

FOR LEASE · PORTLAND, OREGON

Glaser Bros Warehouse Flex Space

710 NW 17th Avenue · Pearl District / NW Portland · 10,000 SF · EG1 Zoning · Est. 1927

EXTERIOR · 710 NW 17TH AVENUE



INTERIOR · OPEN FLEX SPACE & COVERED PARKING



10,000
SQ FT

1927
YEAR BUILT

98
WALK SCORE

91
BIKE SCORE

83
TRANSIT SCORE

EG1
ZONING

400A
POWER

A rare opportunity to lease a prime historic flex warehouse in the heart of Portland's NW corridor. Built in 1927, this 10,000 SF corner building supports a wide range of uses — from **creative office and art collectives** to **limited retail** (vintage, furniture showrooms) and **light industrial** uses such as coffee roasting or brewing. The fully open floor plan, high ceilings, signature skylight, lofted private office, kitchenette, two restrooms, and a 7-space covered garage make this a true turn-key opportunity. Surrounded by some of Portland's best dining, shopping, and transit — with a 98 Walk Score and Bike Score — this space is ready for immediate occupancy.



Peter Rose

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710 NW 17TH AVENUE · PORTLAND, OR 97209 · NW / PEARL DISTRICT · EG1 ZONING

710 NW 17th Ave · Property Details & Lease Terms

10,000 SF · EG1 Zoning · NW Portland

ASSET CLASS	Flex Space (Industrial / Office / Limited Retail)	YEAR BUILT	1927
TOTAL SF	10,000 SF	AVAILABLE SF	10,000 SF
FLOORS	1 (+ lofted office)	ZONING	EG1 — Urban Flex Industrial / Office / Limited Retail
POWER	400 AMP Service	PARKING	7 +/- Off-Street Covered Spaces (Garage)

LOCATION & ACCESS

- South & west facing corner
- Ample natural sunlight + featured skylight
- Accessible NW retail district
- 98 Walk Score — Walker's Paradise
- 91 Bike Score — Biker's Paradise
- 83 Transit Score — Excellent Transit
- Nearby highlights:
 - New Seasons & Trader Joe's
 - Fred Meyer
 - Bar West & G Love
 - Fish Sauce & Afuri
 - Food carts and so much more!

SPACE & BUILD-OUT

- Turn-key, fully ready space
 - High ceilings throughout
 - Lofted private office / separate space
 - Kitchenette w/ sink, dishwasher & refrigerator
 - Two restrooms
 - 7 +/- covered off-street parking spaces
- 400 AMP power service
- Roll-up door
- Local property management company
- **Interested parties responsible for verifying specific use*

LEASE TERMS

Variable terms available with qualified tenant at owner's sole discretion following full screening.

5-Year Term

- Year 1: \$4.00/SF + NNN
- Year 2: \$10.00/SF + NNN
- Year 3: \$12.00/SF + NNN
- Year 4: \$14.00/SF + NNN
- Year 5: \$15.50/SF + NNN

3-Year Term

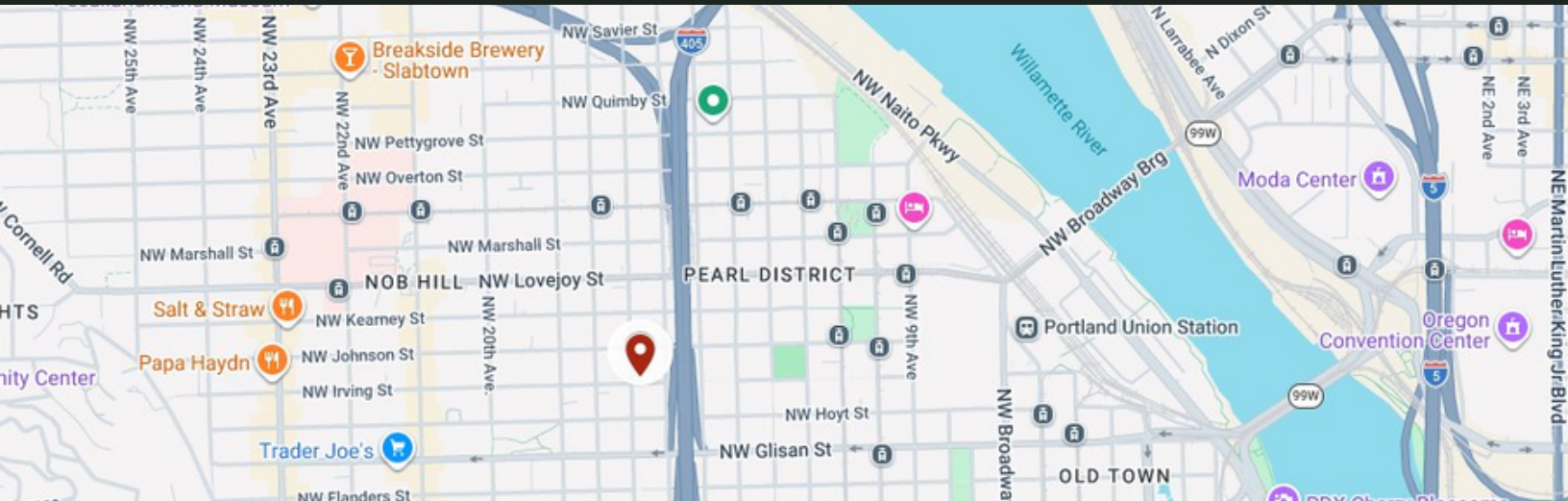
- Year 1: \$10.00/SF + NNN
- Year 2: \$12.00/SF + NNN
- Year 3: \$13.00/SF + NNN

1-Year Term

- Year 1: \$12.50/SF + NNN



LOCATION MAP · NW PORTLAND / PEARL DISTRICT



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ROSE REAL ESTATE CONSULTING LLC · PORTLAND, OREGON

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