

CREATIVE
SPACE

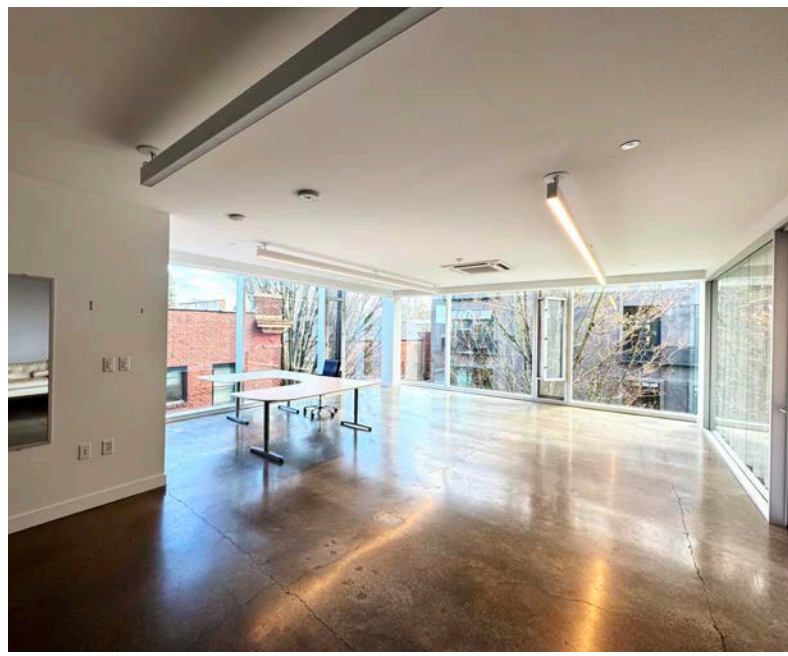
FOR LEASE



Debbie Thomas | **Broker**
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GLISAN GLASS STUDIOS
2281 NW Glisan St. - 3rd Floor
Up to 2,490 SF - Can be Divided
Call for Details & Pricing

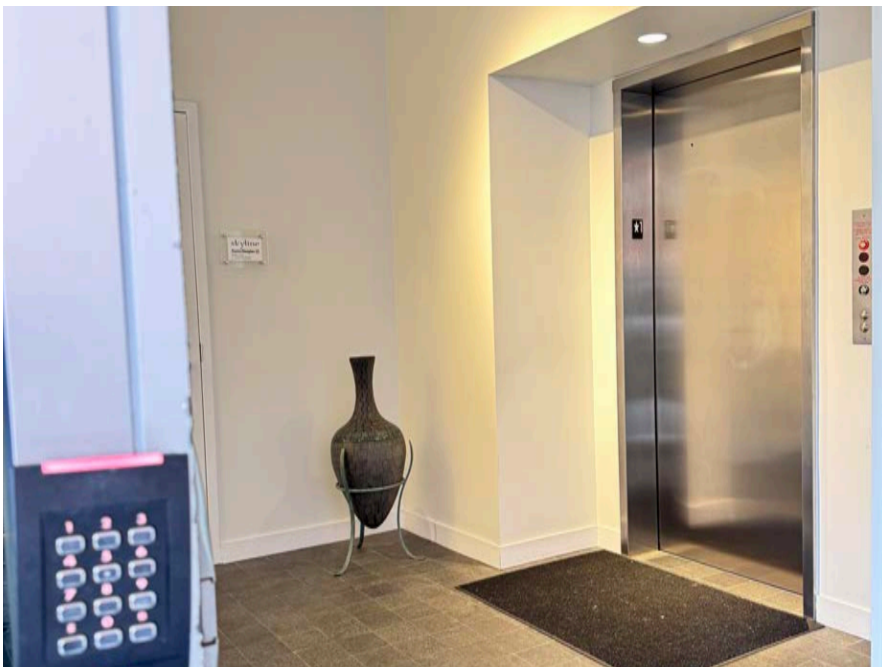
THE BUILDING



Overlooking the West Hills, busy NW 23rd and just steps away from some of Portland's best shops, eateries and bars, this modern, secure building offers abundant light in the south facing office. West office could be leased with or without conference room for more space. Or for larger uses, lease the private 275 SF conference room next door. 2 private restrooms, Kitchenette and mop sink shared with the adjacent leased office. Zone M parking may be available through the city.

Highlights:

- **Stunning 3rd Floor Offices**
- **Gated, Secure Entrance & Lobby**
- **Elevator Served**
- **Floor to Ceiling Windows**
- **Large Storage Closet**
- **Polished Concrete Floors**
- **2 Private Restrooms**
- **Stocked Kitchenette**
- **Zone M Parking**
- **On Max Line & Blocks to Providence Park & MAX Station**



Walker's Paradise

Daily errands do not require a car.



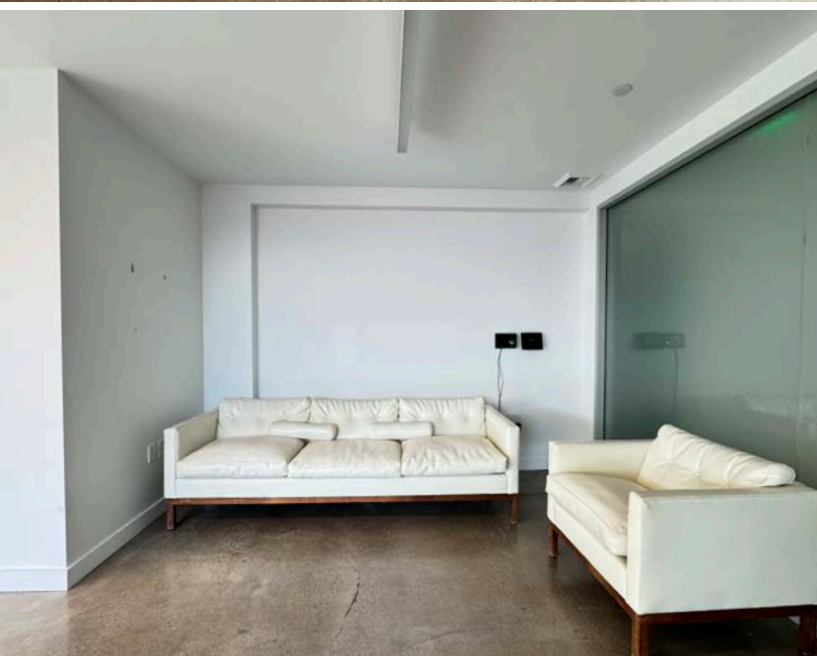
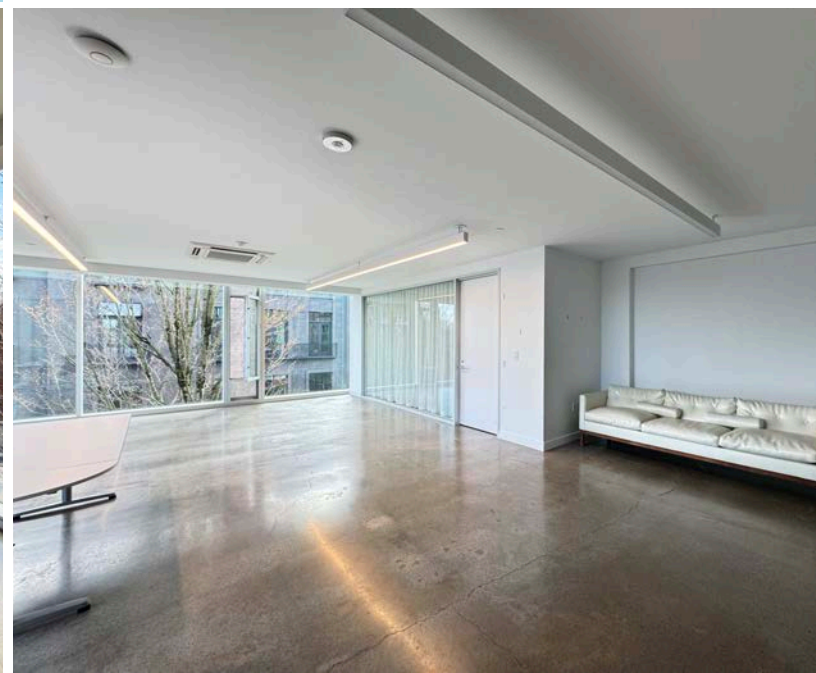
Good Transit

Many nearby public transportation options.

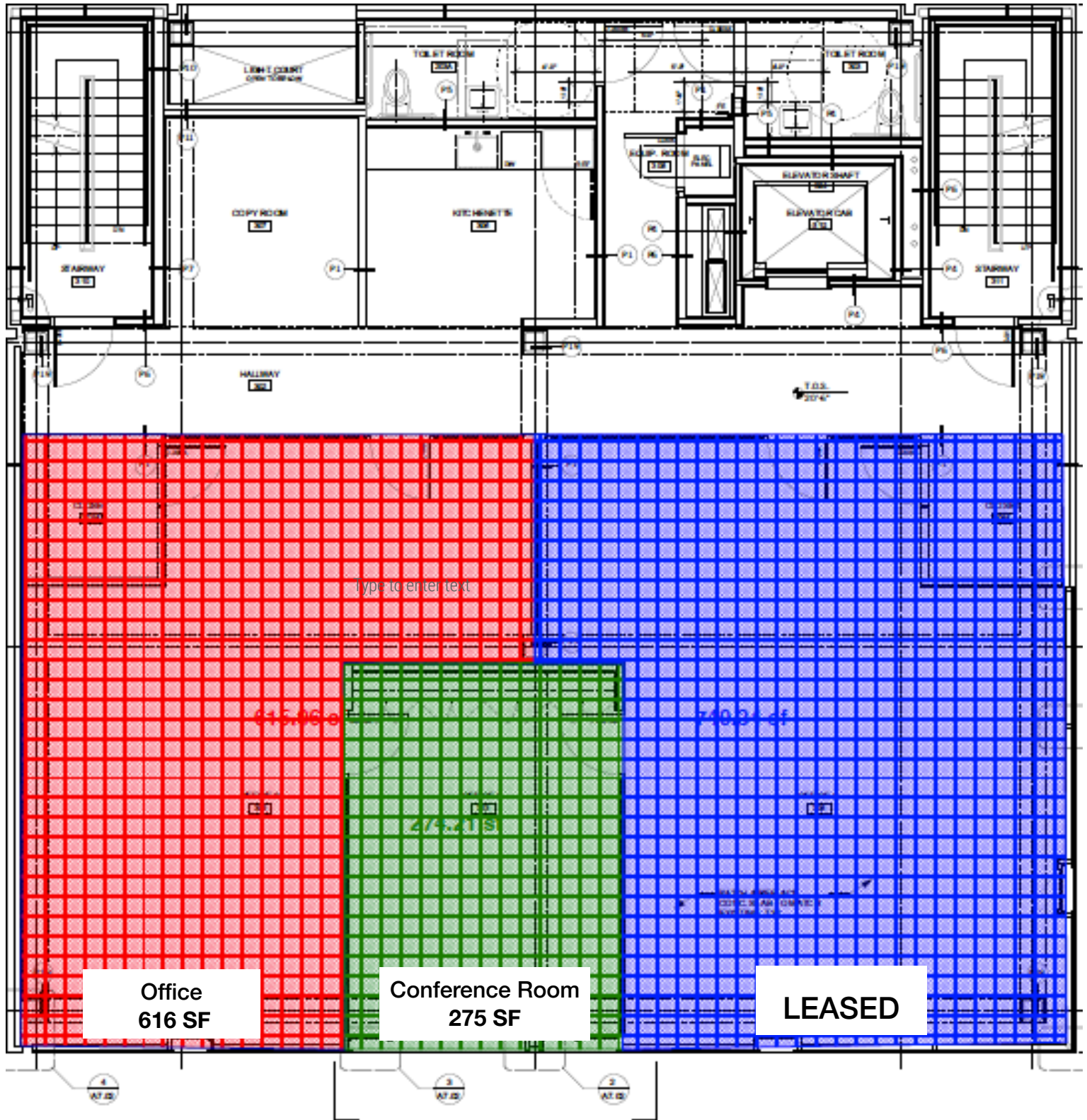


Biker's Paradise

Daily errands can be accomplished on a bike.

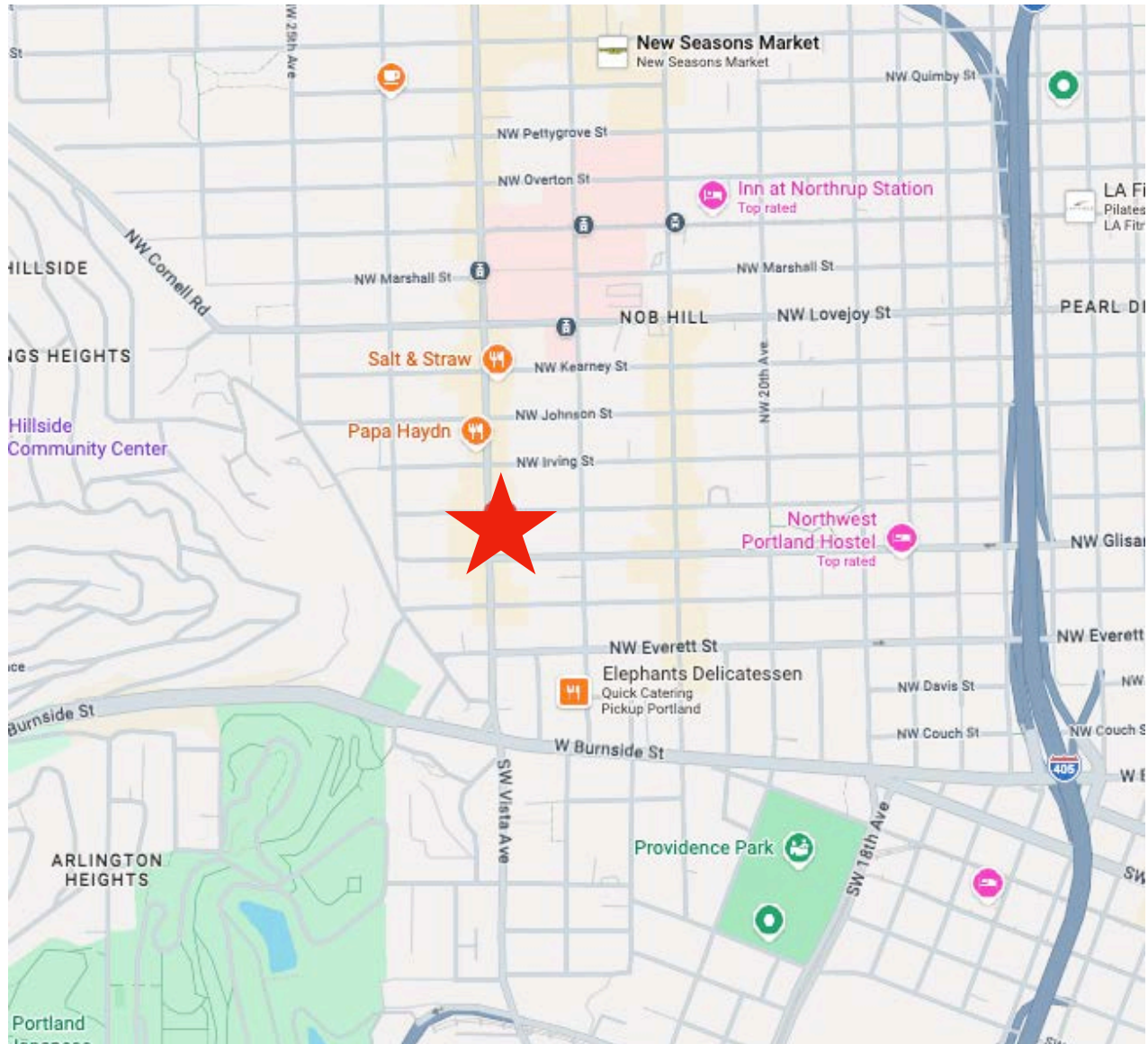


THE LAYOUT



Total Square Footage including Common Areas is 2,490

THE NEIGHBORHOOD



SHOP

Arc'teryx
Tender Loving Empire
Restoration Hardware
Ethan Allen
Pottery Barn
Urban Outfitters
Skyline Window Coverings
Brilliant Earth
Lush Cosmetics
Sloan Boutique
Eileen Fisher

EAT

Harlow
Ken's Artisan Bakery
Papa Haydn
Fireside
Salt and Straw
Smith Teamaker
Henry Higgins Bagels
Jo Bar & Rotisserie
Thai Bloom
Ringside Steakhouse
Escape from NY Pizza

PLAY

Crystal Ballroom
Cinema 21
Living Room Theatre
Providence Park
Roseland Theatre
Pioneer Courthouse Square
Lan Su Chinese Garden
Portland Art Museum
Cycle Portland Bike Tours
Powell's City of Books
Pioneer Place

STAY

McMenamin's Crystal Hotel
Inn at Northrup Station
Hi-Lo Hotel
Mark Spencer Hotel
The Benson Portland
Hotel deLuxe
Dossier Hotel
The Ritz Carlton
Sentinel Hotel
Hyatt Centric
Port. International Guesthouse

The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

DEMOGRAPHICS

Households by Income

Average Household Income: \$119,928

\$150,000 to \$200,000: 20,145

\$200,000 or more: 32,948

Population

2029 Projection: 404,791

2024 Population: 409,656

Households

Median Home Value: \$684,253

Owner Occupied Households: 84,176

Renter Occupied Households: 105,101

Traffic Volume

NW Glisan St & NW 23rd Ave W: 4,477

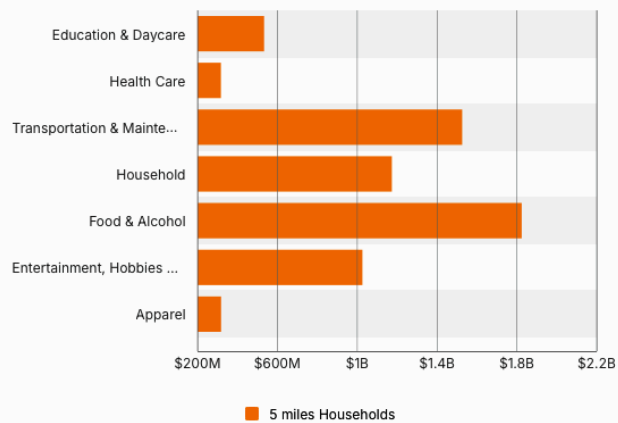
NW 23rd Ave & W Glisan St S : 7,651

NW 23rd Ave & NW Glisan St N: 8,699

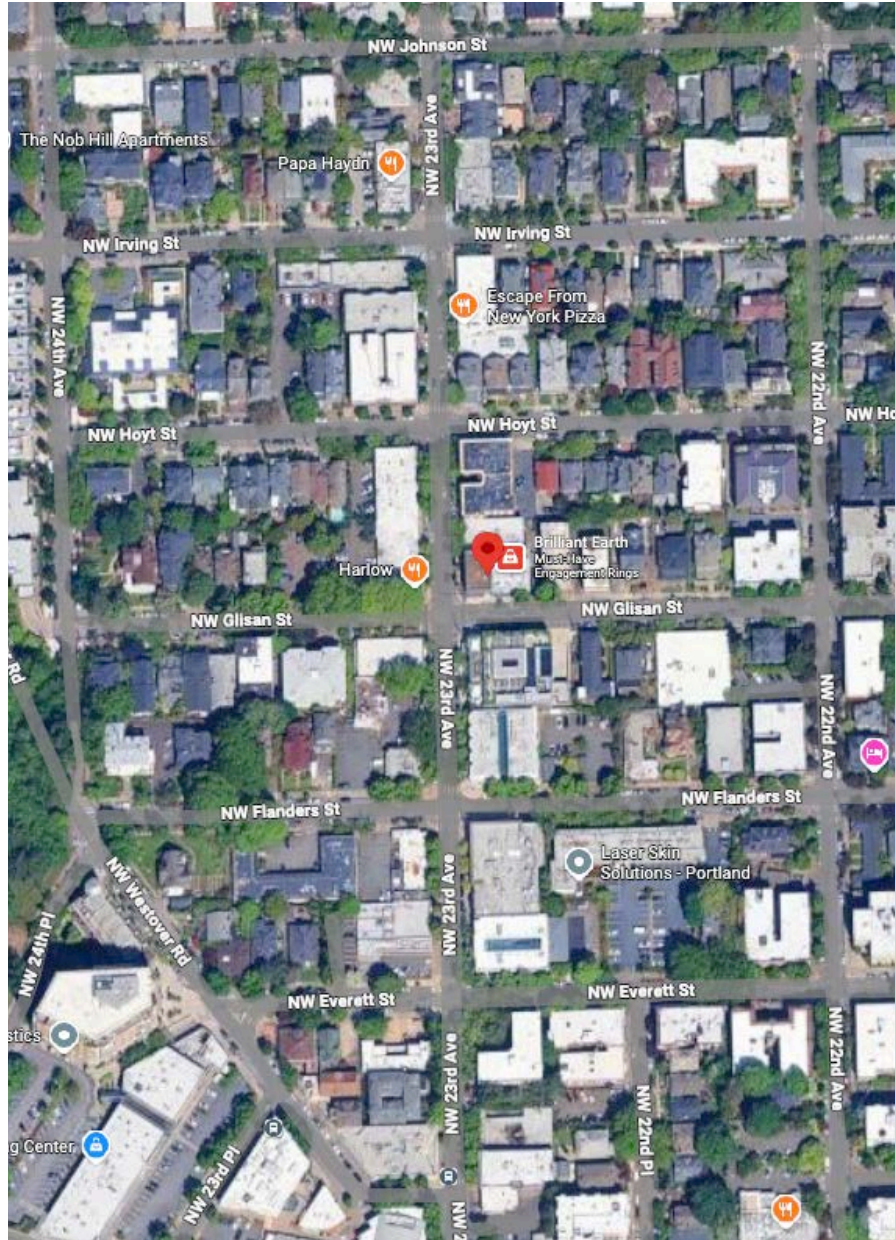
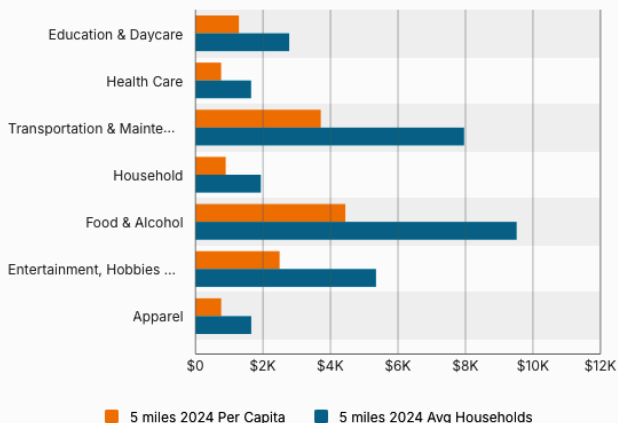
NW 23rd Ave & NW Irving St N: 9,930

DEMOGRAPHICS 0-5 MILES (2022-2024)

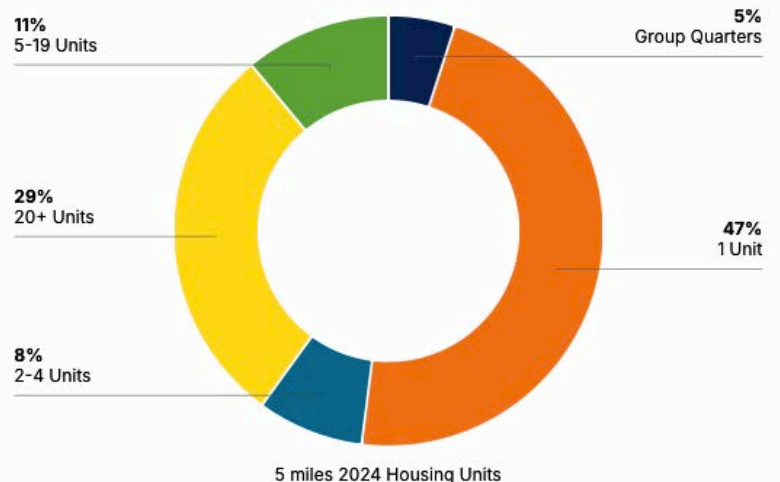
Consumer Spending



Per Capita & Avg Household Spending



Housing Type



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