

Office Space in High-Traffic Location

2230 W BURNSIDE STREET | PORTLAND, OR 97210



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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.

FOR LEASE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR LEASE

2230 W Burnside Street, Portland, OR 97210



PROPERTY DESCRIPTION

This second-floor office space, formerly used as a chiropractic office, is ready for its next tenant. The property is located in a high-traffic location at the base of the West Hills with great signage opportunities.

PROPERTY HIGHLIGHTS

- Elevator access
- Available parking spaces for lease at \$100/Stall/Month

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	1,068 SF
Building Size:	7,000 SF



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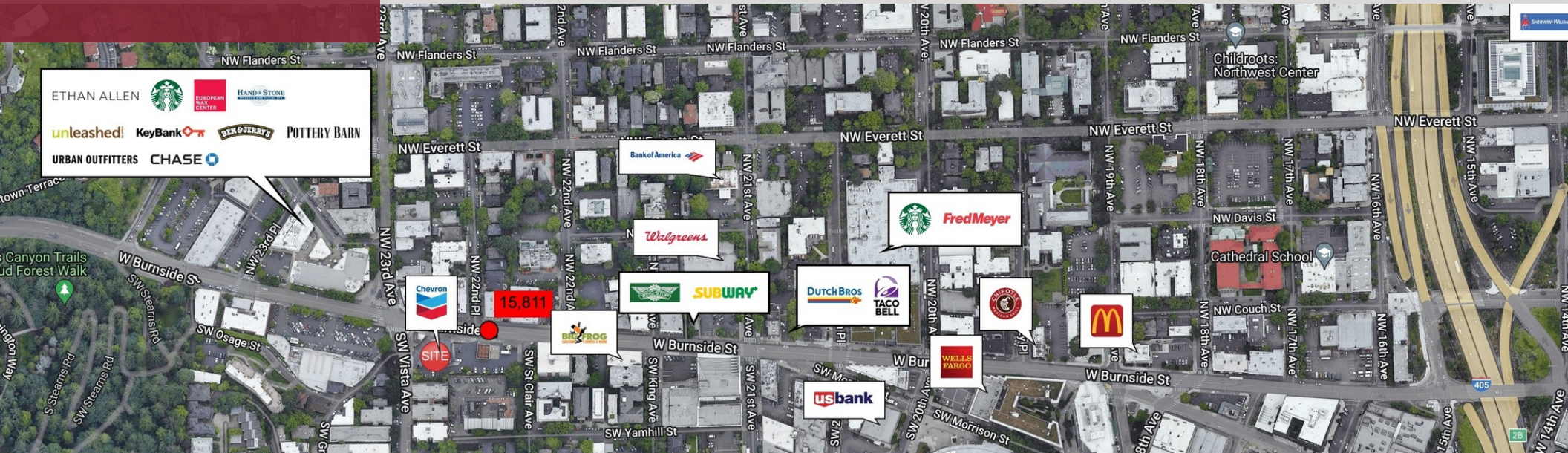
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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	37,684	67,663	146,004
Total households	26,587	44,650	84,586
Average HH income	\$88,874	\$94,376	\$101,374
Average house value	\$388,029	\$406,972	\$476,122

LOCATION OVERVIEW

This property is located along a prominent West Portland thoroughfare, on the intersection of W Burnside Street, SW Vista Avenue, and NW 23rd Avenue.

	WALK	TRANSIT	BIKE
Commute Scores	96, Walker's Paradise	68, Good Transit	76, Very Bikeable



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