

POVEY BUILDING

408 NW 5th Avenue, Portland, OR 97209



For More Information, Contact:

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**Video Tour
Available**

**FOR
LEASE**





PROPERTY DESCRIPTION

Plug-and-play lease opportunities with flexible size options in a prominent NW Portland location. Short and long-term lease options are available.

PROPERTY HIGHLIGHTS

- Competitive lease rates
- Move-in ready
- Furniture available to the tenant
- Walking distance to a high density of restaurant and retail options
- Great access to transit

OFFERING SUMMARY

Available SF:	850 - 2,000 SF
Lot Size:	5,000 SF
Building Size:	15,000 SF
Zoning:	CX - City of Portland

SPACES	LEASE RATE	SPACE SIZE
3rd Floor Availability	Call For Pricing	850 - 2,000 SF



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION	VIDEO
■ 3rd Floor Availability	850 - 2,000 SF	Modified Gross	Call For Pricing	Space can be divided into 850 SF, 1,700 SF, and 2,000 SF with flexible rate options.	View Here



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DEMOGRAPHICS

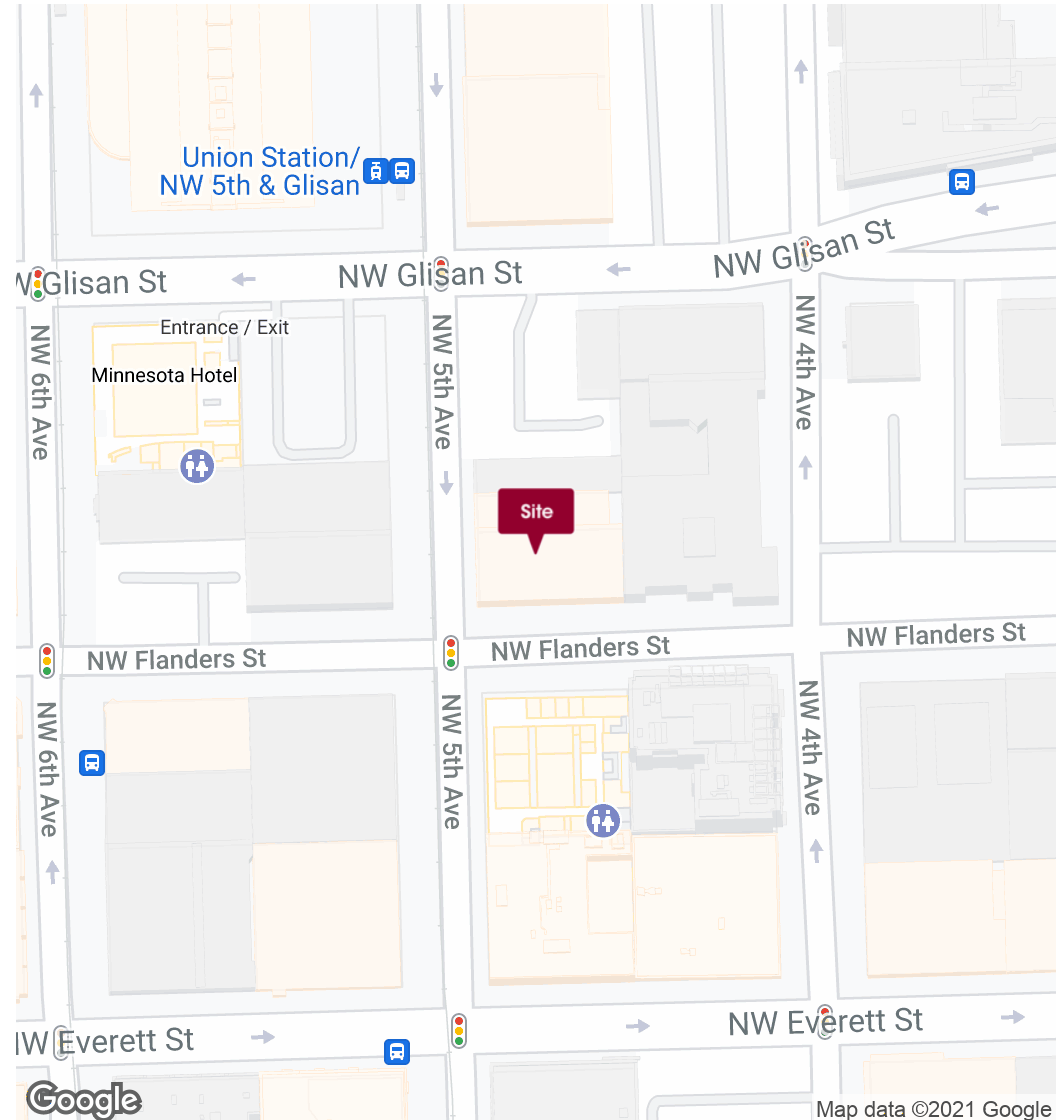
	1 MILE	2 MILES	3 MILES
Total population	21,582	81,089	167,398
Median age	39.5	35.8	35.8
Median age (Male)	40.2	36.9	36.4
Median age (Female)	38.6	35.2	35.4
Total households	13,991	48,484	89,001
Total persons per HH	1.5	1.7	1.9
Average HH income	\$53,006	\$58,685	\$66,537
Average house value	\$416,796	\$492,401	\$450,824

LOCATION OVERVIEW

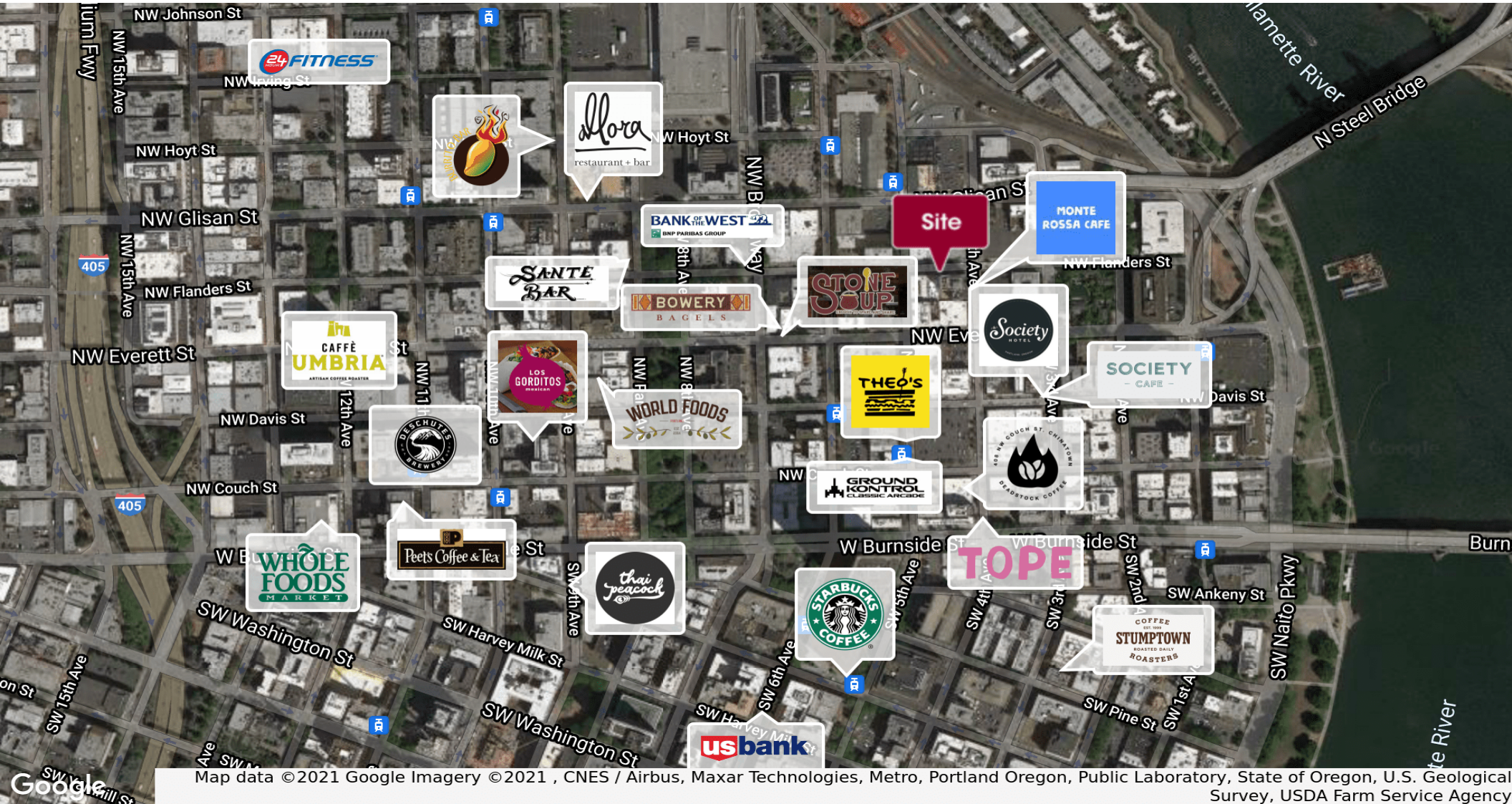
Highly visible and accessible location on the corner of NW 5th Avenue and NW Flanders. Excellent access to transit, and nearby restaurant and retail amenities.

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
NW Flanders St	NW 5th Ave W	1,480	0.01 mi
NW Flanders St	NW 5th Ave E	1,754	0.03 mi
NW 5th Ave	NW Flanders St S	1,919	0.02 mi
NW Everett St	NW 3rd Ave E	7,232	0.09 mi



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