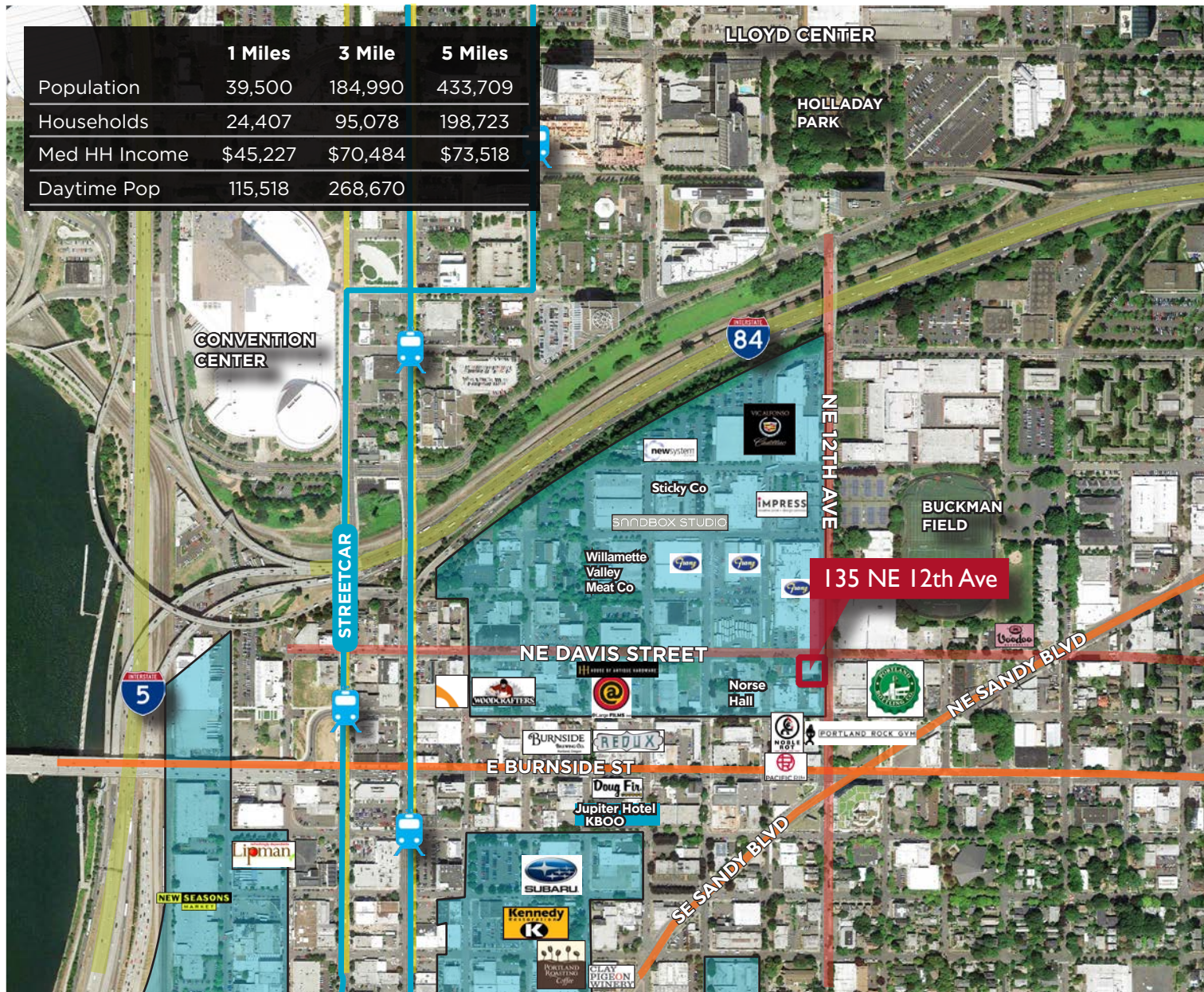


	1 Miles	3 Mile	5 Miles
Population	39,500	184,990	433,709
Households	24,407	95,078	198,723
Med HH Income	\$45,227	\$70,484	\$73,518
Daytime Pop	115,518	268,670	



ZONING: City of Portland

Allows for up to 3,000 SF of retail or office use with production or manufacturing.

THE NEIGHBORHOOD

Just across the Willamette River from downtown, Portland's Central Eastside neighborhood blends the industrial-chic of the Pearl District with the grassroots hipster vibe of adjacent eastside neighborhoods. The once entirely industrial area now sizzles with tech and eco-related businesses, edgy art galleries, craft distilleries, indie shops and trendy restaurants.



200 SW Market St, Suite 200
Portland, Oregon
main +1 503 279 1700
fax +1 503 279 1790
cushmanwakefield.com

Anne Hecht
Director, Retail
+1 503 279 1728
anne.hecht@cushwake.com

Jim Lewis
Senior Director
+1 503 279 1743
jim.lewis@cushwake.com



FOR LEASE | 4,500 SF
NE 12TH & DAVIS
Stand-Alone Building with
Secure Parking Lot

Available NOW!



PROPERTY HIGHLIGHTS

- Approximately 4,500 SF
- 135 NE 12th Ave, Portland
- Excellent Freeway access and close proximity to Light Rail service
- Off-street secure tenant parking lot
- Zoned: IG1 (City of Portland)
Broad range of potential uses including retail/office
- Mix of private offices and open space
- 2 Grade Level loading doors
- LEASE RATE: \$18.00 / SF NNN



Secure parking area

Anne Hecht
Director, Retail
+1 503 279 1728
anne.hecht@cushwake.com

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Senior Director
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jim.lewis@cushwake.com

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FOR LEASE

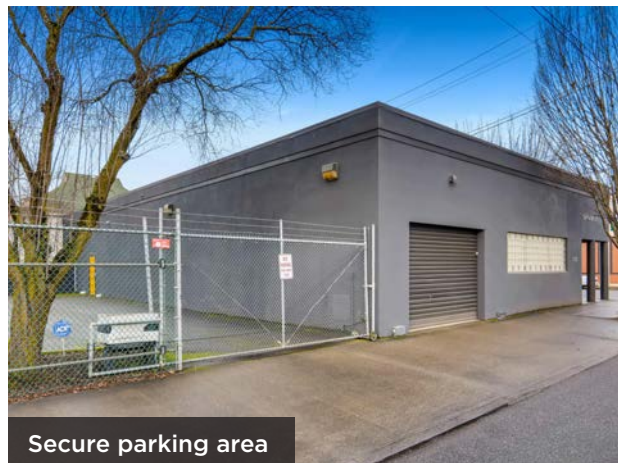
135 SE 12th Ave, Portland, OR 97232

NE 12th & DAVIS

4,500 SF Stand-Alone Bldg with Secure Parking Lot



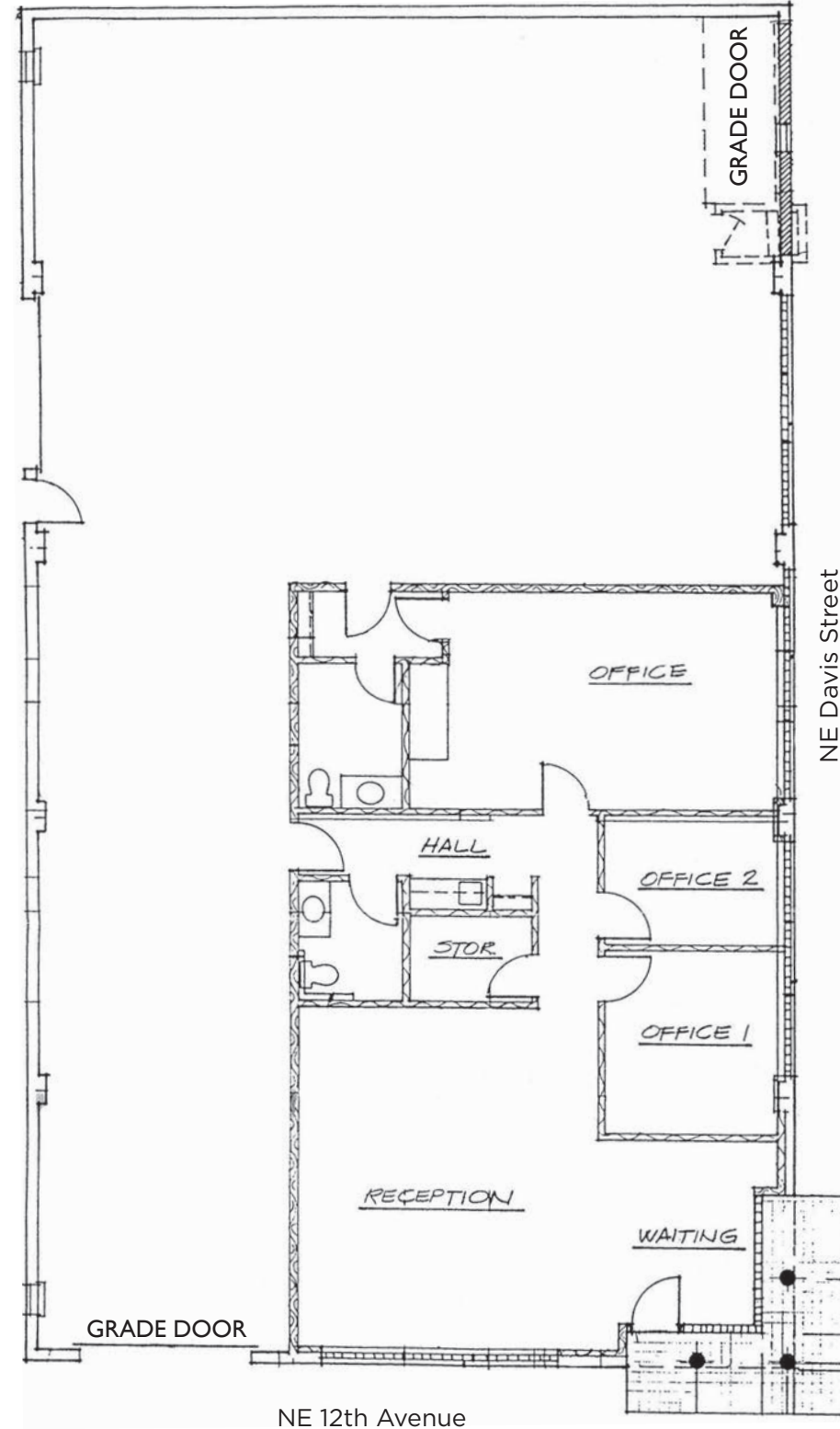
Grade level loading



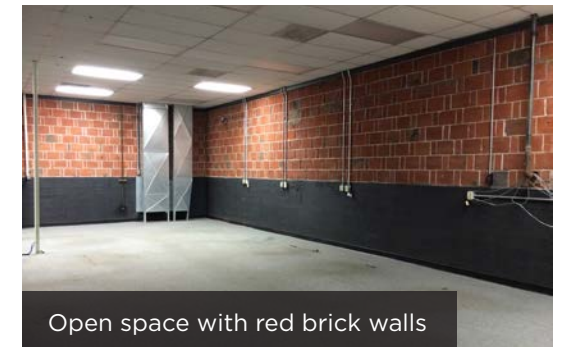
Secure parking area

BUILDING FEATURES

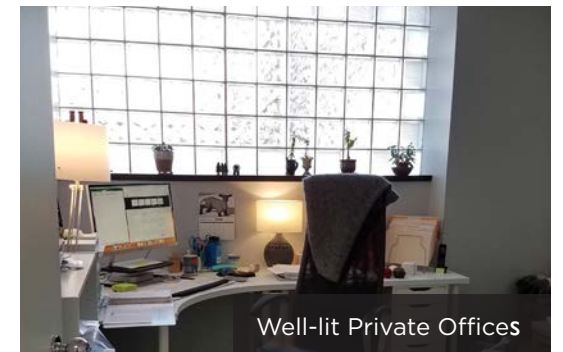
- 4,500 SF full building
- Three private offices
- Large, well-lit reception / waiting area
- Two ADA restrooms
- High ceilings
- Open brick walls lend to creative feel
- Glass brick windows give privacy while also bringing in lots of natural light
- 2 grade level loading doors
- Off-street secure tenant parking lot



Drive-in Loading Dock



Open space with red brick walls



Well-lit Private Offices



Waiting /Reception area