

2045 NE Martin Luther King Blvd.
PORTLAND, OR 97212

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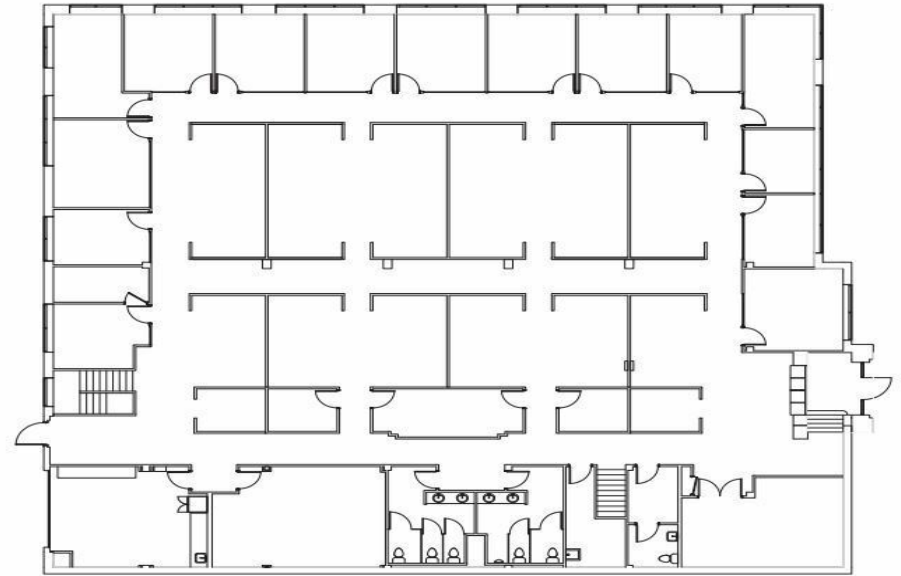
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FOR LEASE



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PROPERTY DESCRIPTION

Newly renovated office building with 9,615 RSF of lower level office space. The space features a separate main entrance, a mix of open and private offices and natural light. Ownership is willing to demise down the space to 2,000 SF. Economical space for back office users or non-profits.

PROPERTY HIGHLIGHTS

- Close-in NE access with nearby public transit
- Many nearby restaurants and retail shops
- New paint, lights and main entry

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (Gross)
Available SF:	9,615 SF
Building Size:	22,100 SF



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DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	1,645	5,707	24,655
Median age	35.5	36.3	39.0
Median age (Male)	37.7	37.0	38.0
Median age (Female)	34.3	35.2	39.2
Total households	1,017	3,414	13,811
Total persons per HH	1.6	1.7	1.8
Average HH income	\$63,427	\$75,681	\$95,461
Average house value	\$560,677	\$558,033	\$499,833

LOCATION OVERVIEW

Close-in NE Portland location with many nearby amenities along with quick access to I-5, I-84 and I-405. The Portland street car is 3 blocks away and there is a Trimet bus stop directly out-front.



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