

# FOR LEASE

4509 SE Cesar E Chavez Blvd.  
Portland, OR. 97202

**APPROX 1600 SF**  
**Available Now**  
**CALL FOR RATES!**

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**thomas** | real estate



# PROPERTY DETAILS

Office space located in west Forster-Powell neighborhood, on the corner of SE Holgate and SE 39th, on the bus line to Reed College. Walkable to Starbucks, Walgreens, Trader Joe's, and directly across the street from a new retail development. Nearby neighborhoods include Mount Tabor, Richmond, and Woodstock.

Type: 3 Star Office

Approx SF: 1,600

Land SF: 13,727

Stories: 1

Class: B

Taxes 2016: \$5,027.88

Construction: Wood Frame

Year Built: 1978

Year Renovated: 1992

Parking: 17 Surface Spaces

RI zoning - proposed change CM3 - Q1 2018

Tenants are on month-to-month term



**73**

WALK



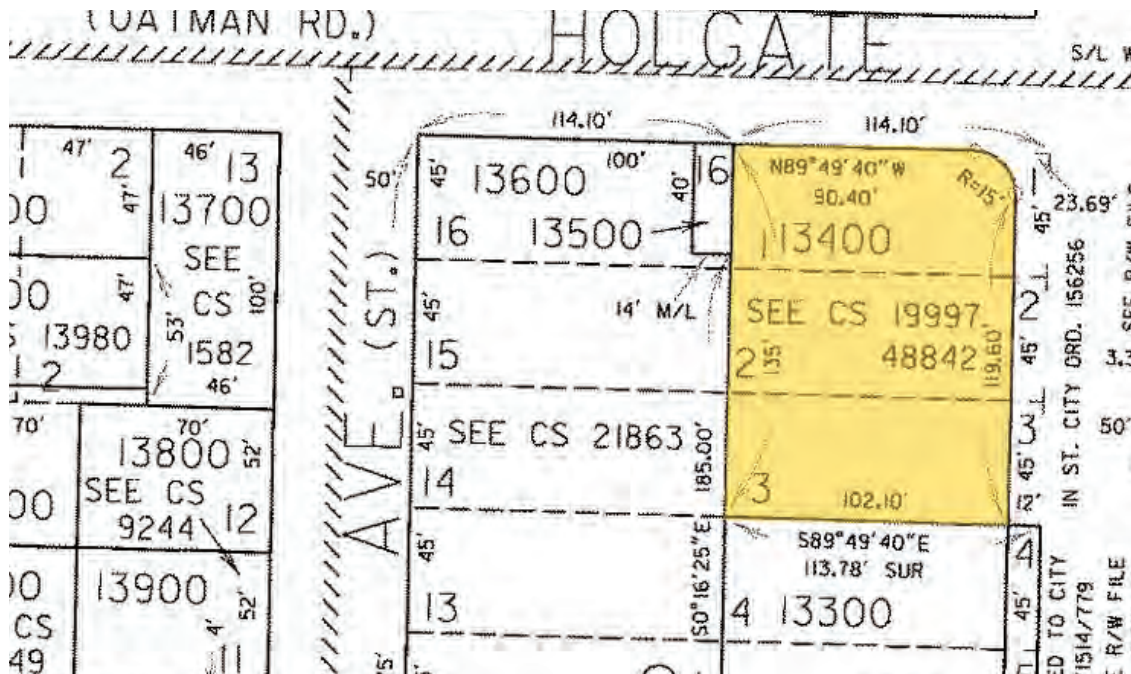
**86**

BIKE



**51**

RIDE



## DEMOGRAPHICS 3Mi

Population: 192,775

Average Age: 39

Median HH Income: \$67,040

Daytime Employees: 107,934

Population Growth: '18-'23 6%

Traffic: SE Holgate Blvd 17,213

# FLOOR PLAN



LEASED

RESTROOM

RESTROOM

ELECTRICITY ROOM

OFFICE

OFFICE

CONFERENCE ROOM

OFFICE

OFFICE