



*For Lease*

**Chocolate Building**  
1735 NE 7th Ave | Portland, OR



Jones Lang LaSalle Brokerage, Inc.



Private offices



Roll-up glass door




### Highlights

- Newly renovated office space
- 3,000 RSF office opportunity with open floor plan
- Operable window uppers
- Roll up glass door
- Mix of polished concrete & carpet tile flooring
- Abundant natural light
- New restrooms & shower
- Up to 4,000 SF of storage space available
- Located in the close-in eastside on Broadway with great access to Portland Streetcar and Max lines
- Minutes from downtown
- Quick access to I-5 and I-84



Updated kitchen and break room



LOCATION:   
 Portland, Oregon

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Minutes from Downtown

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**3,000 RSF**

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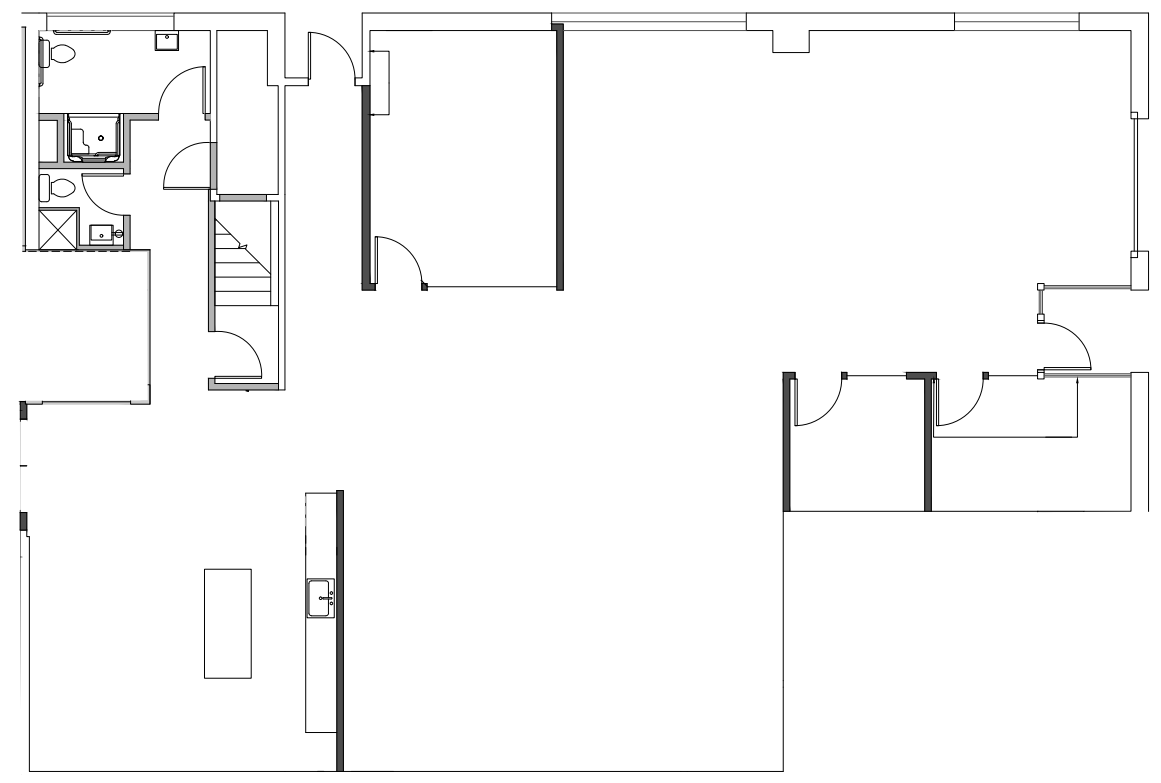
Newly renovated office space

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**\$29.50 / SF**  
 Modified Gross

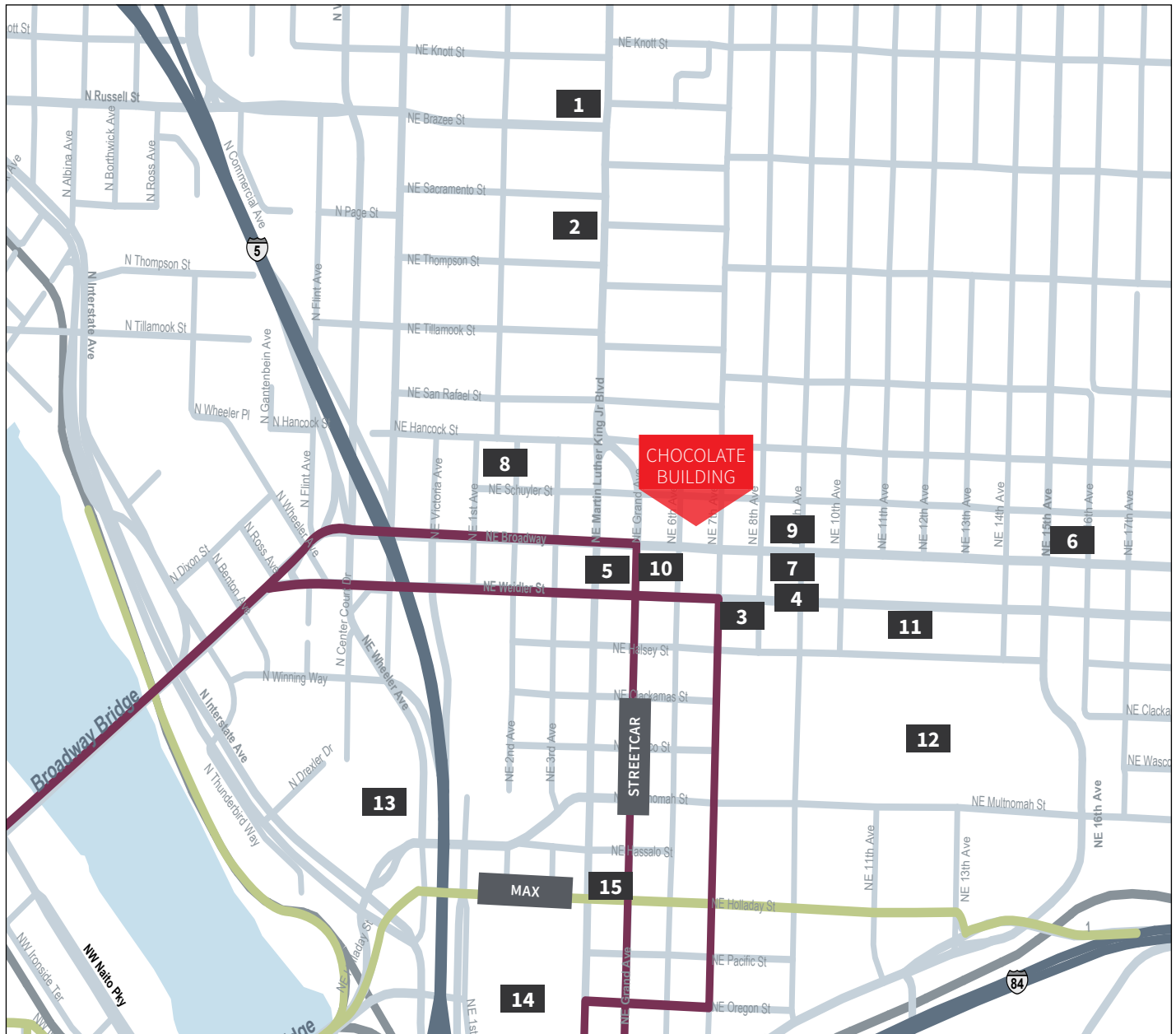


Conference room



# Amenities

- |                             |                               |                                    |
|-----------------------------|-------------------------------|------------------------------------|
| <b>1</b> Russell Street BBQ | <b>6</b> Blossoming Lotus     | <b>11</b> Safeway                  |
| <b>2</b> Ox Restaurant      | <b>7</b> Frank Noodle House   | <b>12</b> Lloyd Center Mall        |
| <b>3</b> Chipotle           | <b>8</b> Pine Street Biscuits | <b>13</b> Moda Center              |
| <b>4</b> Qdoba              | <b>9</b> Black Water Bar      | <b>14</b> Oregon Convention Center |
| <b>5</b> Starbucks          | <b>10</b> Walgreens           | <b>15</b> Hotel Eastlund           |



**FOR LEASING  
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