COMMERCIAL OFFICE

FOR**LEASE**



Chelsie Coon | Broker
Office: 503.226.2141
Direct: 503.467.1113
chelsie@debbiethomas.com

OFFICE OR CREATIVE SPACE

1001 SE Sandy Blvd. Full 2nd Floor

3,139 TOTAL SF

$5,800/mo Gross

THE BUILDING





Bring your creative office vision to life in this 3,139-square-foot, 2nd floor space in Portland's Central Eastside, with views of downtown and just 2 blocks from Soho House.

Open floor plan, floor-to-ceiling windows, and wood floors create a bright, airy and inviting setting with a cool industrial vibe. An in-suite kitchenette and two restrooms add everyday convenience, while the flexible layout offers room to design the space to your specifications. Special features include on site bike storage, seismic upgrades and optional on site parking.



Highlights:

- Convenient Central Eastside
- Private Entrance off Shared, Secure Lobby
- Fobbed Entry with 2 Exits
- Expansive Open Flex Space
- Full Kitchenette and 2 Private Restrooms
- Abundant Natural Light
- Parking Available
- On site Bike Storage
- Lift Installation Negotiable
- Easy Access to I-5, I-84 and downtown.

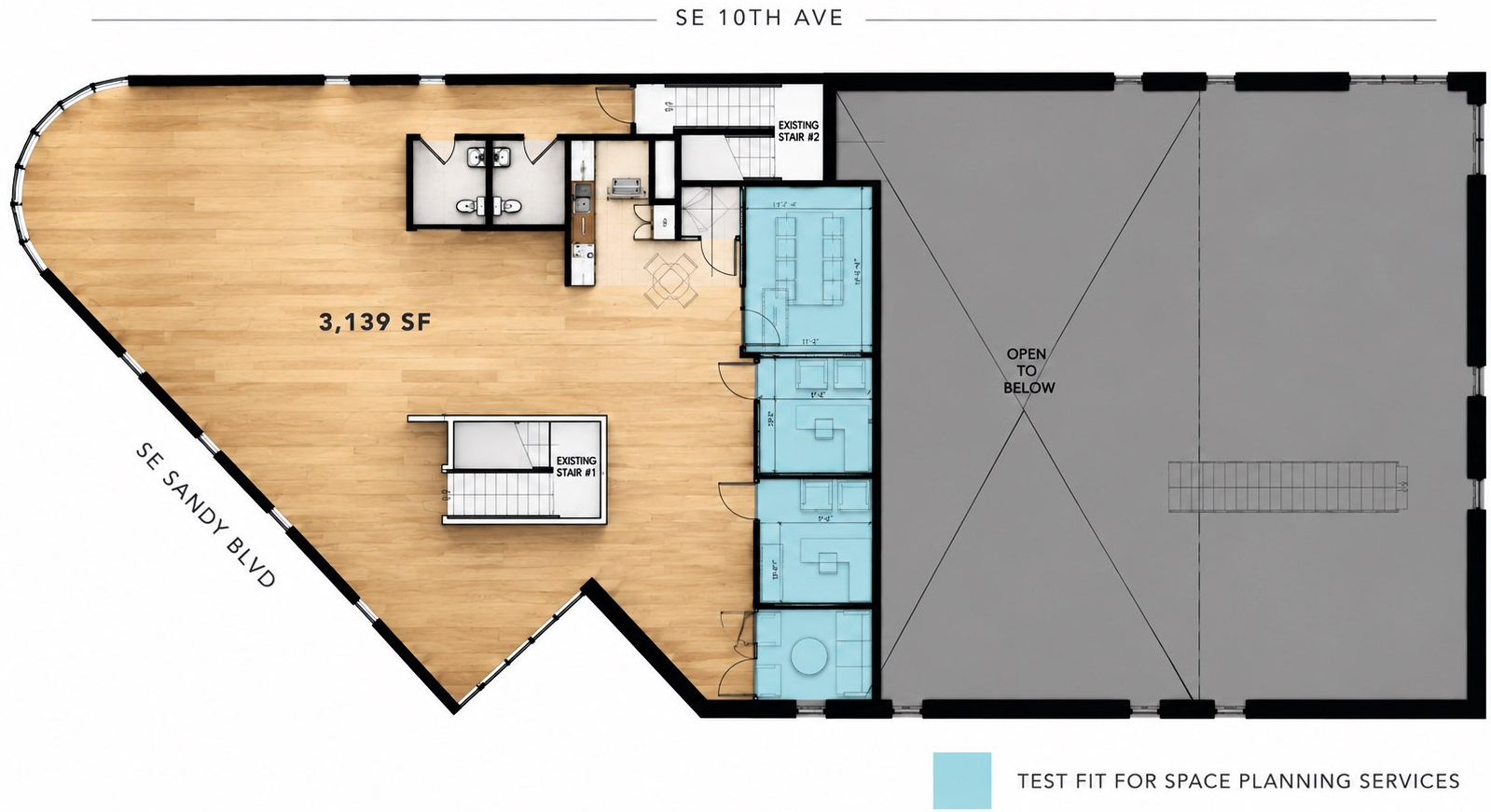
Walk Score 98 — **Walker's Paradise**
Daily errands do not require a car.

Transit Score 73 — **Excellent Transit**
Transit is convenient for most trips.

Bike Score 96 — **Biker's Paradise**
Daily errands can be accomplished on a bike.

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THE LAYOUT





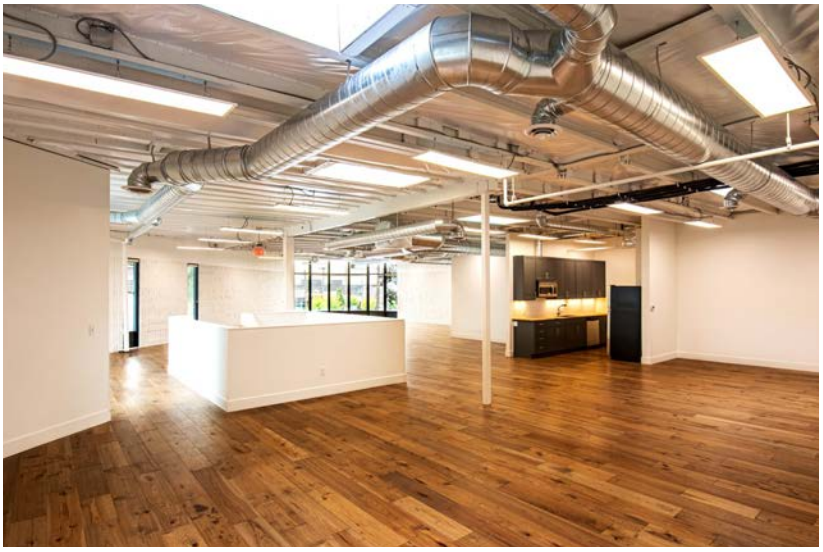
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THE**SPACE**







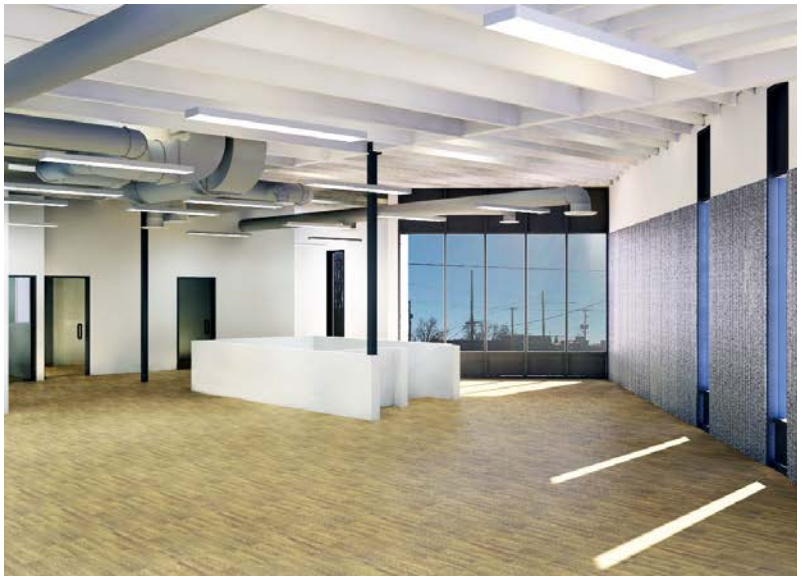






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THE**RENDERINGS**





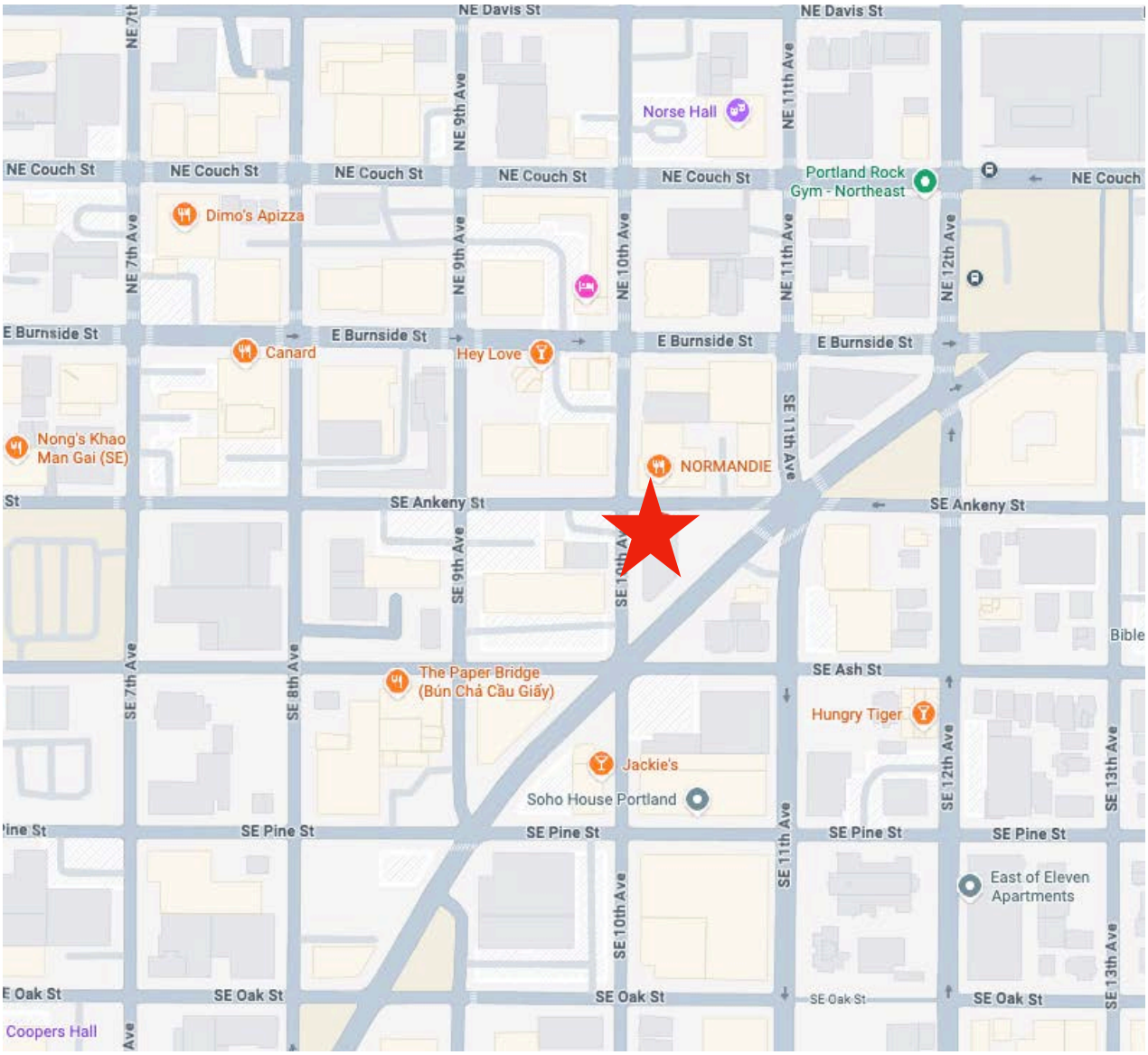






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THE**NEIGHBORHOOD**



SHOP

Una
Seven Sisters
LIttle Baja
Urbanite
Memory Den
Collage
Village Merchants
Trader Joe's
Whole Foods Market
House of Vintage
What's New Furniture

EAT

Nong's Khao Man Gai
Screen Door
Canard
The Paper Bridge
Normandie
Portland Coffee Roasters
Noble Rot
Hey Love
Voodoo Doughnut
Mirakutei Sushi & Ramen
Kann

PLAY

Portland Rock Gym NE
Revolution Hall
Hopscotch
OMSI
Skyhook Bouldering
Holocene
Laurelhurst Park
Moda Center
Bagdad Theatre
Movement Portland
Experiment PDX

STAY

Jupiter Hotel
Eastside Lodge
Hotel Grand Stark
KEX Portland
Courtyard by Marriott
Embassy Suites Portland
Portland's White House
Ritz Carlton
Hyatt Regency Portland
Hotel Eastlund
Inn at the Convention Center

The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

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NEIGHBORHOOD**STATISTICS**

Households by Income

Average Household Income: $123,168
$150,000 to $200,000: 21,073
$200,000 or more: 38,143

Population

2025 Population: 453,444
2030 Projection: 444,464

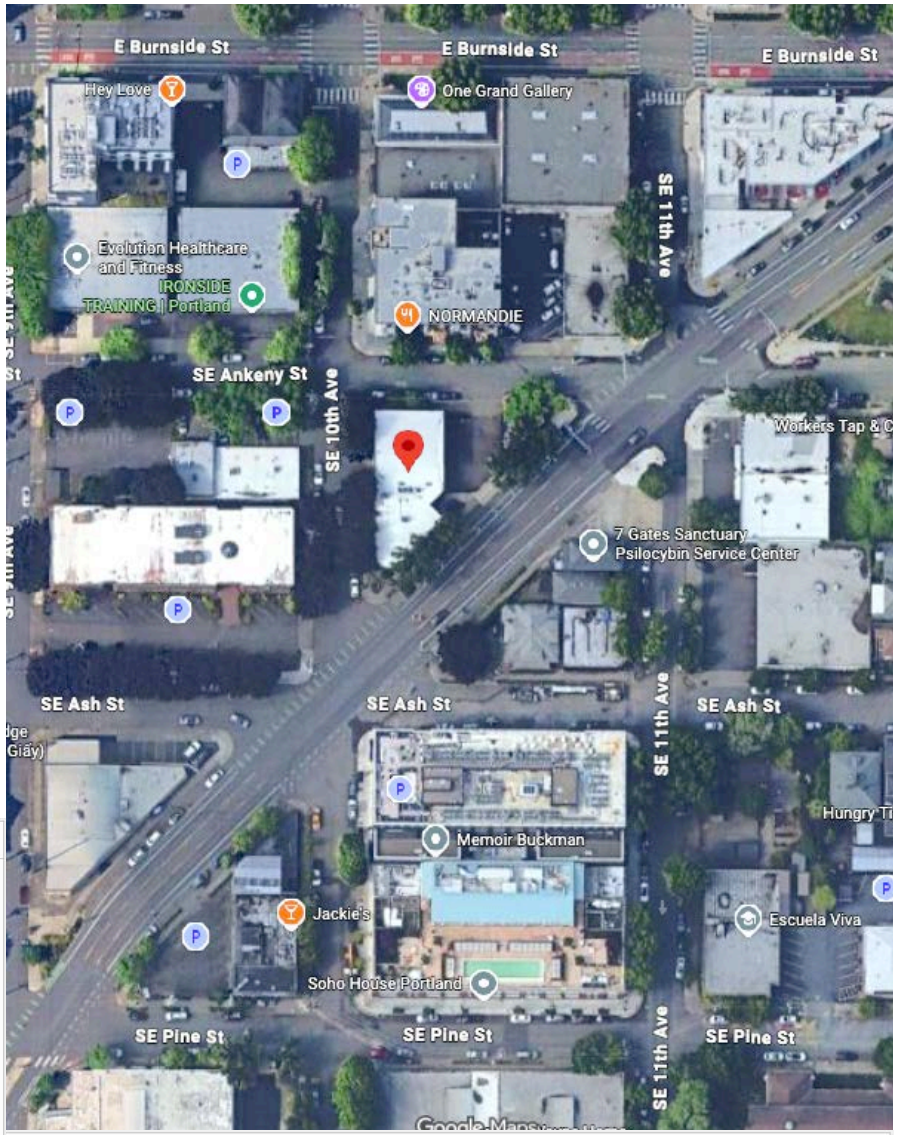
Households

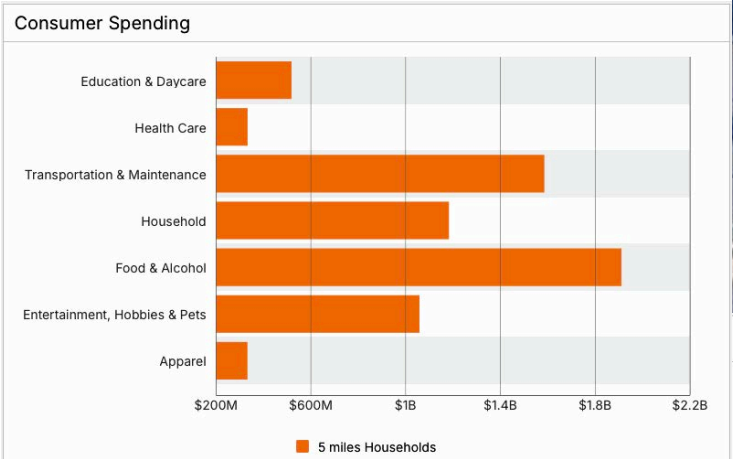
Median Home Value : $683,208
Owner Occupied Households: 92,734
Renter Occupied Households: 111,585

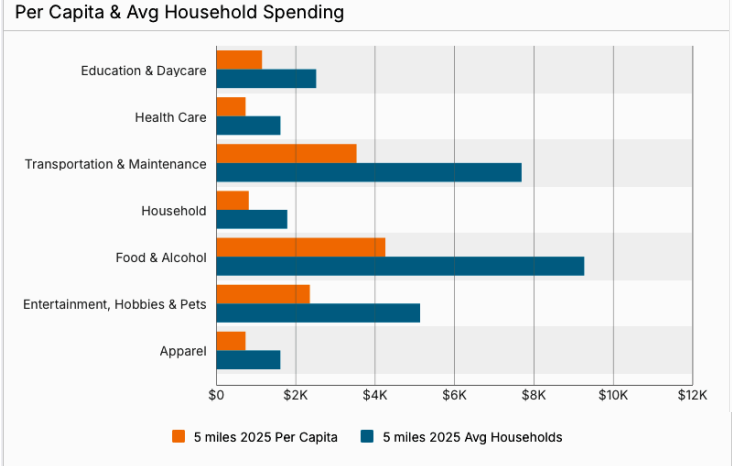
Traffic Volume

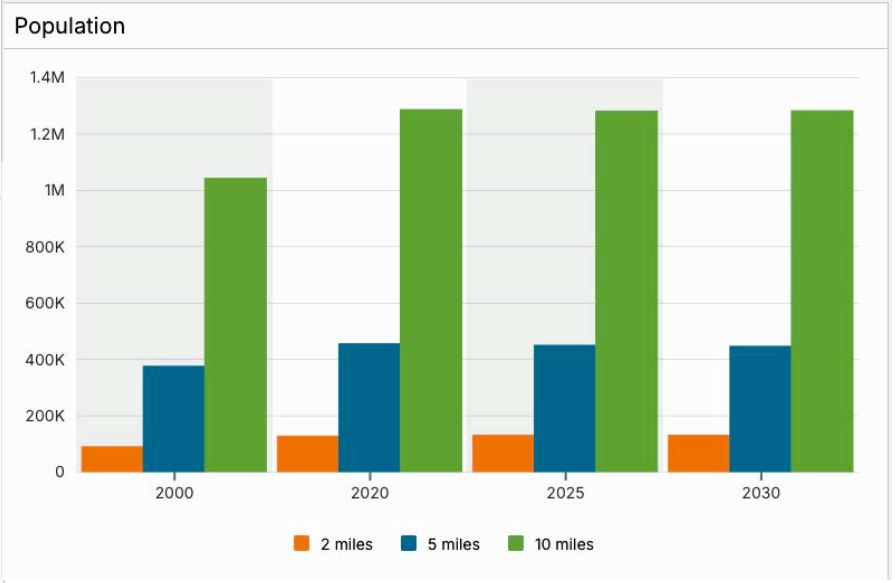
SE Sandy Blvd & SE Ankeny St NE : 13,005
SE Sandy & SE 9th Ave: 9,746
SE Sandy & SE Ankeny St SW: 16,729
SE 12th Ave & SE Ash St: 6,584

DEMOGRAPHICS 0-1 MILES (2022-2024)









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