

# RETAIL SPACE IN THE HOLLYWOOD DISTRICT

K2 Building 1717 NE 42nd Avenue, Portland OR 97212

## FOR LEASE



**Our K2 Building is located right in the heart of Portland's vibrant Hollywood district.** This building features high efficiency heating and cooling systems, ADA accessibility, on-site parking, secure bike parking, building security and access system, additional storage options, and excellent public transportation options. The property has a historical vibe with modern amenities. The property has a historical vibe with modern amenities and is a landmark location for successful businesses in the district.

**Tricia Anderson**

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

Matthew Schweitzer | matt@northrimpx.com | 503.381.3134

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### Walk Score



"Very Walkable"

### Transit Score



"Excellent Transit"

### Bike Score



"Biker's Paradise"

## K2 BUILDING

### Property Details

- Highly visible street presence and exposure
- 4 Floors of professional offices
- Over 25,000 sq. ft.
- High efficiency heating and cooling systems
- Wireless internet available
- ADA Accessible
- Secure bike parking
- Private parking lot
- Optional basement storage

### Location

- In the heart of the Hollywood district
- On the corner of NE Sandy and NE 42nd
- Easy access to I-84
- Right next to Hollywood Theatre
- 1 Block to Whole Foods Market
- Near the Hollywood Transit Center
- Close to the Springwater Corridor Trail

### Demographics (within 1 mile)

- Population: 26,685
- Average household income: \$132,000
- Median resident age: 42

### Daily Traffic Count (within 1 mile)

TOTAL: 29,000

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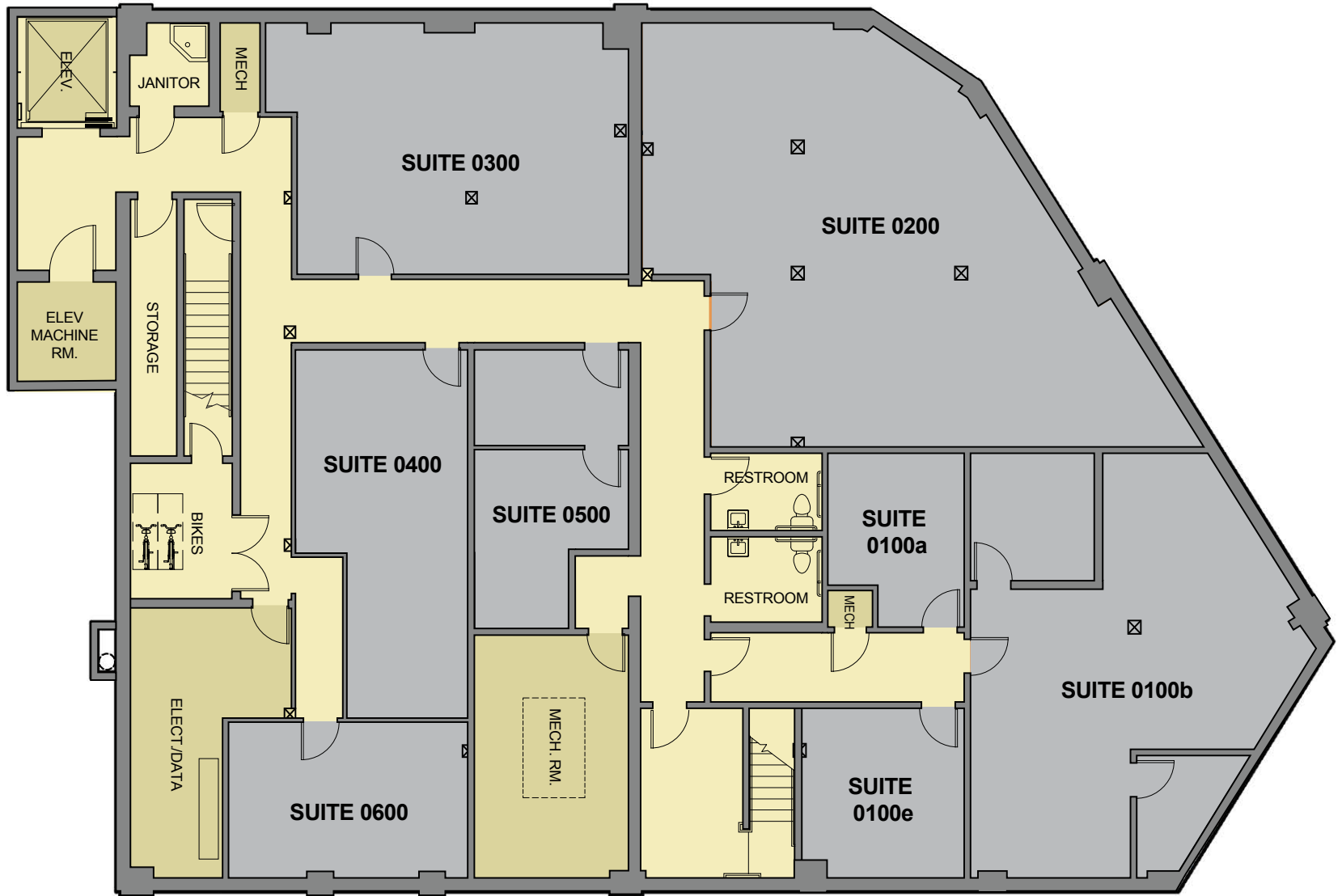
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# FLOOR PLAN

## Lower Level



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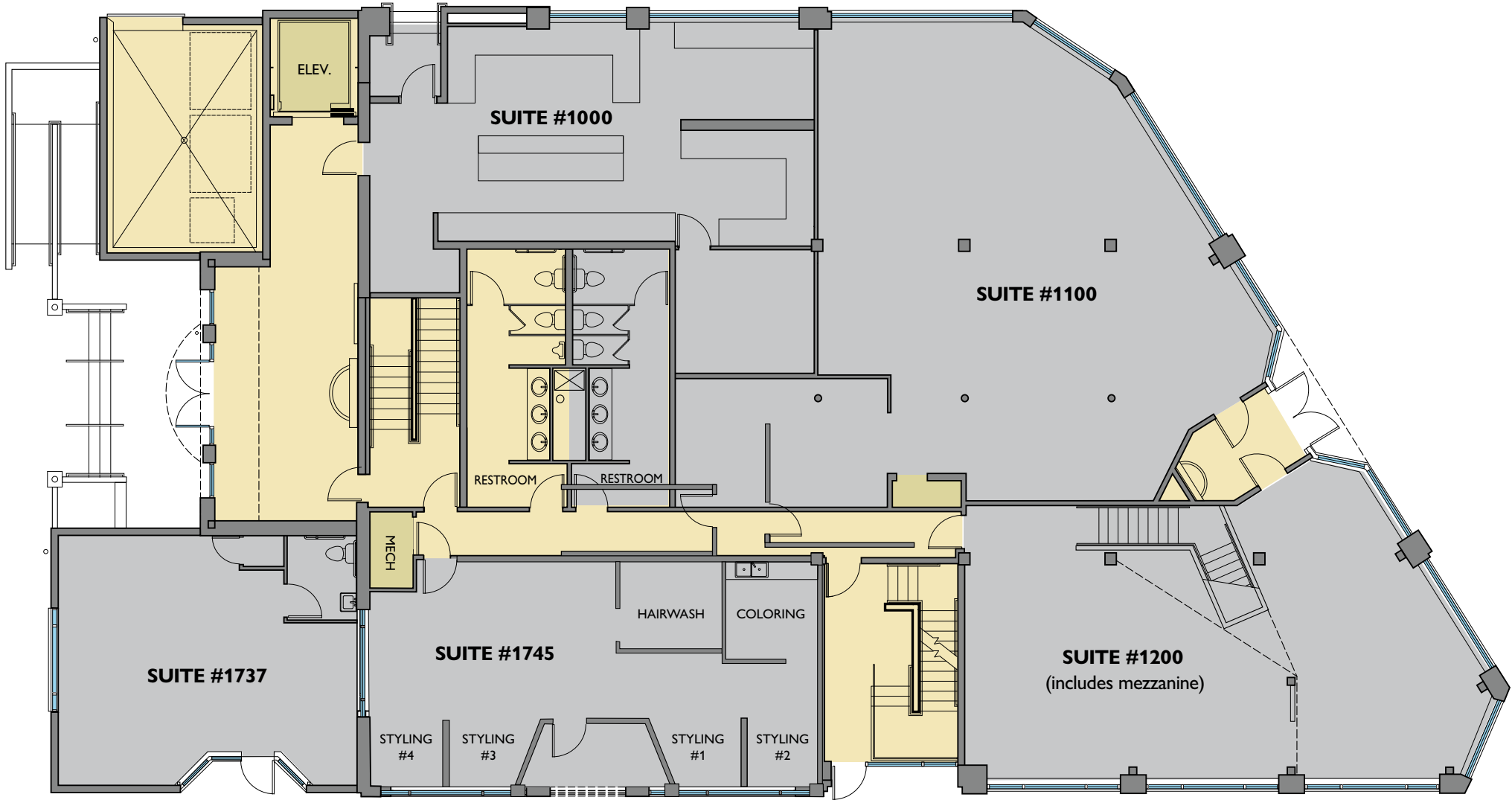
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# FLOOR PLAN

## 1st Floor



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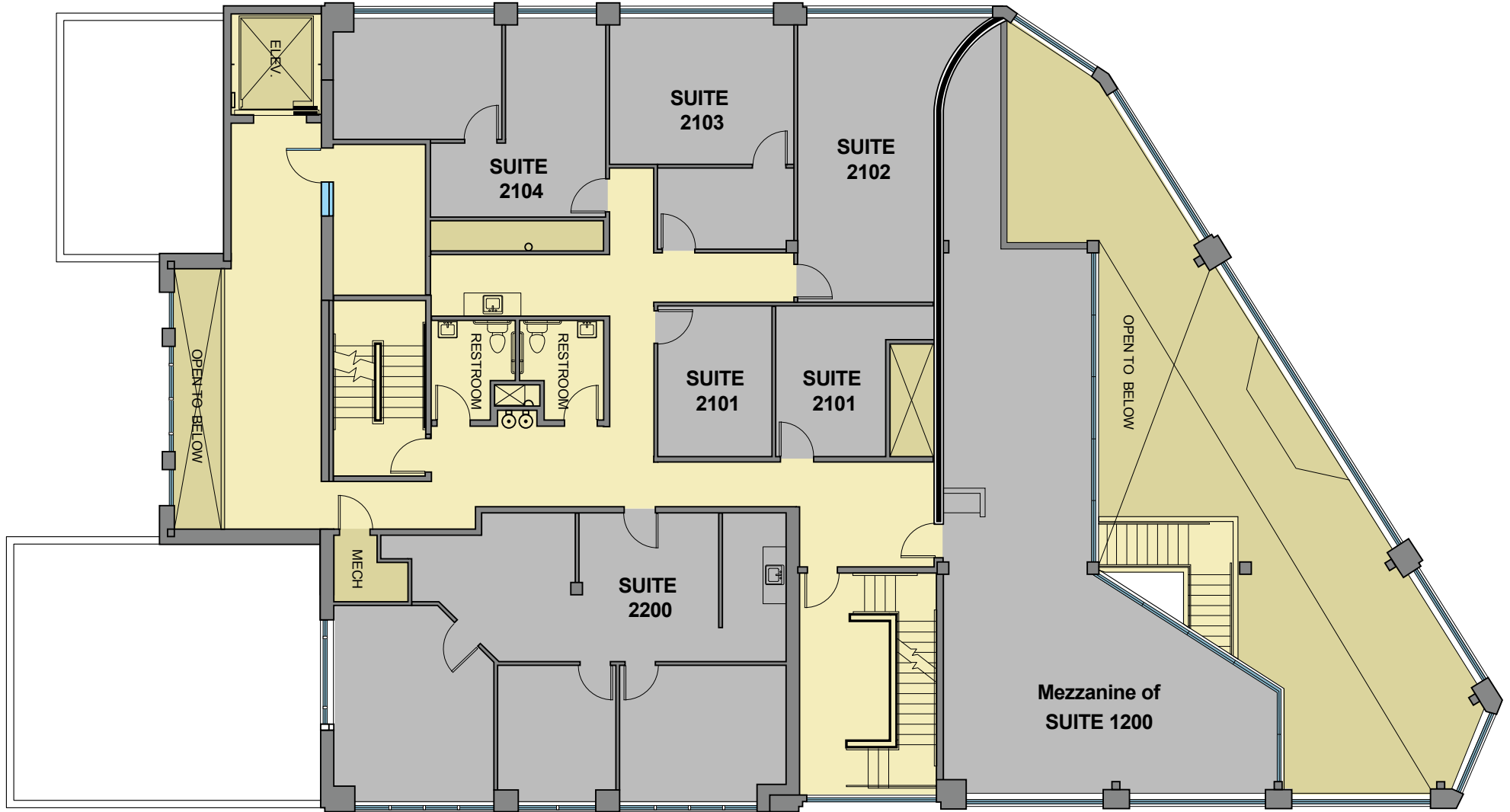
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# FLOOR PLAN

## 2nd Floor



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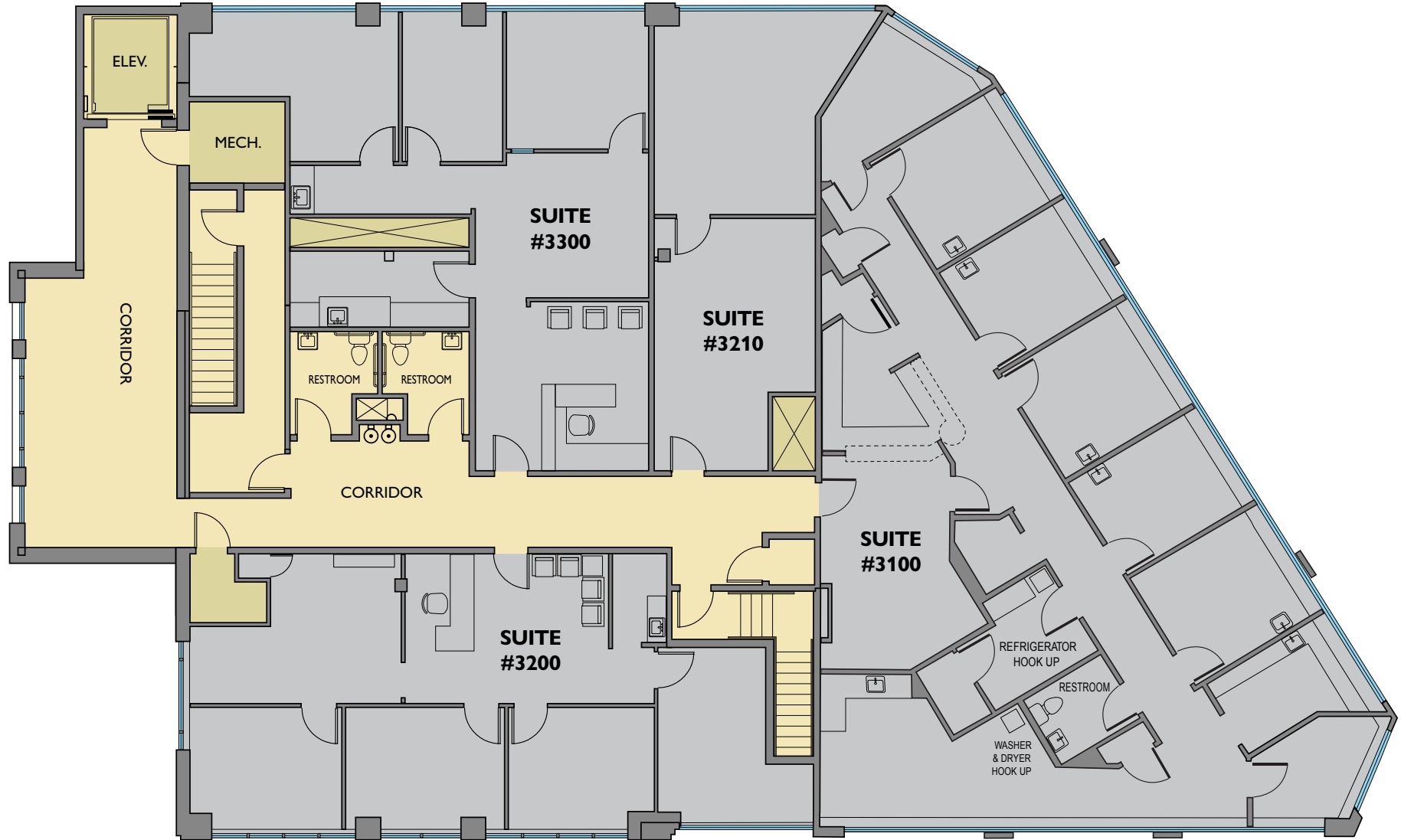
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# FLOOR PLAN

## 3rd Floor



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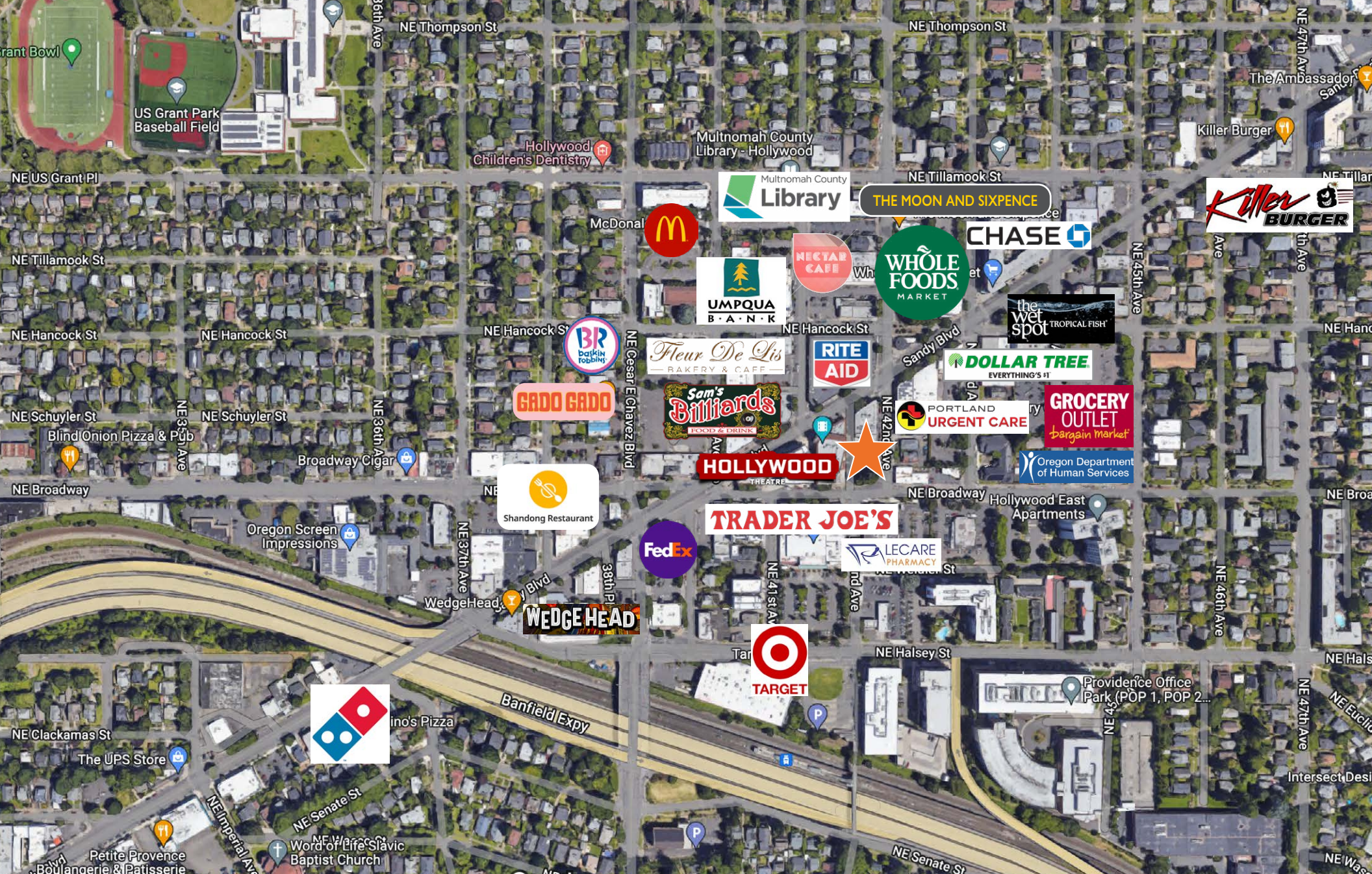
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