Freestanding Office Opportunity 1808 SE BELMONT STREET, PORTLAND, OR 97214

Joe Kappler M 503.972.7294 50 joek@macadamforbes.com m Licensed in OR & WA Li

Megan McElmurry 503.972.7274 megan@macadamforbes.com Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

2 Centerpointe Drive, Suite 500 | , | WWW.MACADAMFORBES.COM | 503.227.2500

FOR LEASE







PROPERTY DESCRIPTION

Well located 4,500 square foot free-standing office building for lease on SE 18th Avenue and SE Belmont Street.

The building consists of a nice mix of private offices and open area. There is a dedicated parking lot in addition to on-street parking options. Owner is willing to demise the space down to 2,000 square feet.

OFFERING SUMMARY

Lease Rate:	Negotiable
Estimated NNN's:	\$6.00/SF
Available SF:	Fully Leased



Joe Kappler 503.972.7294 joek@macadamforbes.com Licensed in OR & WA

Megan McElmurry 503.972.7274 megan@macadamforbes.com Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

1808 SE Belmont Street, Portland, OR 97214





PROPERTY HIGHLIGHTS

- Freestanding office building
- 10 off-street parking stalls
- Well-maintained building
- Nearby restaurants and shops
- Close proximity to Highway 99, Interstate 84, and Interstate 5





Joe Kappler 503.972.7294

joek@macadamforbes.com Licensed in OR & WA

Megan McElmurry 503.972.7274 megan@macadamforbes.com Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

1808 SE Belmont St. Office Potential Demising Option #1 SOUTH ETT EXIT BACK Storage RESTROOM Large Conference (BOARD ROOM) BACK RESTROOM KITCHEN Е N ĸ FRONT C RESTROOM D А w REFRIG RECEP-COPY AREA Ε TION A STORAGE S т SMALL Small Conference Room CONFERENCE ROOM OFFICE OFFICE OFFICE OFFICE OFFICE EXI EXII **Potential Demising Option #2** NORTH OFFICE DOOR WAYS **Joe Kappler Megan McElmurry** MACADAM 503.972.7294 503.972.7274

megan@macadamforbes.com

Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

joek@macadamforbes.com Licensed in OR & WA

FORBES

COMMERCIAL REAL ESTATE SERVICES

W

Ε

S

т

1808 SE Belmont Street, Portland, OR 97214



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total population	21,334	98,400	208,635
Median age	35.8	39.8	39.0
Total households	12,225	54,267	111,523
Average HH income	\$81,946	\$90,495	\$96,377
Average house value	\$577,444	\$575,370	\$534,146

LOCATION OVERVIEW

Located in the Southeast Portland Belmont neighborhood with close proximity to many restaurants and coffee shops including Nostrana, Kachka, Loyal Legion, and many more. Bus and transit options are nearby along with quick access to Interstate 84, Highway 99, and Interstate 5.



Joe Kappler 503.972.7294

joek@macadamforbes.com Licensed in OR & WA

Megan McElmurry 503.972.7274 megan@macadamforbes.com Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

