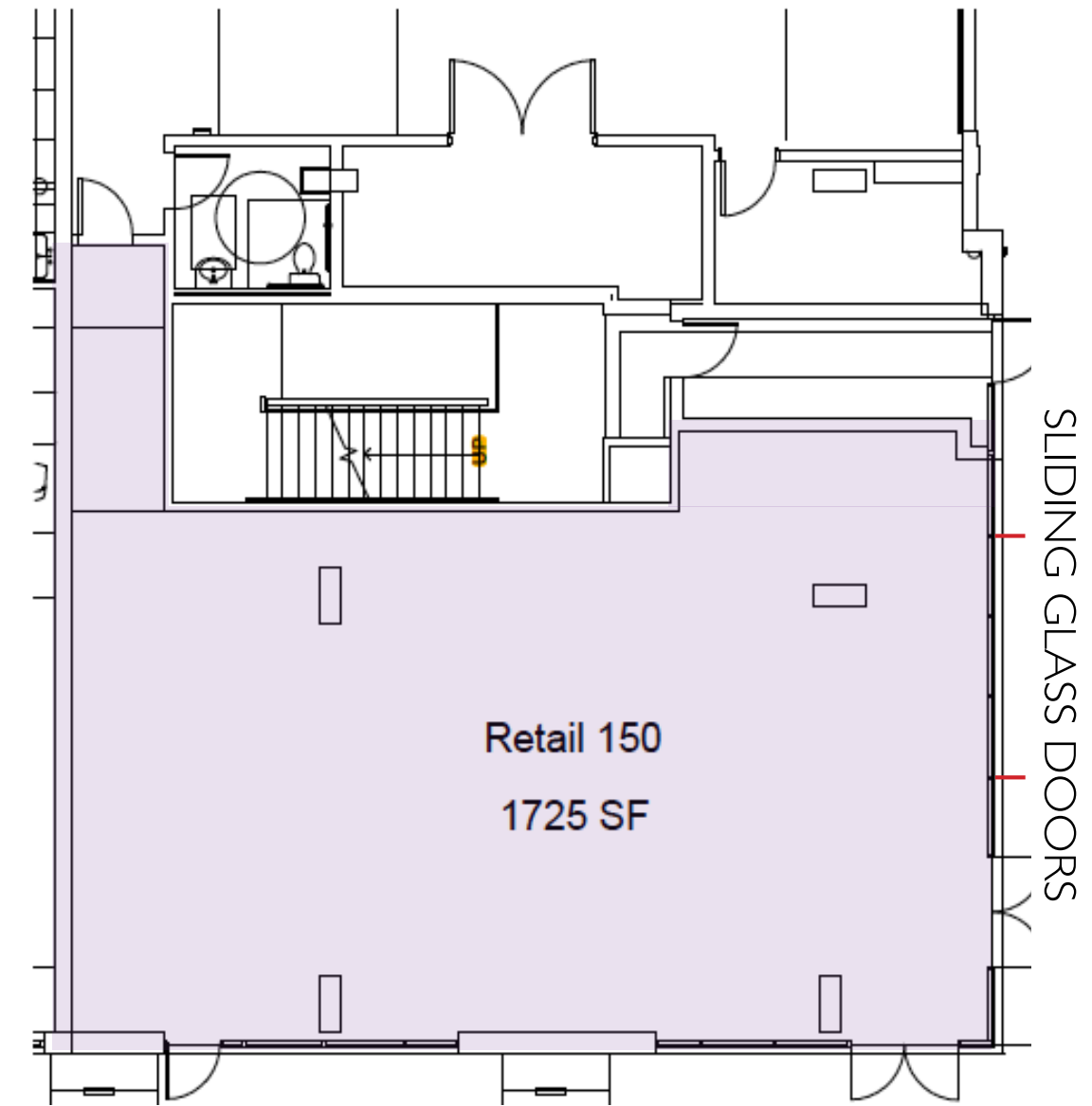
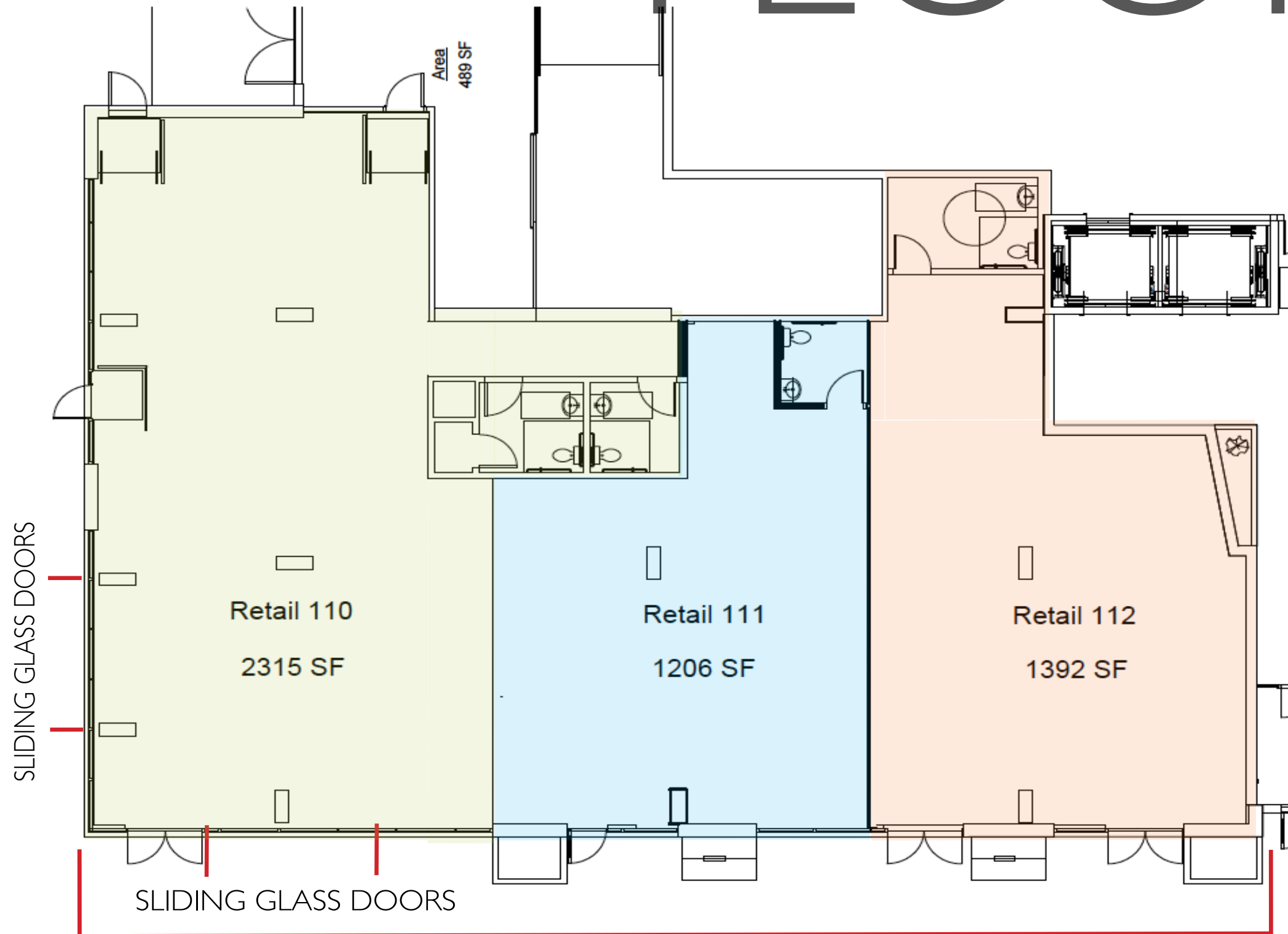
## ABOUT THE SPACES

Available now! The Osprey retail spaces provide a tremendous opportunity for a wide array of businesses. The spaces are equipped with a range of square footage options, tall ceilings, strong window lines with operable sliding glass doors and floor to ceiling windows. Also offered are potential restaurant buildouts, patio, outdoor seating, as well as employee parking options.

**LOCATION** | 3700 SW RIVER PARKWAY, PORTLAND OR  
**DELIVERY** | AVAILABLE NOW  
**USES** | RETAIL, OFFICE, RESTAURANT, MEDICAL  
**ZONING** | CX  
**SQ. FT.** | 1200 - 2300 RSF | CAN BE COMBINED



# FLOOR PLAN



# NEIGHBORHOOD

- 2018 ESTIMATED MEDIAN HOUSEHOLD INCOME: \$91,840
- 2018 ESTIMATED HOUSEHOLDS: 2,006+
- 2018 TRAFFIC COUNT:  
19,092 SW Macadam Ave & SW Gaines St.



## HOUSING

- The Ella / 199 apt units
- The Matisse / 274 apt units
- Gray's Landing / 201 apt units
- Gaines Street Apartments / 12 apt units
- Meriwether / 245 condo units
- Atwater Place / 214 condo units
- John Ross / 303 condo units
- The Ardea / 355 apt units
- Riva on the Park / 292 apt units

## FOOD & DRINK

- |                       |                        |
|-----------------------|------------------------|
| Bambuza               | Daily Cafe at the Tram |
| Whats the Scoop?      | Con Leche              |
| Blue Star             | Oracle Coffee Company  |
| Sweet Heart Pizza     | Elephants Deli         |
| Little big Burger     | Cha Cha Cha            |
| Frank Wine Bar        | Al Hawr                |
| Greenleaf Juice       | Pizza a'Fetta          |
| Old Spaghetti Factory |                        |

## SERVICES

- |                             |               |
|-----------------------------|---------------|
| Montessori Children's House | Rex Nails     |
| Sean Z Becker Real Estate   | Oranj Studio  |
| OHSU - Wellness Center      | Orange Theory |
| Oregon Ballet Theatre       | Umpqua Bank   |

## PARKS

- Elizabeth Caruthers Park
- Heritage Tree Park
- South Waterfront Greenway

The Osprey is a luxury apartment building in the heart of the South Waterfront district where Urban meets Oasis. Easy access to downtown via the Portland Street Car and to the inner Eastside via the Tillicum Crossing, making this LEED-Gold certified project a prime retail hub. This bustling neighborhood is right on the waterfront and surrounded by a number of high-rise apartment and condominium buildings as well as a robust and abundant OHSU workforce. With direct freeway access, on street parking options and a wide variety of retailers and services, the South Waterfront neighborhood makes for a diverse and engaging community.

