

FOR LEASE

322 NW 8th Ave.

Office/Retail/Maker Space

5,000 SF

\$5,500/mo + Utilities and Janitorial

Zoned CX- Central Commercial



Debbie Thomas | Listing Broker

Main Office: 503.226.2141 | Mobile: 503.720.6335

Email: deb@debbiethomas.com



YOUR URBAN REAL ESTATE RESOURCE

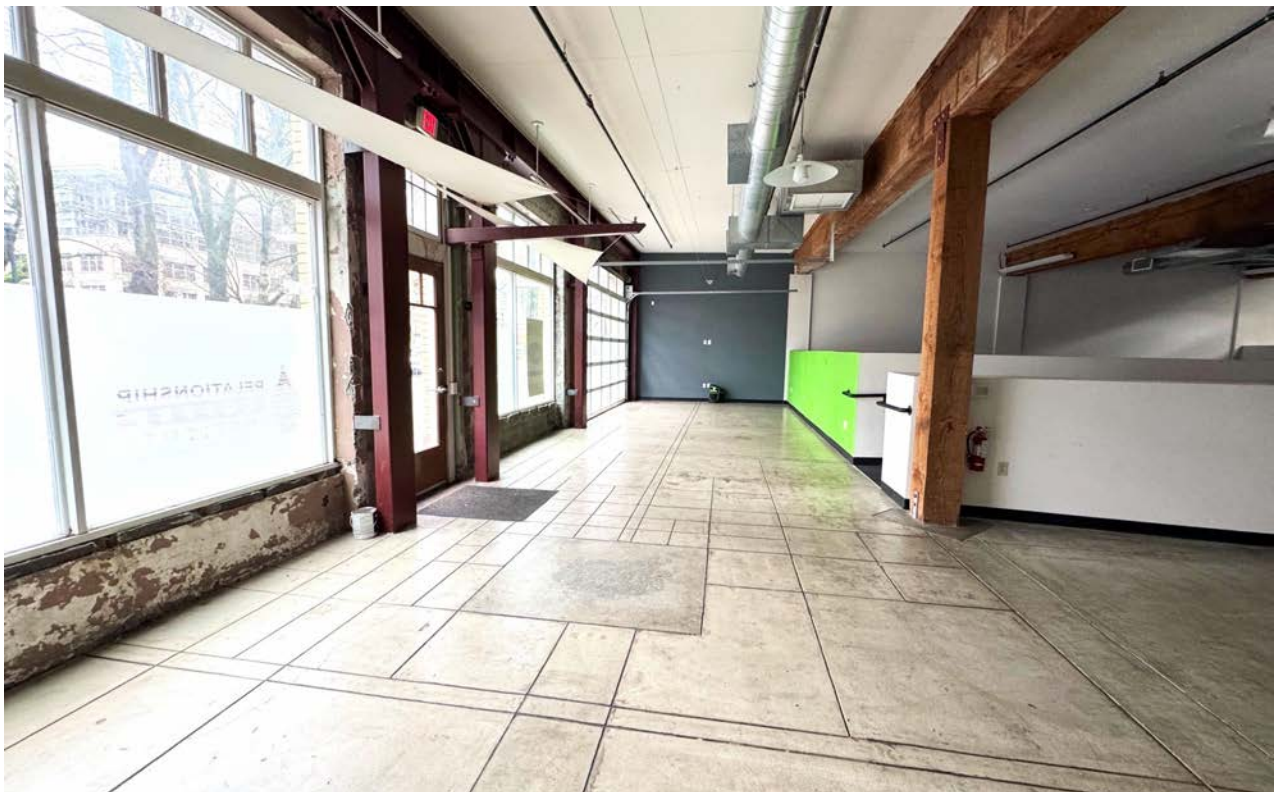
THE BUILDING

This open creative space with generous, flexible single level floor plan is perfect for any commercial use, including retail, office or a design showroom.

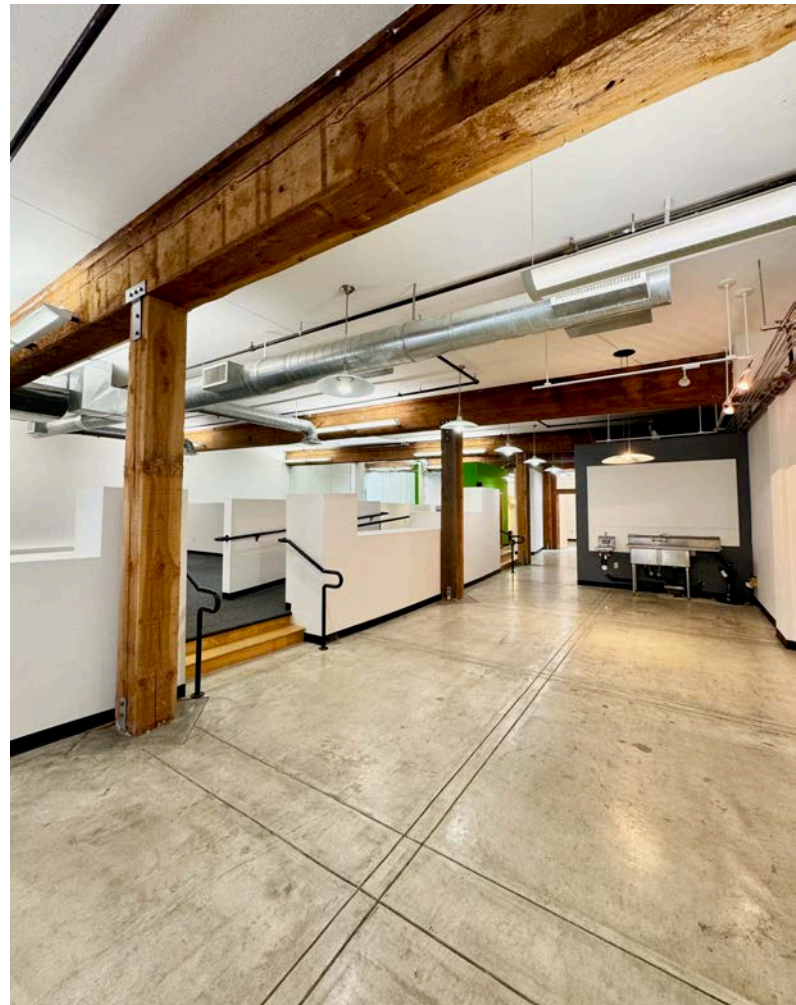
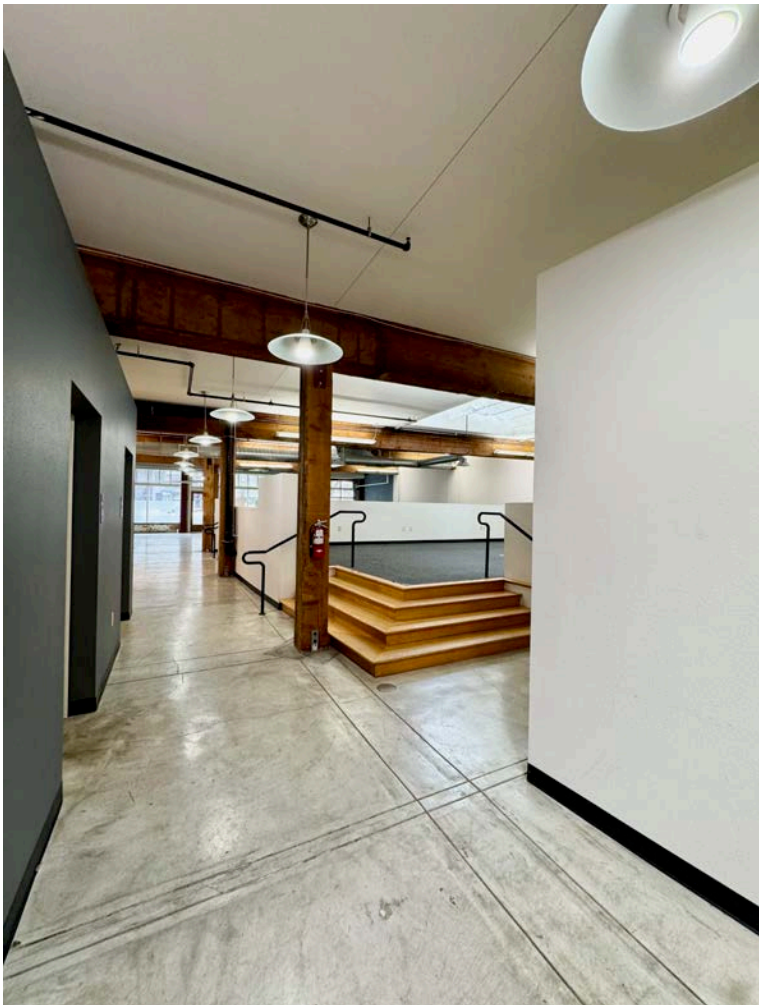
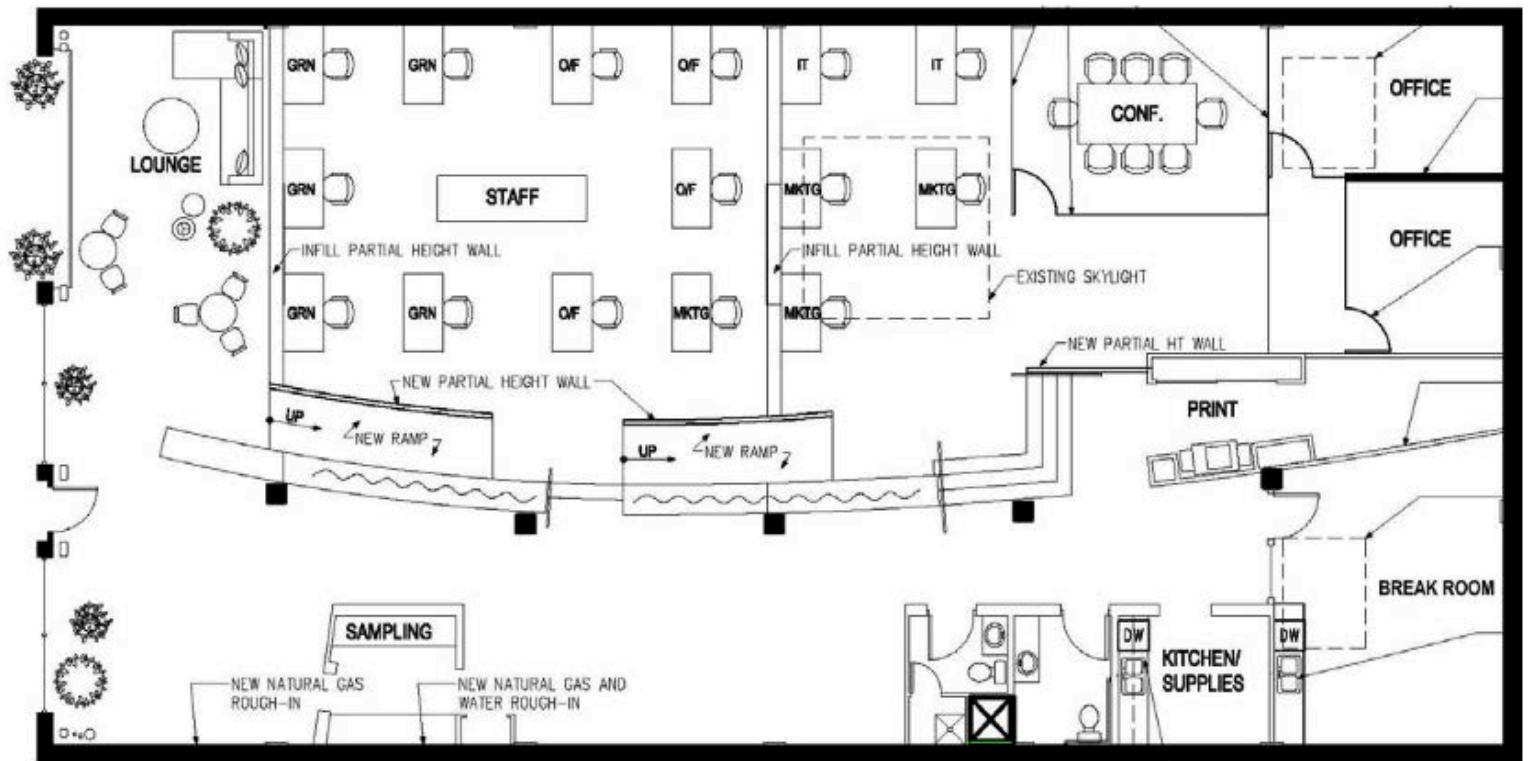
Centrally located on the Park Blocks in the Pearl District, this space is just steps away from main bus lines, the Streetcar, the Max Line, Union Station and I-5 freeway access and mere blocks from Pacific Northwest College of Arts. Also conveniently close to some of Portland's most popular shops, restaurants, and entertainment, including Bowery Bagels, Pendleton Home Store, Ann Sacks Tile, Powell's Books, Whole Foods Market, Silk Road, Janken, Roseland Theatre, Menspire Portland, Kohler and more.

FEATURED AMENITIES

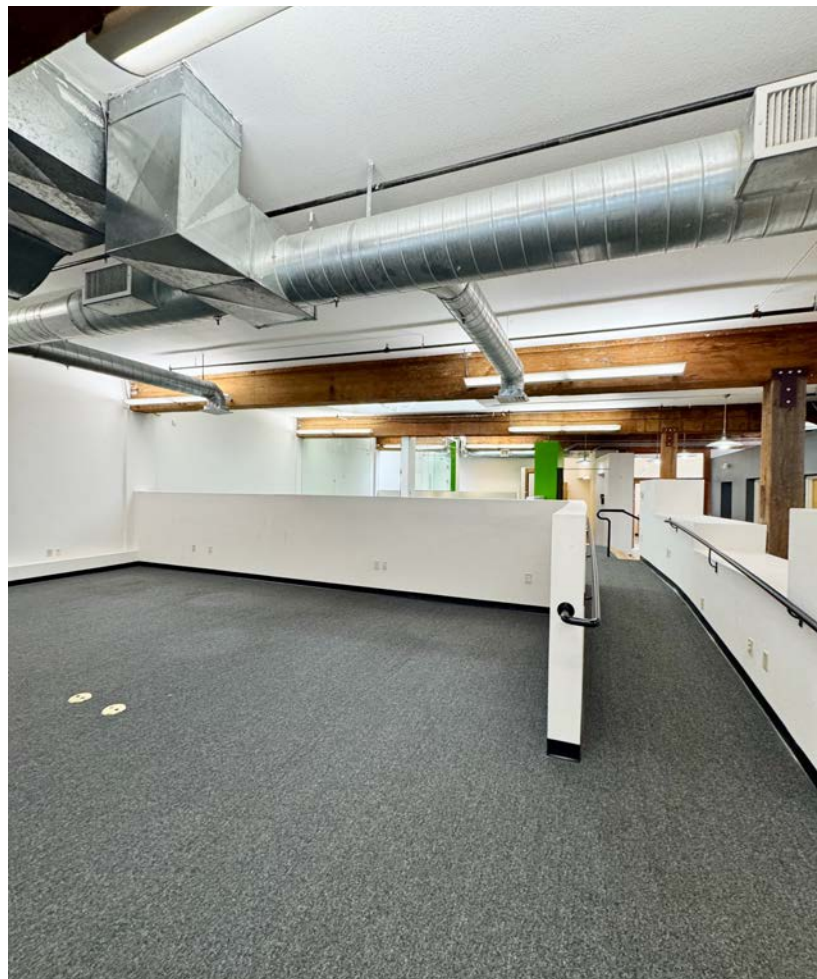
- Ground floor commercial space
- Centrally located and highly walkable
- Airy, open floor plan
- Glass-walled conference room
- Two private offices
- Roll-up garage door
- Large break room/flex space
- Kitchenette
- Light-filled with skylights throughout
- Seismically upgraded
- Fully Sprinkled
- 2 Private restrooms. 1 ADA with shower
- Designated Loading Zone



THE SPACE



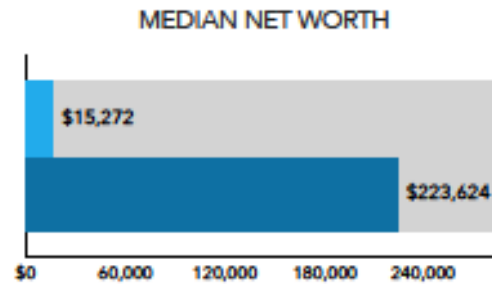
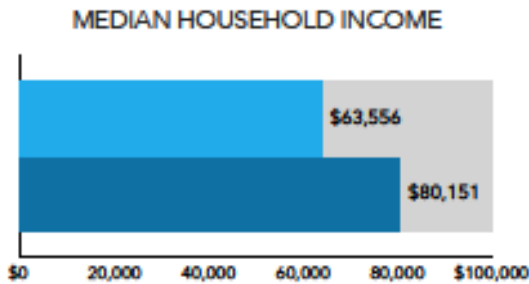
THE SPACE



DEMOGRAPHICS

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

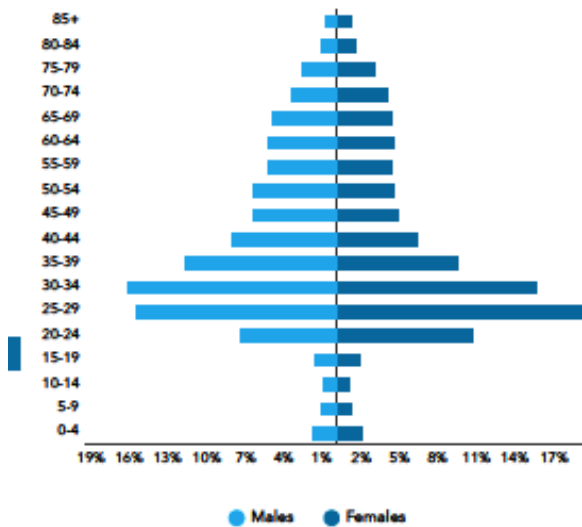


Bars show comparison to **Oregon**

Bars show comparison to **Oregon**

AGE BY SEX

Median Age: 36.1



KEY FACTS FOR THE AREA

POPULATION: 48,169

HOUSEHOLDS: 31,147

AVERAGE SIZE HOUSEHOLD: 1.44

WEALTH INDEX: 61

HOUSING AFFORDABILITY: 34

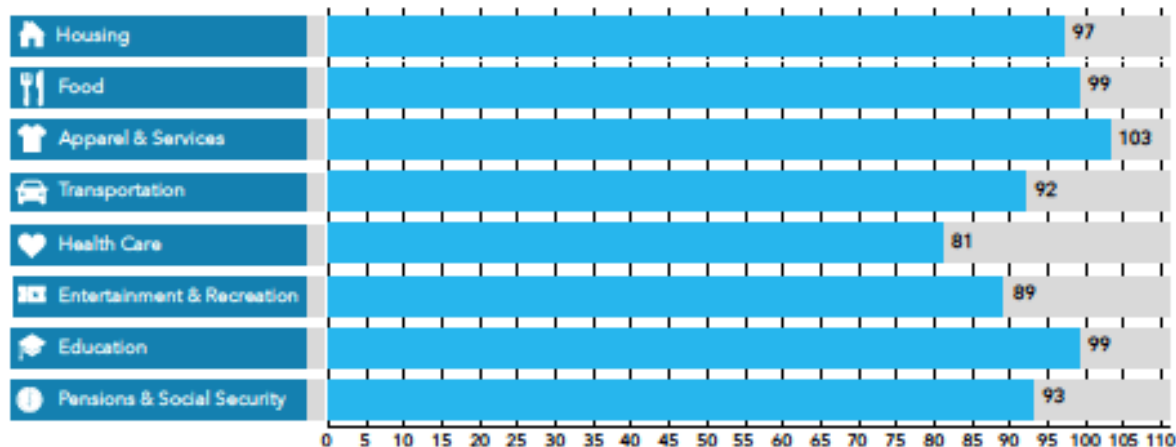
DIVERSITY INDEX: 58

MEDIAN HOME VALUE: \$722,522

FORECASTED ANNUAL GROWTH: 1.55%

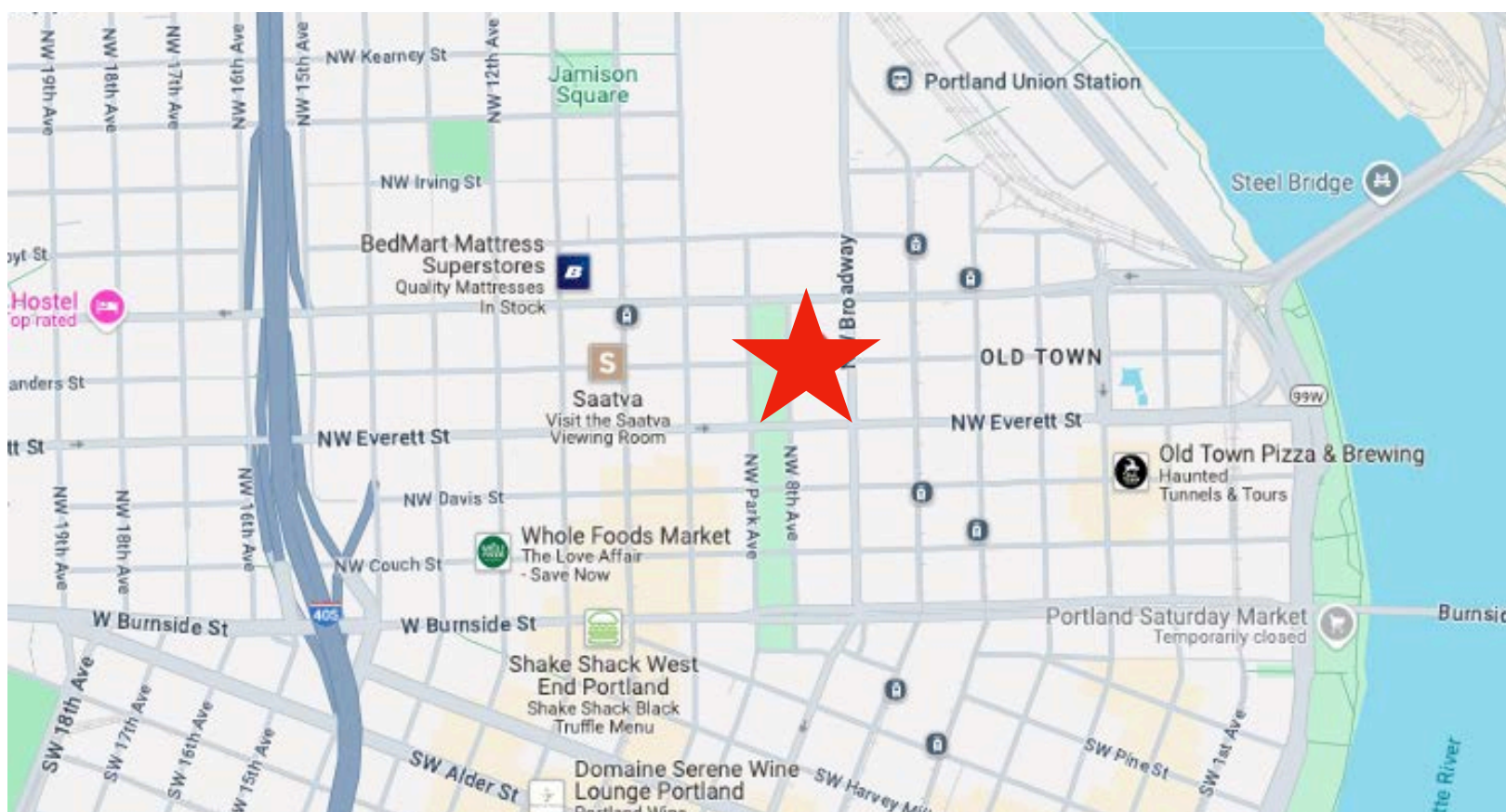
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



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

THE NEIGHBORHOOD



SHOP

Naturepedic
Joybird
Powell's Books
Anthropologie
Lululemon
West Elm
EWF Modern
Whole Foods
Blick Art Supply

EAT

ABBA Coffee
Nuvrei Bakery
10 Barrel Brewing
Screen Door
Janken
Deschutes Brewery
Andina
Umbria Caffè
Bowery Bagels

PLAY

Mission Theatre
North Park Blocks
Waterfront Park
Star Theatre
Providence Park
Classic Chinese Garden
Portland Art Museum
Ground Kontrol
Roseland Theatre

STAY

Canopy by Hilton
Hampton Inn
The Society Hotel
Harlow Hotel
Ace Hotel
The Benson
Crystal Hotel
Ritz Carlton
Kimpton Hotel Vintage

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to purchase or lease.



100

WALKER'S PARADISE



92

EXCELLENT TRANSIT



99

VERY BIKEABLE