

Freestanding Office Opportunity

1808 SE BELMONT STREET, PORTLAND, OR 97214



FOR LEASE

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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.

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

1808 SE Belmont Street, Portland, OR 97214



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



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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



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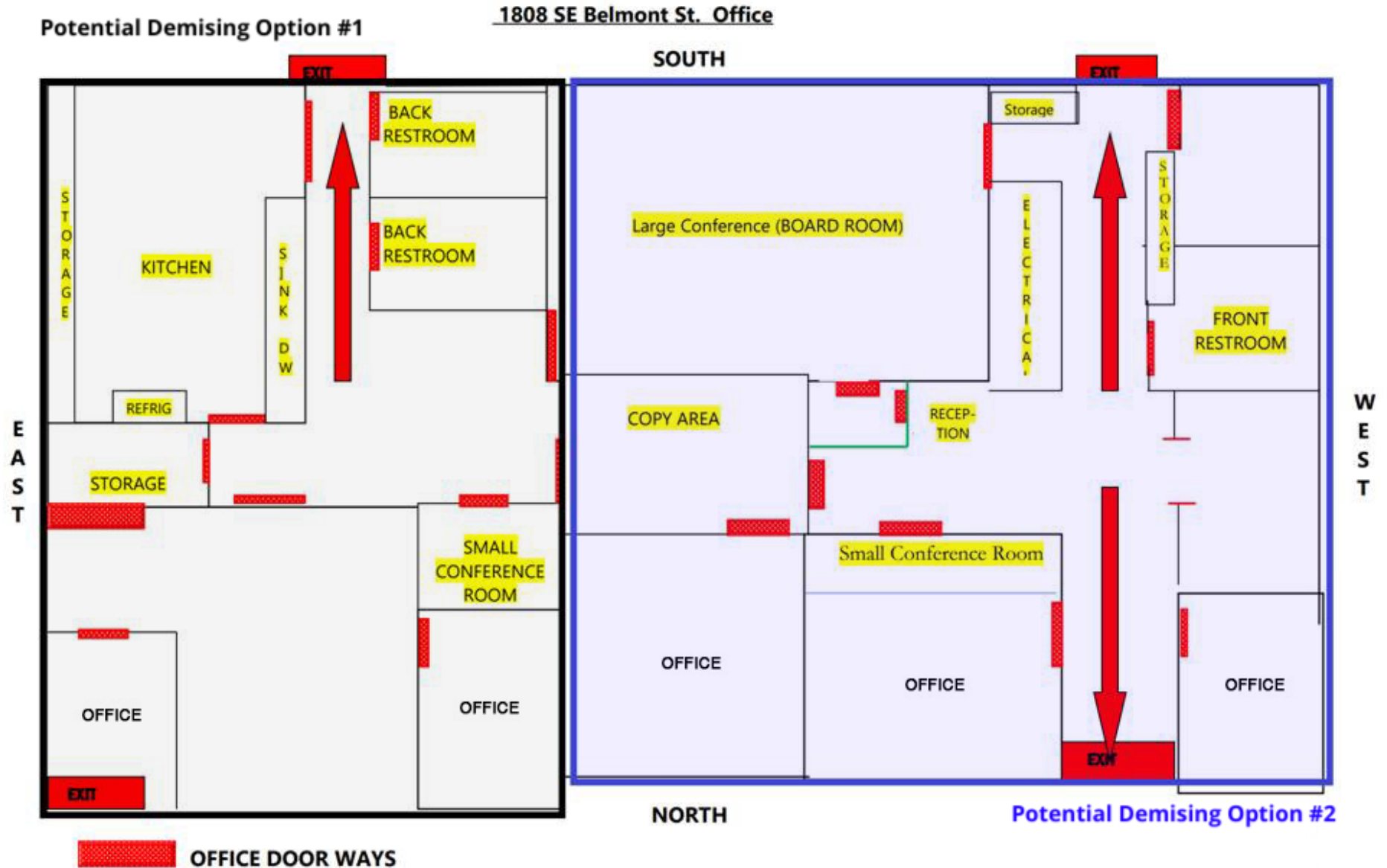
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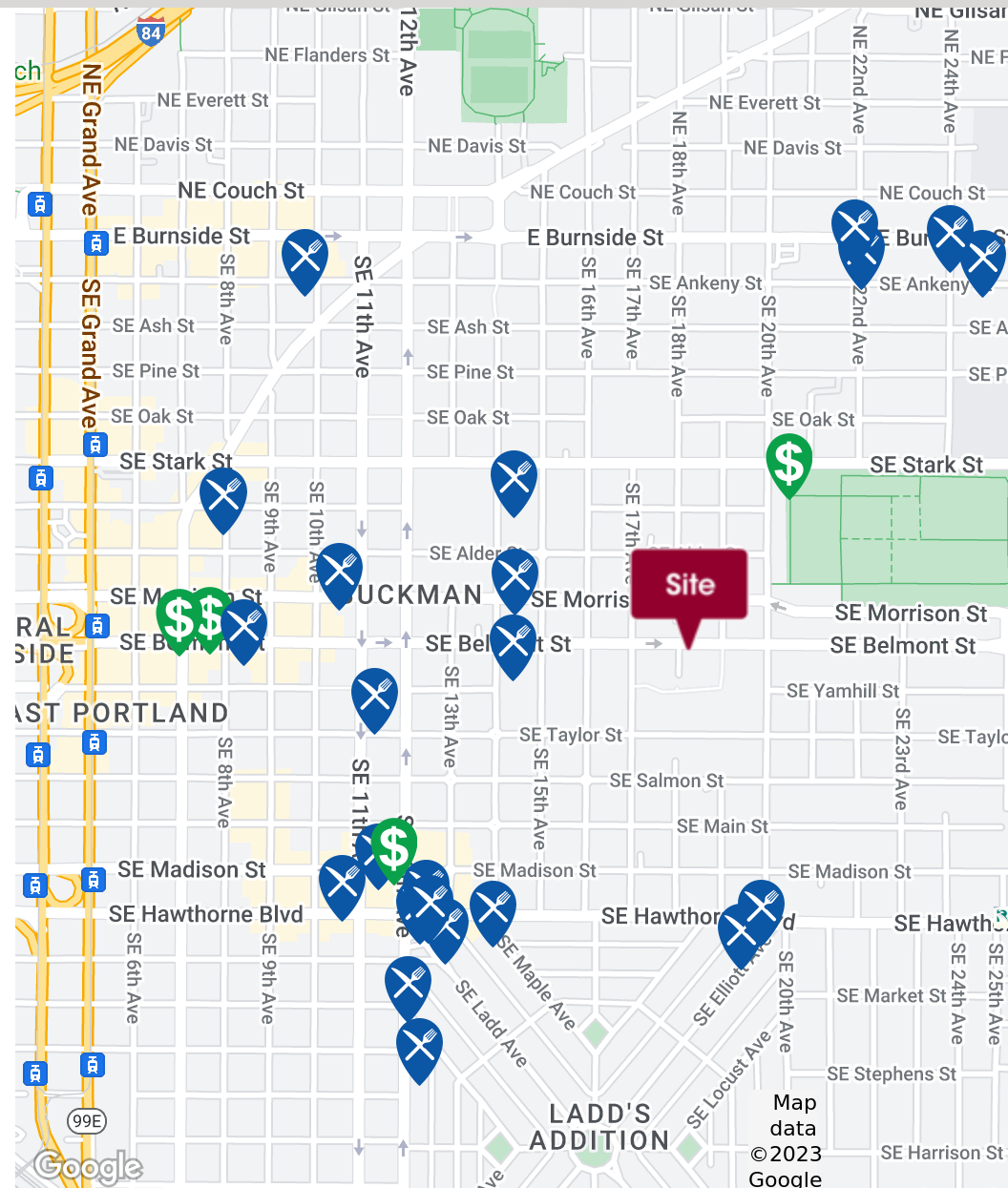


DEMOGRAPHICS

	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.



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