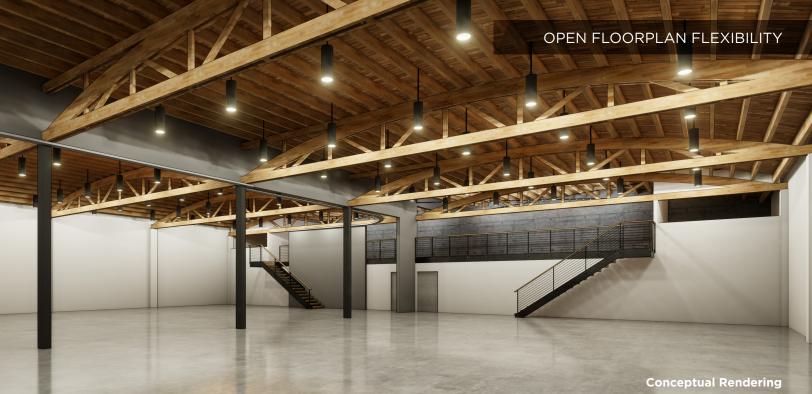
CUSHMAN & WAKEFIELD

FOR LEASE

Commercial Build to Suit 631 NE Grand Ave / Portland, OR 97232



14,055 SF Commercial Use Space

Landlord Shell Improvements & TI Allowance Call for Pricing

Property Highlights

- Excellent build-to-suit opportunity
- Ideal for retail or office set-up
- One block from convention center
- Many hotels within walking distance
- One block from Portland Streetcar
- Three blocks from MAX station
- Easy access to I-84 and I-5
- Maximum exposure & traffic counts

Building Features

- Clear spans with truss joists
- Four existing access points

Area Amenities

- Many nearby restaurants
- Lloyd Center & other shopping
- Moda Center

Brad Carnese

Senior Director +1 503 279 1750 brad.carnese@cushwake.com

200 SW Market Street, Suite 200 Portland, OR 97201 +1 503 279 1700 **cushmanwakefield.com**

Convention Center RESTREST Convention Convention Center NE formed & Holladay 18 NE formed

Commercial Build to Suit

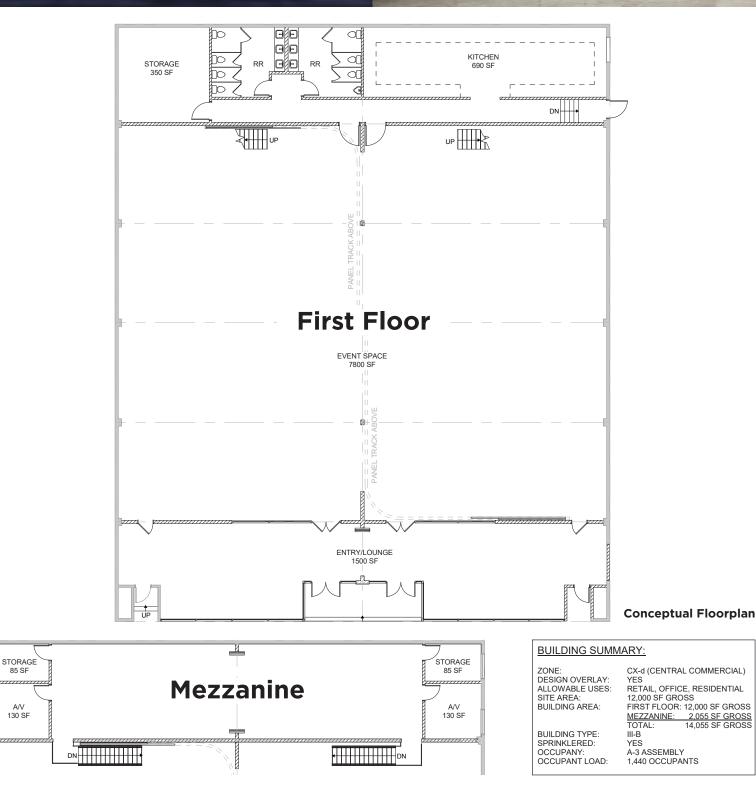
631 NE Grand Ave / Portland OR 97232



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Street-facing location provides high visibility(conceptual rendering)



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