



# FOR LEASE

RESTAURANT | BAR | RETAIL

1639 NW Marshall

2,700 SF | \$32 per SF + NNN\*

*\*Please Do Not Disturb Current Tenant*

**debbie**  
**thomas** | real  
estate

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# THE PROPERTY

## NOW AVAILABLE

for lease, this commercial restaurant/retail space is located at the corner of NW 17th and NW Marshall in the Nob Hill neighborhood of NW Portland.

Steps from the central Pearl/ West End, NW 23rd Avenue corridor, and Slabtown neighborhood, this renovated gem was originally built in 1918, and is in the heart of one of Portland's most dynamic areas. A unique mix of modern apartment buildings and well established retailers make for a perfect combination.

Nearby businesses of note include New Seasons Market, Pine State Biscuits, St. Jacks, Tender Loving Empire, Salt & Straw, Cinema 21, Core Power Yoga, BodyVox, Good Coffee, Beasaws, and Boke Bowl.

The lease includes a full kitchen with additional available FF&E, a spacious outdoor patio, office space, and ample storage.



### NOB HILL DEMOGRAPHICS

Walker's Paradise

97

Excellent Transit

80

Biker's Paradise

98



# THE SPACE

## CURRENTLY OPERATING

as a dine-in restaurant, this 2,700 SF commercial space with outdoor seating would be a nearly turnkey option for a restaurant or bar.



## FEATURES

- 2,700 SF Structure
- Full kitchen (hood, walk-in cooler, grease trap, etc)
- Event space / private dining
- Large outdoor patio
- ADA restroom
- Office space
- 2nd kitchen/ prep space
- 2nd hood (wood/coal vented)
- FF&E available



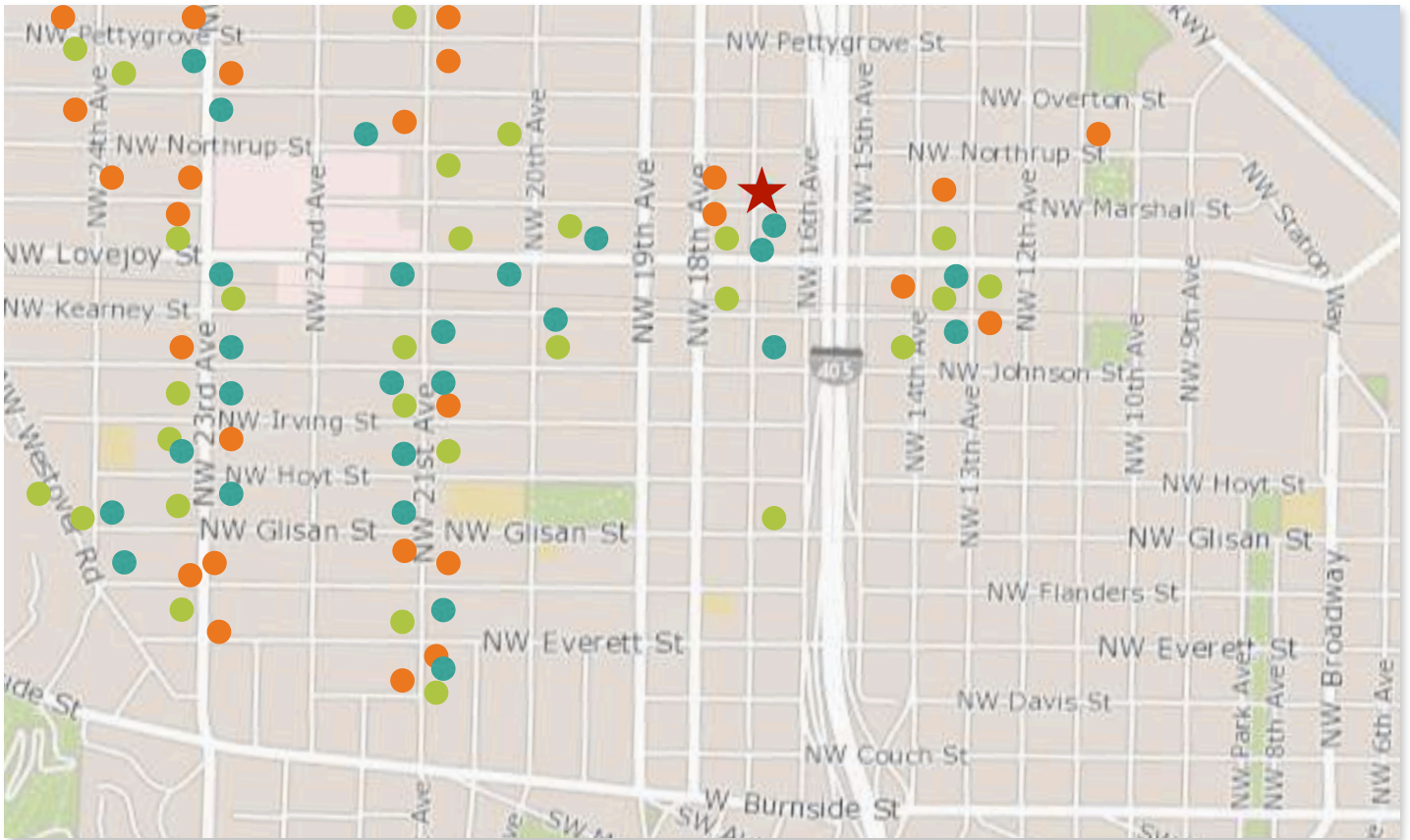


# AVAILABLE FF&E\*





# AROUND THE NEIGHBORHOOD



**1639 NW MARSHALL** is ideally situated in Nob Hill between Slabtown and the Pearl District and includes quick access to Portland Streetcar with a bike score of 98 and walking score of 97. Nearby parks include Tanner Springs Park, Couch Park and Jamison Square.

## SHOP

New Seasons Market  
Prana  
Sloan Boutique  
Betsy & Iya  
REI Portland  
Blush Beauty Bar  
Pistils Nursery  
Fetch Eyewear  
MAC Cosmetics  
Tender Loving Empire  
Lucky Brand  
Dojo Outfitters

## EAT

Life of Pie  
Pine State Biscuits  
St. Honore Bakery  
St. Jacks  
Salt & Straw  
XLB  
Mama Bird  
Ataula  
Bamboo Sushi  
Papa Haydn  
Boke Bowl  
Grassa

## RELAX

DragonTree Cafe  
Kiva Cafe & Spa  
Lotus Blossom Organic Spa  
BioLounge  
The Float Shoppe  
Kelsall Chiropractic  
Midas Nail Spa  
Core Power Yoga  
Orange Theory Fitness  
Good Coffee  
Root Whole Body NW  
Inn at Northrup Station

## FOR MORE INFORMATION CONTACT:

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