

# FOR LEASE

**BERTHA BOULEVARD OFFICE**

1332-1340 SW Bertha Blvd. | Portland, OR 97219

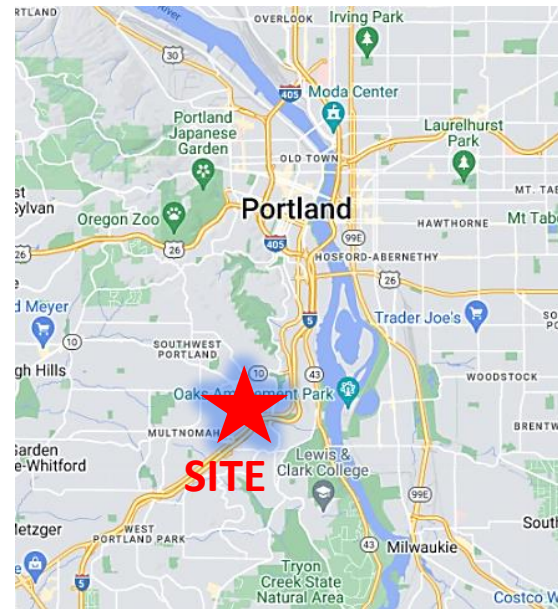


12725 SW 66<sup>th</sup> Avenue, Suite 202, Tigard, OR  
503.367.0516 | [www.fg-cre.com](http://www.fg-cre.com)



## PROPERTY HIGHLIGHTS

- This office building is just minutes from Downtown Portland with easy access to I-5
- Available:
  - 1<sup>st</sup> floor: Suites 20 & 30 – 1,285 SF
  - 2<sup>nd</sup> floor: Suite 201 – 555 SF
- \$20.00/SF full service
- Windows throughout provide ample natural light
- Close proximity to eateries near Multnomah Village, SW Beaverton-Hillsdale Highway and Barbur Boulevard
- Plenty of parking with additional down below and adjacent
- Tenant responsible for phone, internet, electrical and janitorial



**FOR MORE INFORMATION:**

**Steve Hunker**, Vice President/Broker  
[steve@fg-cre.com](mailto:steve@fg-cre.com)

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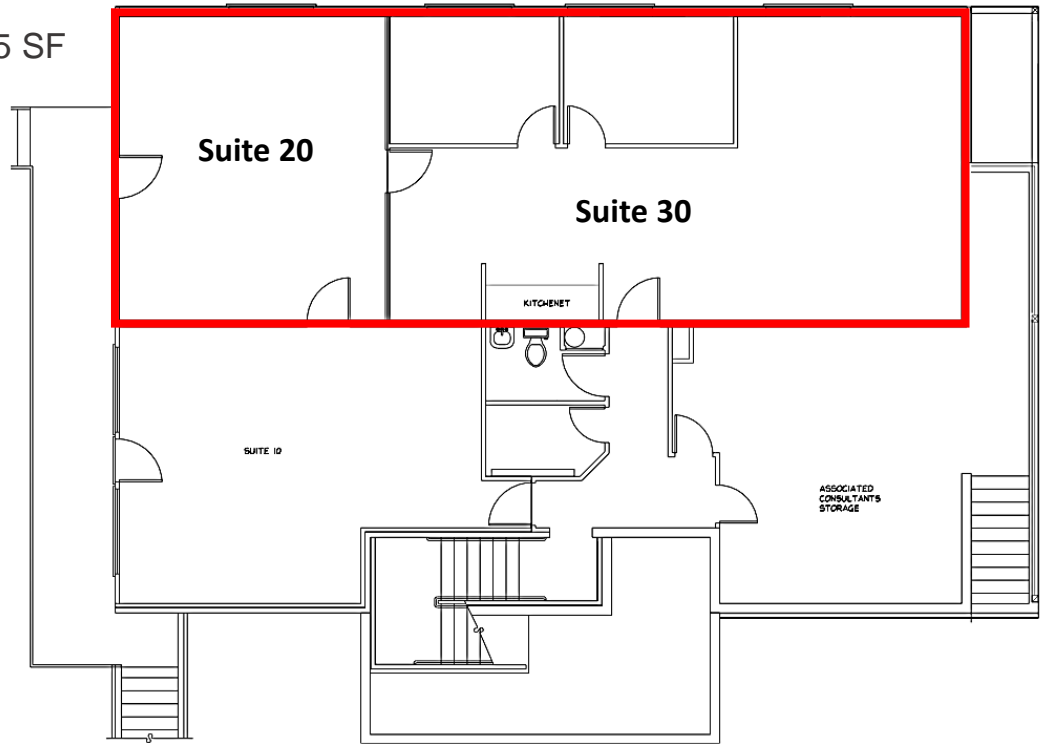
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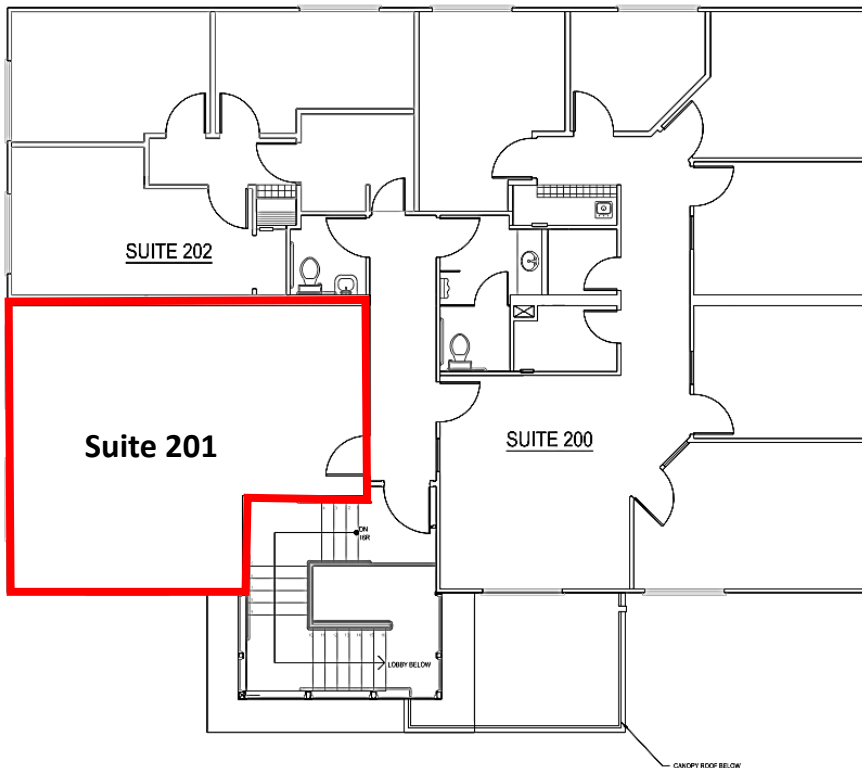


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Suites 20 & 30 – 1,285 SF



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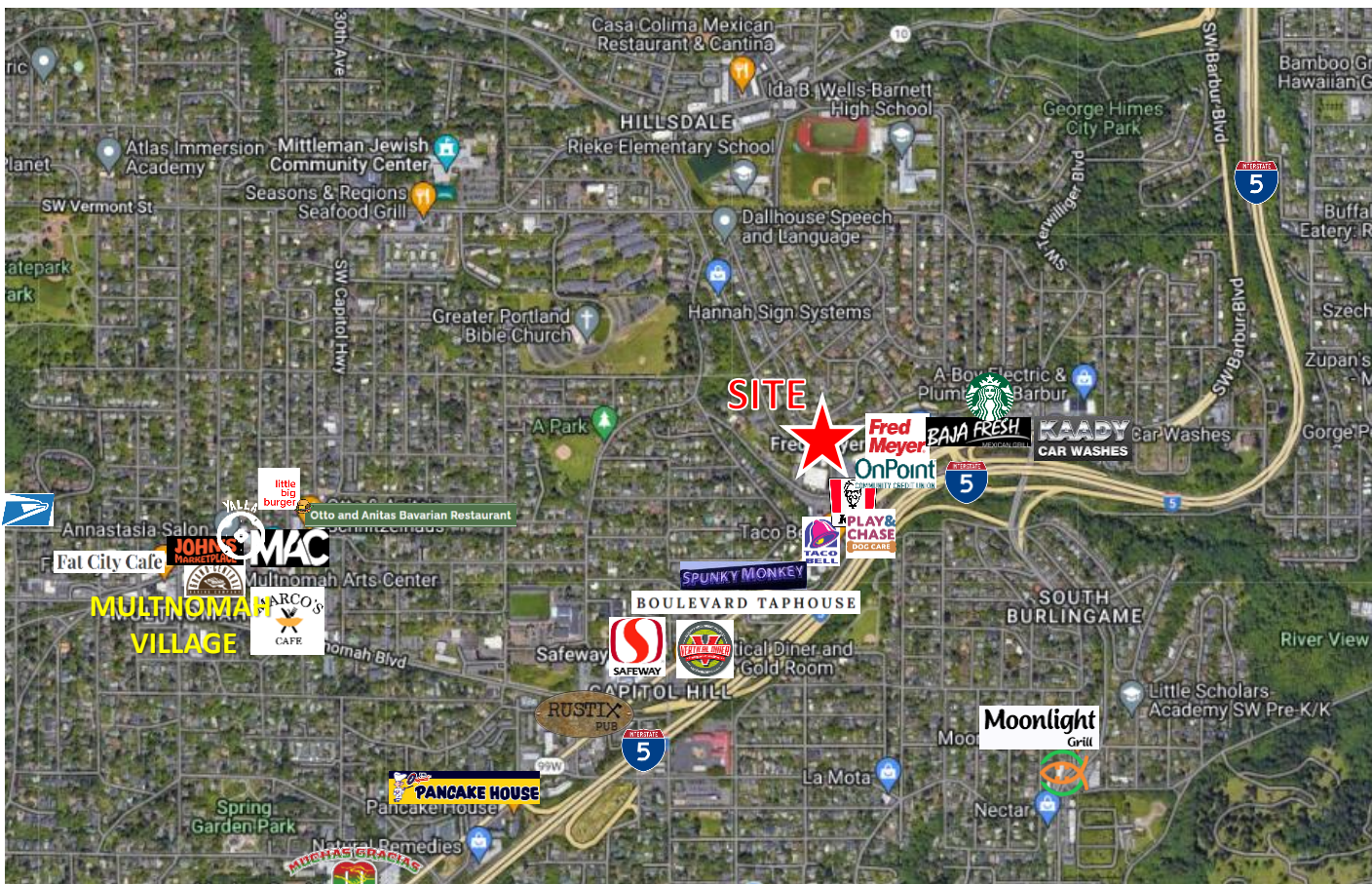
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## 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	14,566	112,923	382,396
2028 Population Projection	14,222	12,776	384,316
Est. Average Household Income	\$138,269	\$130,225	\$113,922
Est. Total Employees	5,108	168,936	436,113

## Average Daily Traffic

- SW Bertha Blvd @ SW 13<sup>th</sup> Ave E – 15,528
- SW Bertha Blvd @ SW 13<sup>th</sup> Ave W – 11,756
- SW Bertha Blvd @ SW Chestnut Dr NW – 15,388

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.