



FOR LEASE

RETAIL | RESTAURANT | OFFICE | MEDICAL

THE OSPREY

3700 SW RIVER PARKWAY
CORNER UNIT | 1,725 SF | NNN LEASE*

**Please call for rates and lease terms*

ROBBIE MACNICHOL | COMMERCIAL BROKER
c: 503.819.1110
robbie@debbiethomas.com

TAMER RIAD | COMMERCIAL BROKER
c: 503.407.4328
tamer@debbiethomas.com

**debbie
thomas** | real
estate

THE PROPERTY

NOW AVAILABLE

Mixed use commercial space now available at the luxury Osprey Apartments!

South Waterfront is a vibrant, dense and dense community in a high-rise district south of downtown - and the Osprey is the pinnacle of modern mixed-use enables you to thrive through balance: crisp modern homes, connection to nature, and metropolitan amenities.

Located in the desirable South Waterfront neighborhood near Downtown Portland, the Osprey Apartments provide a built-in clientele for commercial business. The location is also an attraction for non-residents, with an amazing selection of restaurants, easy access to the MAX, green spaces, and a weekly farmer's market, only minutes from downtown.

DEMOGRAPHICS

POPULATION | **6,726**

WALK SCORE | **73**

BIKE SCORE | **98**

TRANSIT SCORE | **65**

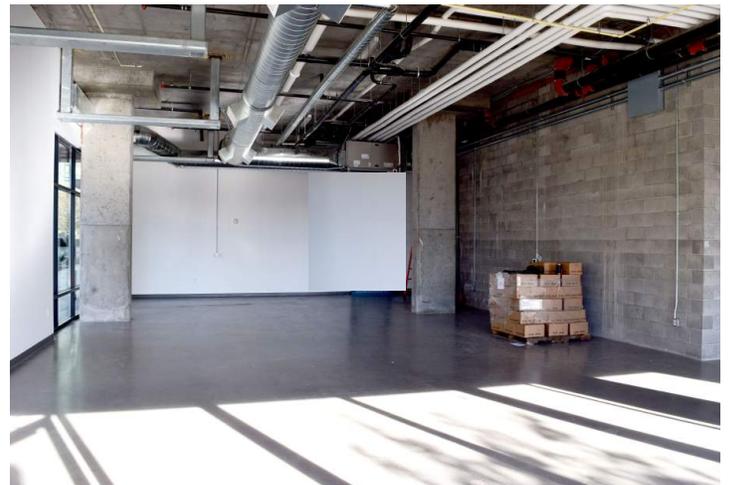
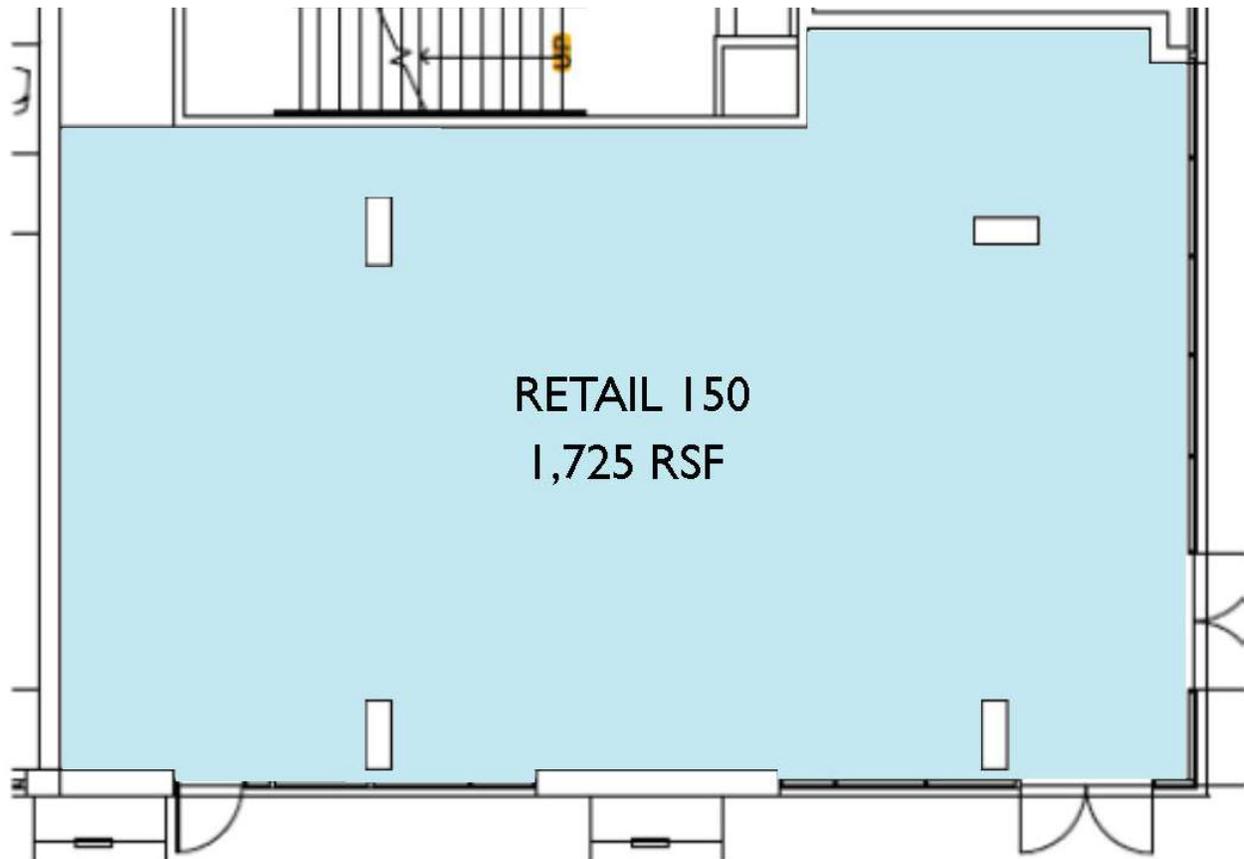
CRIME | **LOWEST**



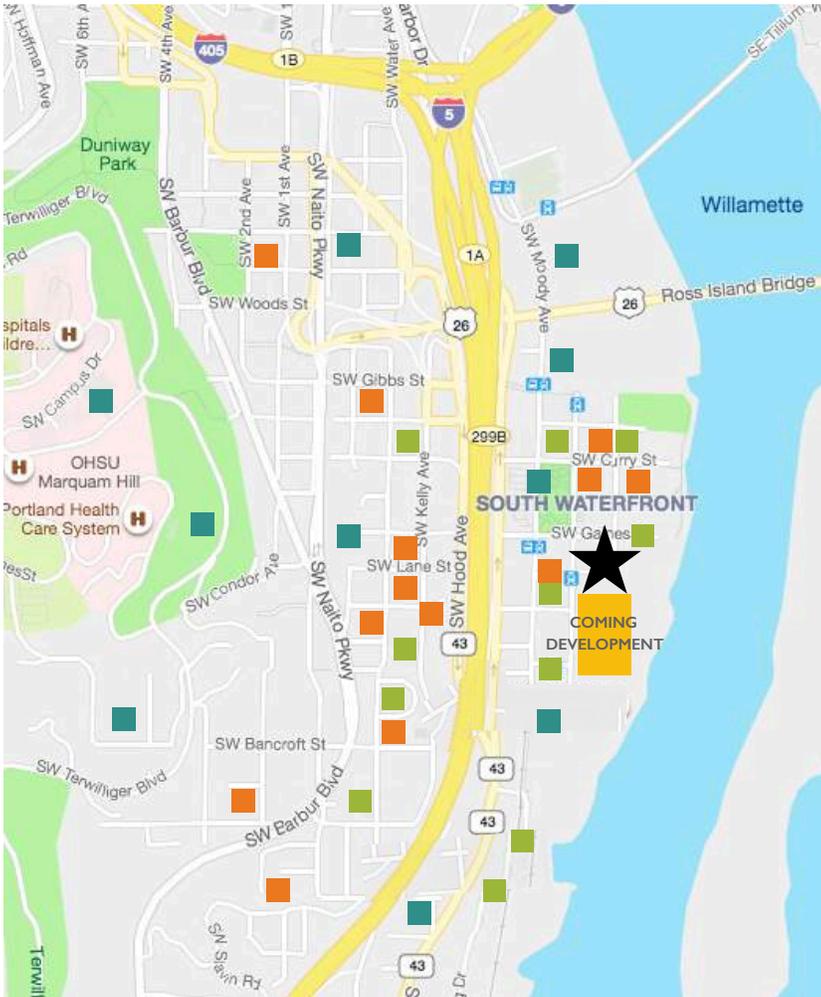
THE SPACE

THIS 1,725 SQUARE FOOT CORNER UNIT

is equipped with tall ceilings, strong window lines with operable sliding glass doors, and floor-to-ceiling windows. Infinitely flexible for a multitude of uses, the available retail space at the Osprey provides a tremendous opportunity for a wide array of businesses.



THE LOCATION



MULTI FAMILY HOUSING

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

RETAIL & RESTAURANTS

- Elephant's Delicatessen
- Tesla
- Cha! Cha! Cha! Taqueria
- Pizzicato
- Il Terrazzo
- The Growler Guys
- Orangetheory Fitness
- Ovation Coffee & Tea
- Frank's Wine Bar
- Little Big Burger
- Bambuza
- Sweet Heart Pizza
- River Park Bistro

EMPLOYERS & PUBLIC SERVICES

- OSHU Plaza
- Nike
- Boeing
- Portland State University
- University of Portland
- Oregon Ballet Theater
- BIKETOWN
- Elizabeth Caruthers Park
- South Waterfront Farmer's Market
- South Waterfront Greenway
- South Waterfront Aerial Tram
- Duniway Park

FOR MORE INFORMATION, PLEASE CONTACT:

ROBBIE MACNICHOL | COMMERCIAL BROKER
c: 503.819.1110
robbie@debbiethomas.com

TAMER RIAD | COMMERCIAL BROKER
c: 503.407.4328
tamer@debbiethomas.com

debbie thomas real estate
in the Chown Pella Building
402 NW 13th Ave
portland, or 97209
o: 503.226.2141
www.debbiethomas.com

debbie thomas | real estate