

COMMERCIAL PRODUCTION KITCHEN IN LLOYD DISTRICT

Mont-Blanc Building 1836 NE 7th Avenue, Portland OR 97212

FOR LEASE



The Mont-Blanc Building blends the Irvington neighborhood's historic beauty with bright, open spaces and polished cement floors. Exposed old-growth timbers accent floor to ceiling windows in modern retail, creative office, and commercial kitchens spaces. Aglow with natural light, this mixed-use building offers a distinctly Portland sort of charm: Street Level tenants capture high-visibility retail space in the surging Lloyd District; Upper Level creative and tech offices enjoy a vista over the city; and commercial kitchen and catering spaces house some of Portland's hottest epicureans.

This 35,000 sq. ft. historic building has been sustainably updated for ease of use: You'll have off-street parking options, ADA accessible facilities, luxurious restrooms with a commuter shower, a passenger elevator, and secure bike storage. Close-in Portland, the Mont-Blanc's creative office and retail space for rent lies at the southwestern corner of the Irvington Historical Neighborhood. The old growth timbers are here to stay, but space at the Mont-Blanc is going fast. Give us a call today to secure your spot.

Tricia Anderson

tricia@northrimpx.com | 503.525.1927



northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925
Matthew Schweitzer | matt@northrimpx.com | 503.381.3134

COMMERCIAL PRODUCTION KITCHEN IN LLOYD DISTRICT

Mont-Blanc Building 1836 NE 7th Avenue, Portland OR 97212

FOR LEASE

Walk Score



"Walker's Paradise"

Bike Score



"Biker's Paradise"

Bike Score



"Biker's Paradise"



KITCHEN #104

Commuter Amenities

- On-site parking available
- Secure bike storage lockers
- Shower facility
- 2,712 RSF fully-equipped commercial kitchen
- Roll-up door for deliveries and loading/unloading
- Renovated in 2016; health department approved
- Provided equipment serviced by landlord
- Main-floor furnished lobby with modern furniture and artwork
- Passenger elevator
- ADA Accessible
- LED Lighting

Location Details

- Historic Irvington district near Lloyd Center mall, Moda Center, and the Convention Center
- Close to bus lines and street car access
- Walking distance to the Broadway Bridge

Demographics (within 1 mile)

- Population (2022): 24,010
- Projected Population (2027): 25,069
- Estimated Average Household Income (2022): \$120,080
- Median Age (2022): 40.36

Daily Traffic Count (within 1 mile)

TOTAL: 77,970

Tricia Anderson

tricia@northrimpx.com | 503.525.1927



northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925
Matthew Schweitzer | matt@northrimpx.com | 503.381.3134

COMMERCIAL PRODUCTION KITCHEN IN LLOYD DISTRICT

Mont-Blanc Building 1836 NE 7th Avenue, Portland OR 97212

FOR LEASE

Standard Kitchen Features*

- Walk-in cooler
- American range 36" 6-burner range w/full-sized oven
- Blodgett gas convection oven
- Pitco gas fryer
- 12' Captive air hood
- Upright low-temp dishwasher
- 1-Compartment sink w/drainboard
- (2) 15" Wall mount hand sink w/splash guards
- 3-Compartment sink w/18" x 24" tubs and dirty dish table
- 48" Clean dish table
- Krowne wall mount pre-rinse unit
- (2) 30" x 72" Stainless work tables w/undershelf



Sample Kitchen
Virtual Tour



tinyurl.com/SampleKitchenAlyeskaA

Outfitted by

PITMAN
RESTAURANT
EQUIPMENT

**Kitchen equipment is subject to change; photos are for illustrative purposes only*

Tricia Anderson

tricia@northrimpx.com | 503.525.1927



northrimpx.com

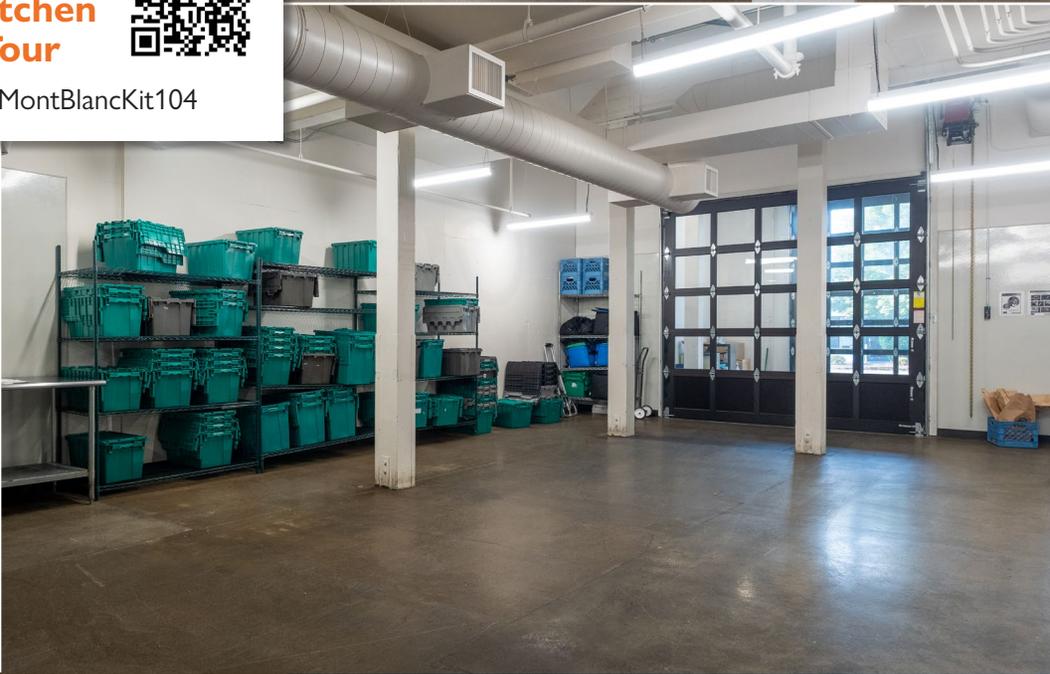
819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925

Matthew Schweitzer | matt@northrimpx.com | 503.381.3134




3D
Sample Kitchen
Virtual Tour


tinyurl.com/MontBlancKit104



COMMERCIAL PRODUCTION KITCHEN IN LLOYD DISTRICT

Mont-Blanc Building 1836 NE 7th Avenue, Portland OR 97212

FOR LEASE

Tricia Anderson
tricia@northrimpx.com | 503.525.1927

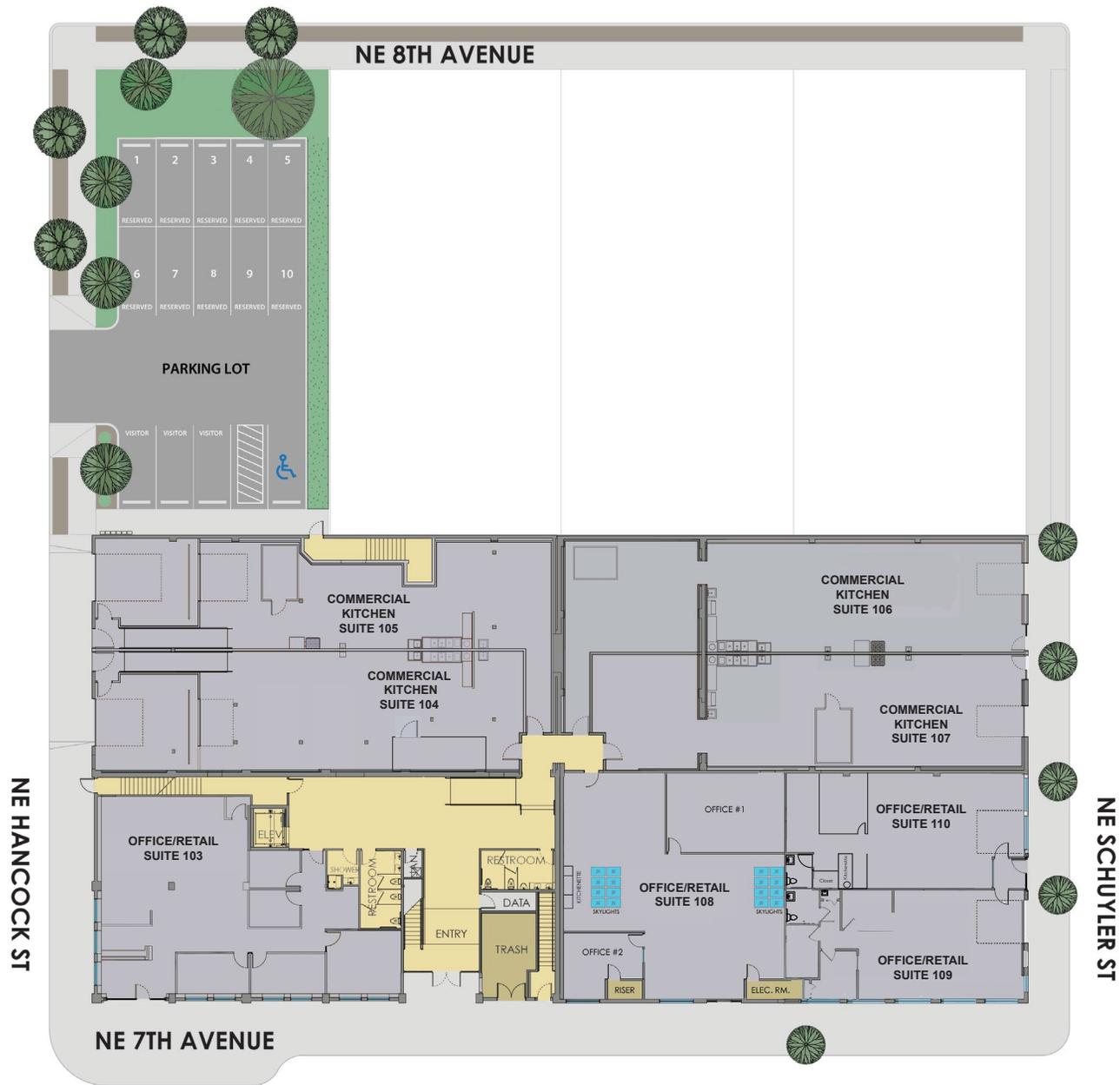


northrimpx.com
 819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925
 Matthew Schweitzer | matt@northrimpx.com | 503.381.3134

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2023 North Rim Commercial Properties V05 - 01/04/23

FLOOR PLAN

1st Floor



COMMERCIAL PRODUCTION KITCHEN IN LLOYD DISTRICT

Mont-Blanc Building 1836 NE 7th Avenue, Portland OR 97212

FOR LEASE

Tricia Anderson

tricia@northrimpx.com | 503.525.1927



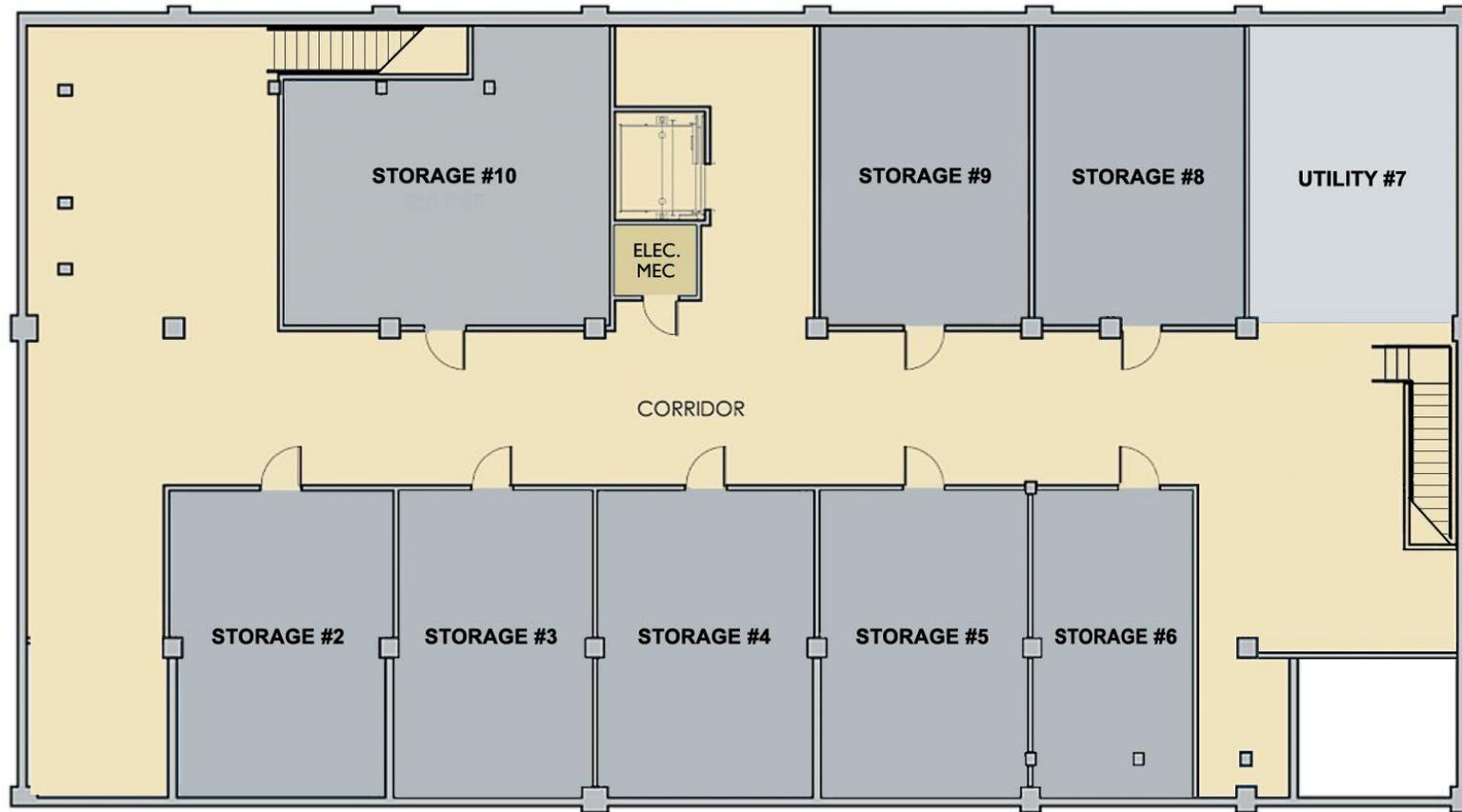
northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925

Matthew Schweitzer | matt@northrimpx.com | 503.381.3134

FLOOR PLAN

Basement



COMMERCIAL PRODUCTION KITCHEN IN LLOYD DISTRICT

Mont-Blanc Building 1836 NE 7th Avenue, Portland OR 97212

FOR LEASE

Tricia Anderson

tricia@northrimpx.com | 503.525.1927



northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925

Matthew Schweitzer | matt@northrimpx.com | 503.381.3134



COMMERCIAL PRODUCTION KITCHEN IN LLOYD DISTRICT

Mont-Blanc Building 1836 NE 7th Avenue, Portland OR 97212

FOR LEASE

Tricia Anderson
 tricia@northrmpdx.com | 503.525.1927



northrmpdx.com
 819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925
 Matthew Schweitzer | matt@northrmpdx.com | 503.381.3134



15TH AVENUE
HOPHOUSE

← DOWNTOWN PORTLAND

COMMERCIAL PRODUCTION KITCHEN IN LLOYD DISTRICT

Mont-Blanc Building 1836 NE 7th Avenue, Portland OR 97212

FOR LEASE

Tricia Anderson

tricia@northrimpx.com | 503.525.1927



northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | 503.525.1925
Matthew Schweitzer | matt@northrimpx.com | 503.381.3134

The information contained in this package has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your sole responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. ©2023 North Rim Commercial Properties