

# CUSTOMIZED PROFESSIONAL OFFICE SPACES 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**

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## Walk Score



94

"Walker's Paradise"

## Transit Score



75

"Excellent Transit"

## Bike Score



100

"Biker's Paradise"



SUITE #108

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## Commuter Amenities

- On-site parking available
- Secure bike storage lockers
- Shower facility

## Property Details

- Optional storage space available
- Main-floor furnished lobby with modern furniture and artwork
- Overhead doors on the 1st floor
- City views from the 2nd floor
- Passenger elevator
- ADA accessible
- LED lighting
- High-speed fiber internet

## Location Details

- Historic Irvington neighborhood 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

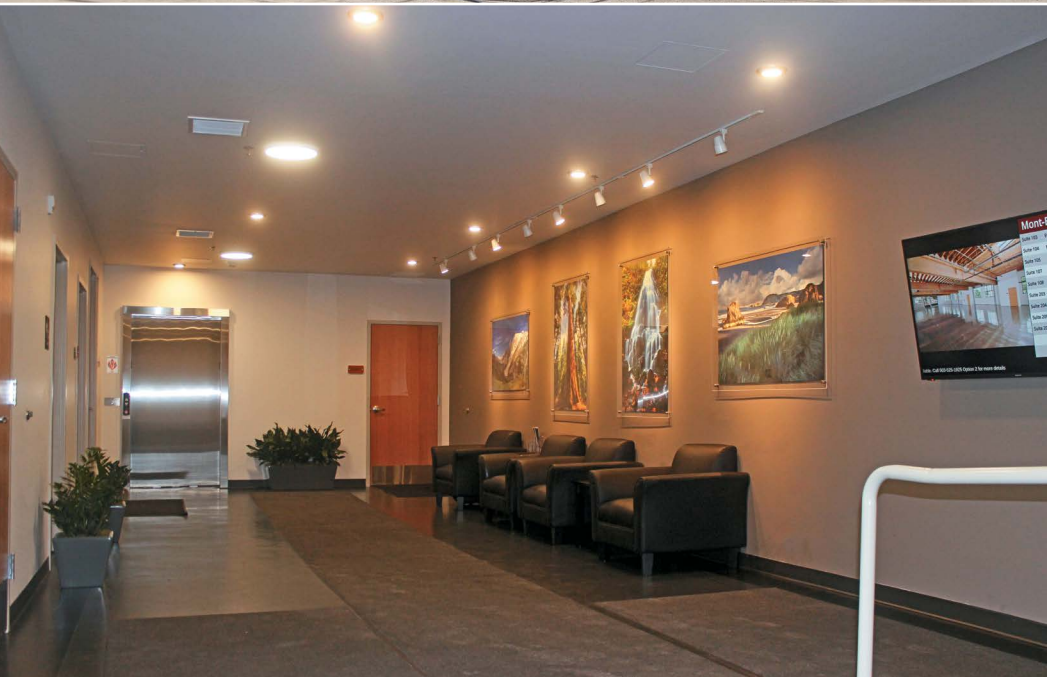
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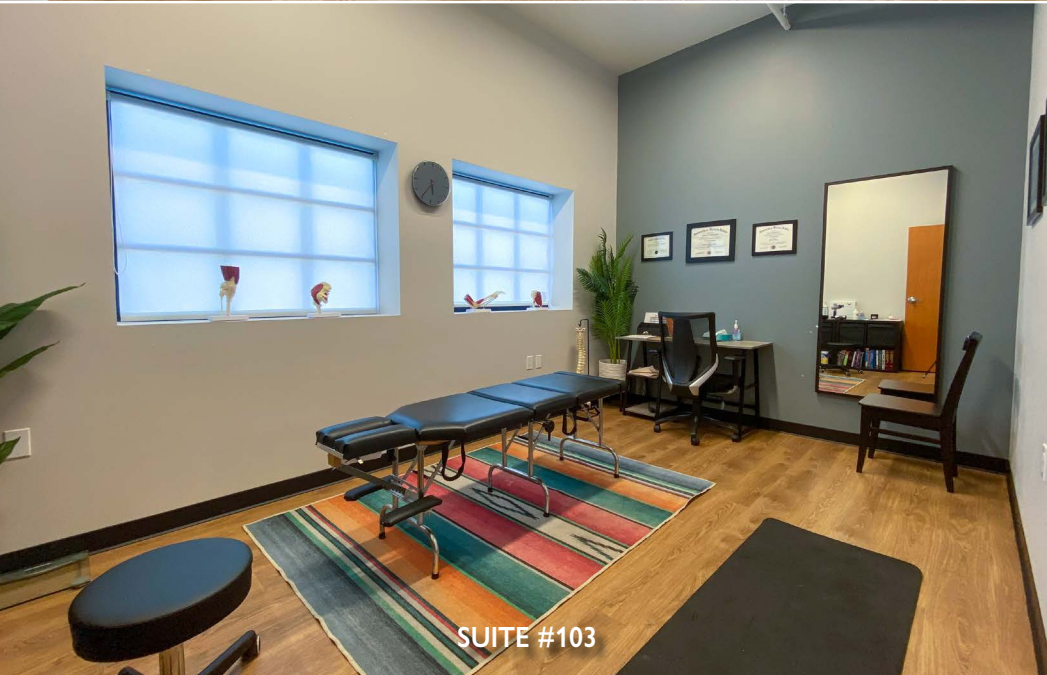
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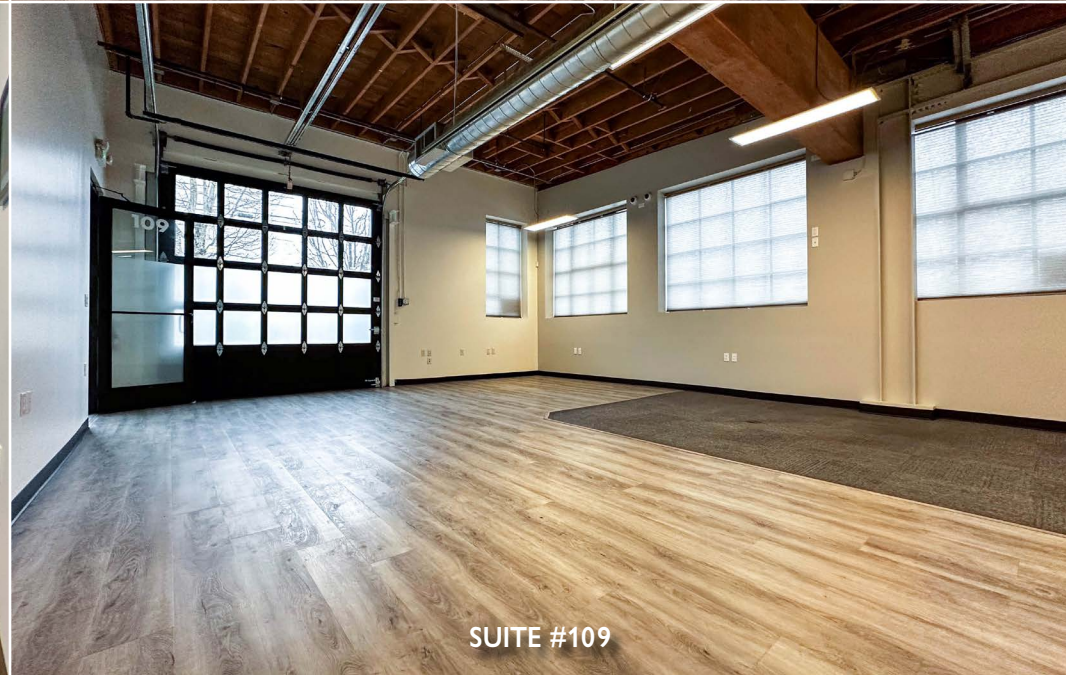
SUITE #206



SUITE #205



SUITE #103



SUITE #109

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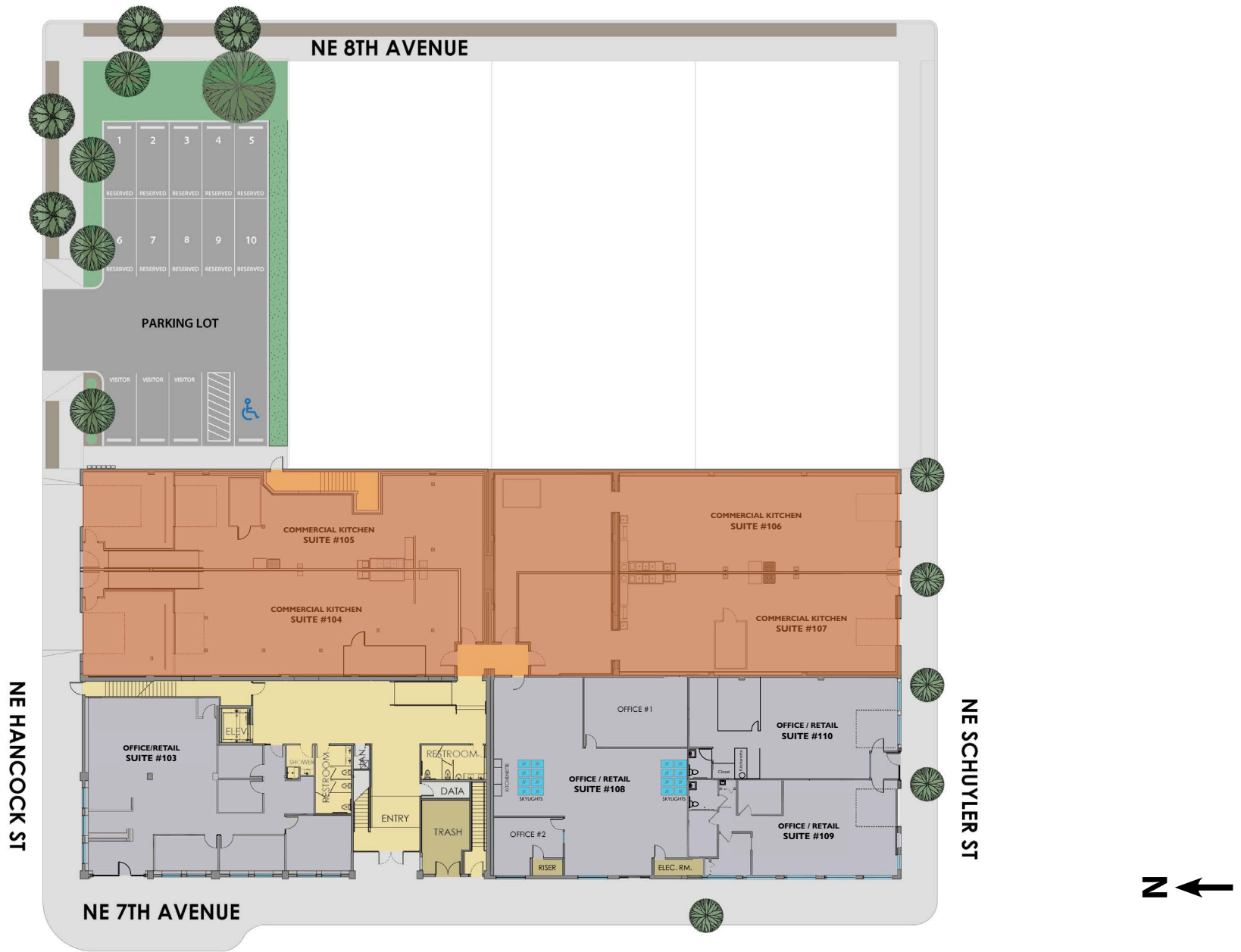


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# FLOOR PLAN

## 1st Floor



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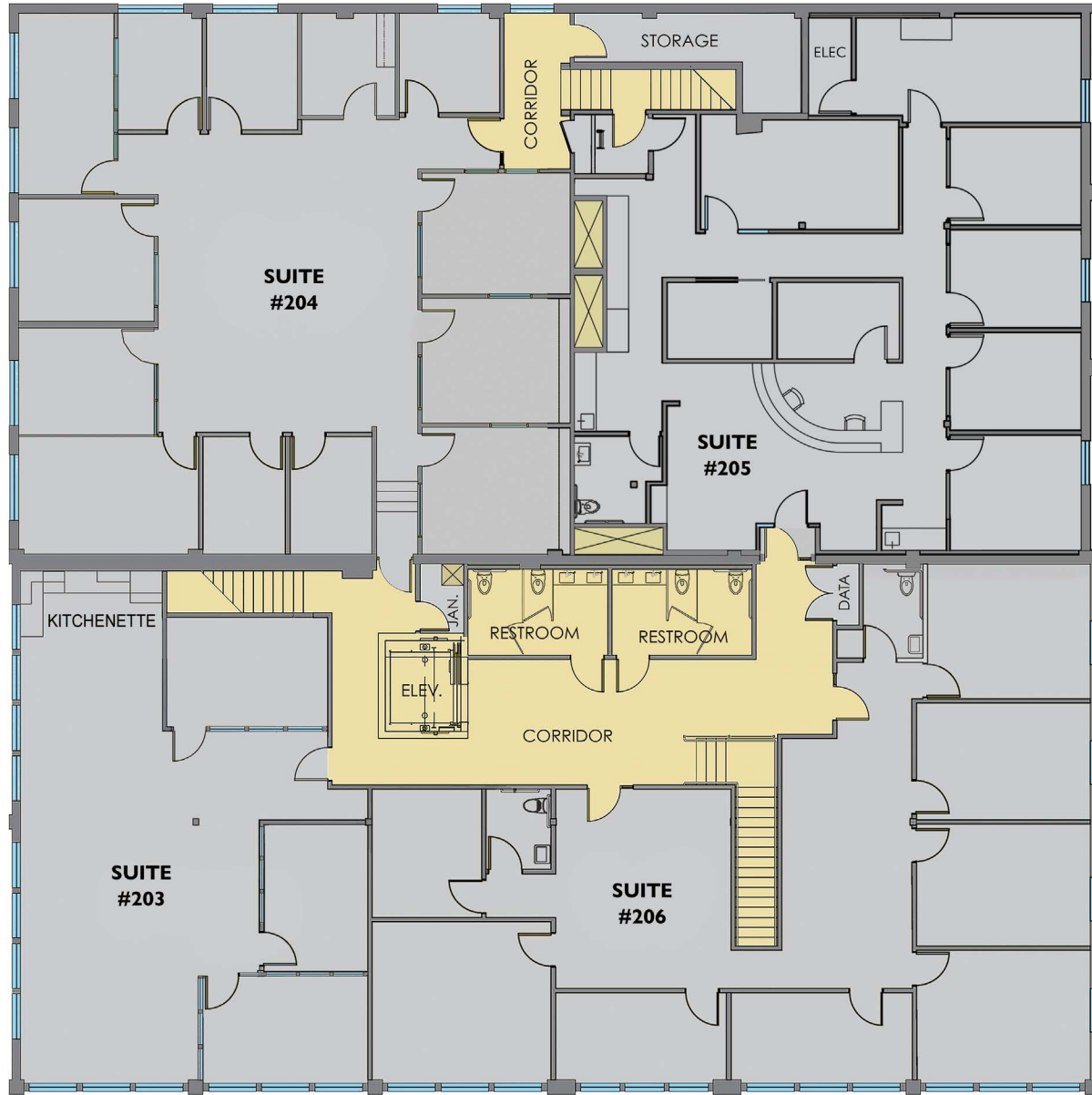
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# FLOOR PLAN

## 2nd Floor



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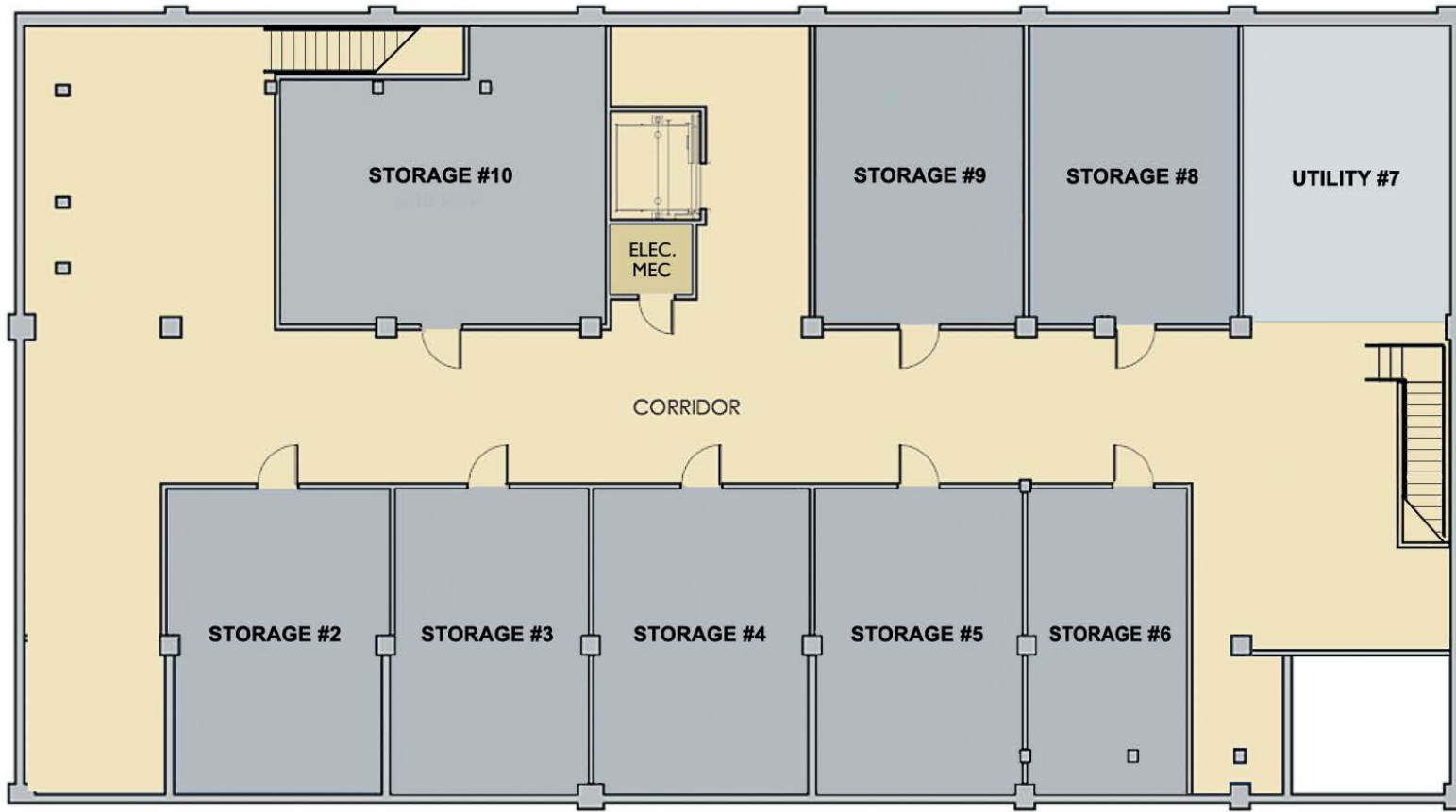
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# FLOOR PLAN

## Basement



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**NORTH RIM**

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