



FOR LEASE



## GRAND CENTRAL BUILDING: OFFICES

### Mezzanine Office Space

±2,142 SF Office Space Available | \$27 psf MG  
Individual Office Suites Available | \$800/month

### 808 SE Morrison St, Portland, OR 97214

- Parking for Patrons: Surface Lot, Parking Garage, On-street
- Located in Walkable SE Neighborhood of Buckman with nearby Transit including Portland Street Car and TriMet Bus Lines 6, 12, 19, 20, and 70.
- Co-tenants: Grand Central Bowl & Arcade, Subway, Taqueria Portland, Corepower Yoga, Lush Collective Salon, Yum's of PDX and Welcome to Miss Orange, our newest tenant!
- Six (6) individual office suites with shared reception area and conference room

### MICHELLE D. ROZAKIS

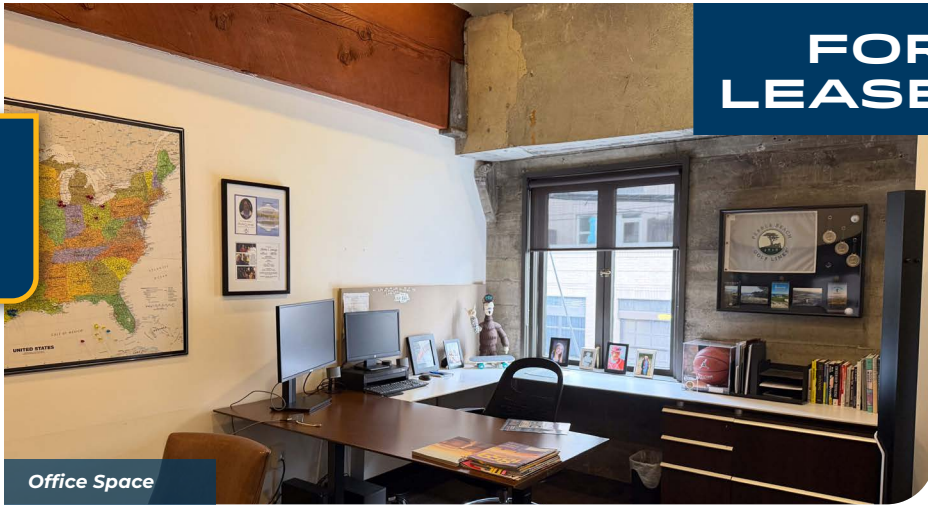
Principal | Licensed in OR  
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### MICHAEL HORTER

Senior Associate Broker | Licensed in OR  
503-936-8332 | michaelhorter@capacitycommercial.com



PROPERTY SUMMARY



Office Space

FOR LEASE



Office Space



Parking Garage

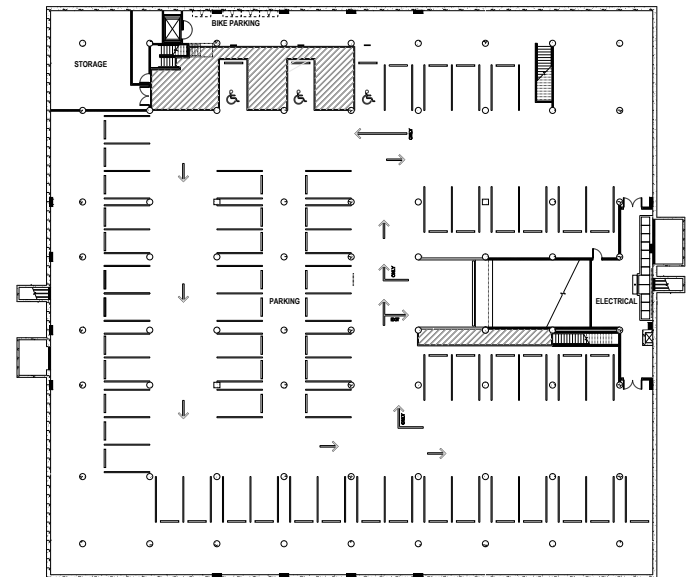
PROPERTY DETAILS

Address	808 SE Morrison St, Portland, OR 97214
Available Office Space	±2,142 SF
Office Lease Rate	\$27 psf MG
Six (6) Individual Suites Available	\$800/month

Location Highlights

- Patron Parking including On-street, Off-street, and a Large Parking Garage
- Near Goat Blocks (247 Unit Apartments)
- Nearby Transit including Portland Street Car and TriMet Bus Lines 6, 12, 19, 20, and 70
- Central Eastside Near Market of Choice, Orange Theory, Chipotle, and Other Great Restaurants and Retail
- Located in Walkable SE Neighborhood of Buckman
- Traffic Counts:
  - SE Morrison St - 5,880 ADTV\*
  - SE Belmont St - 8,007 ADTV\*

\*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2024



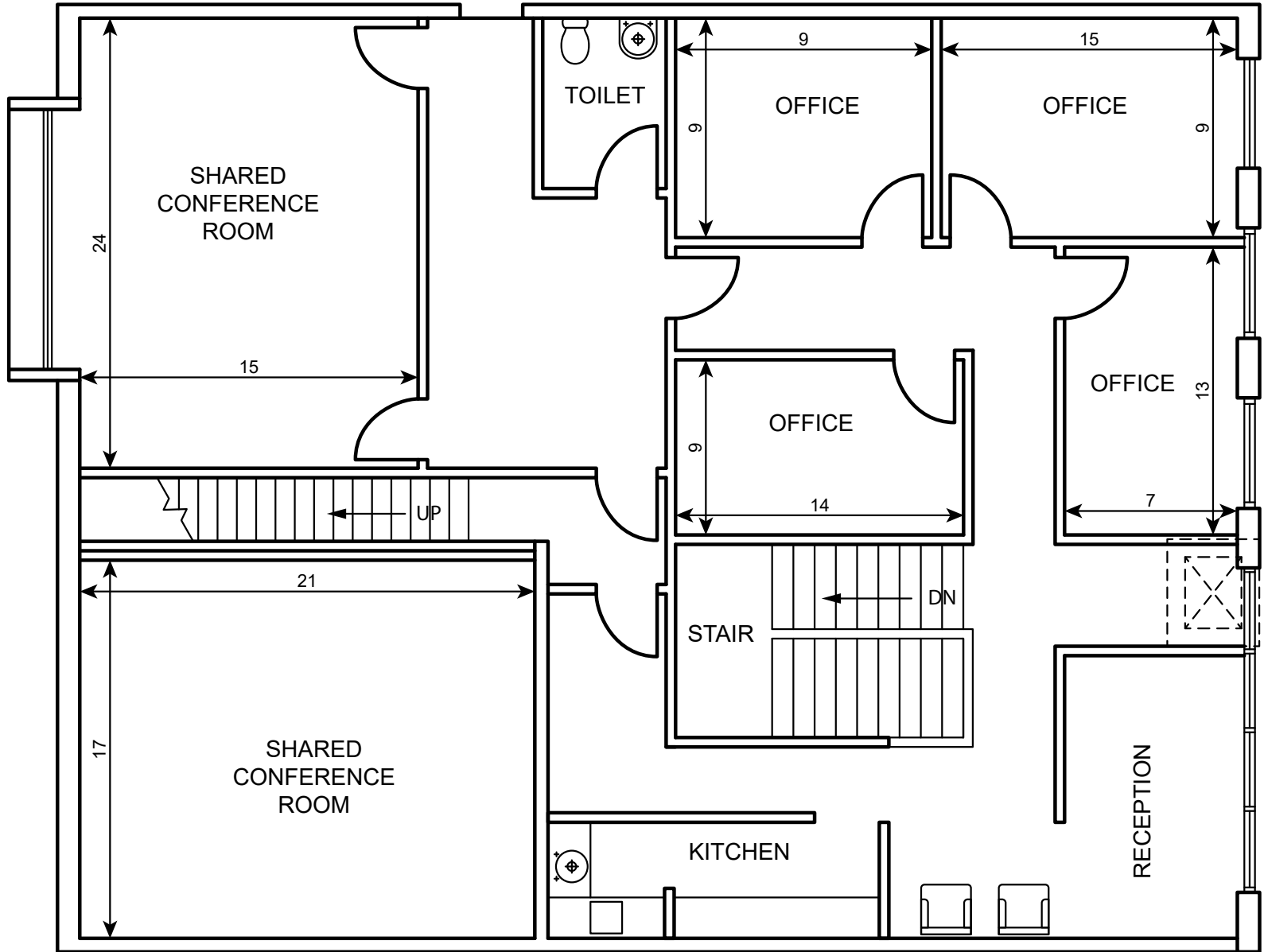
Parking Plan



OFFICE FLOOR PLAN

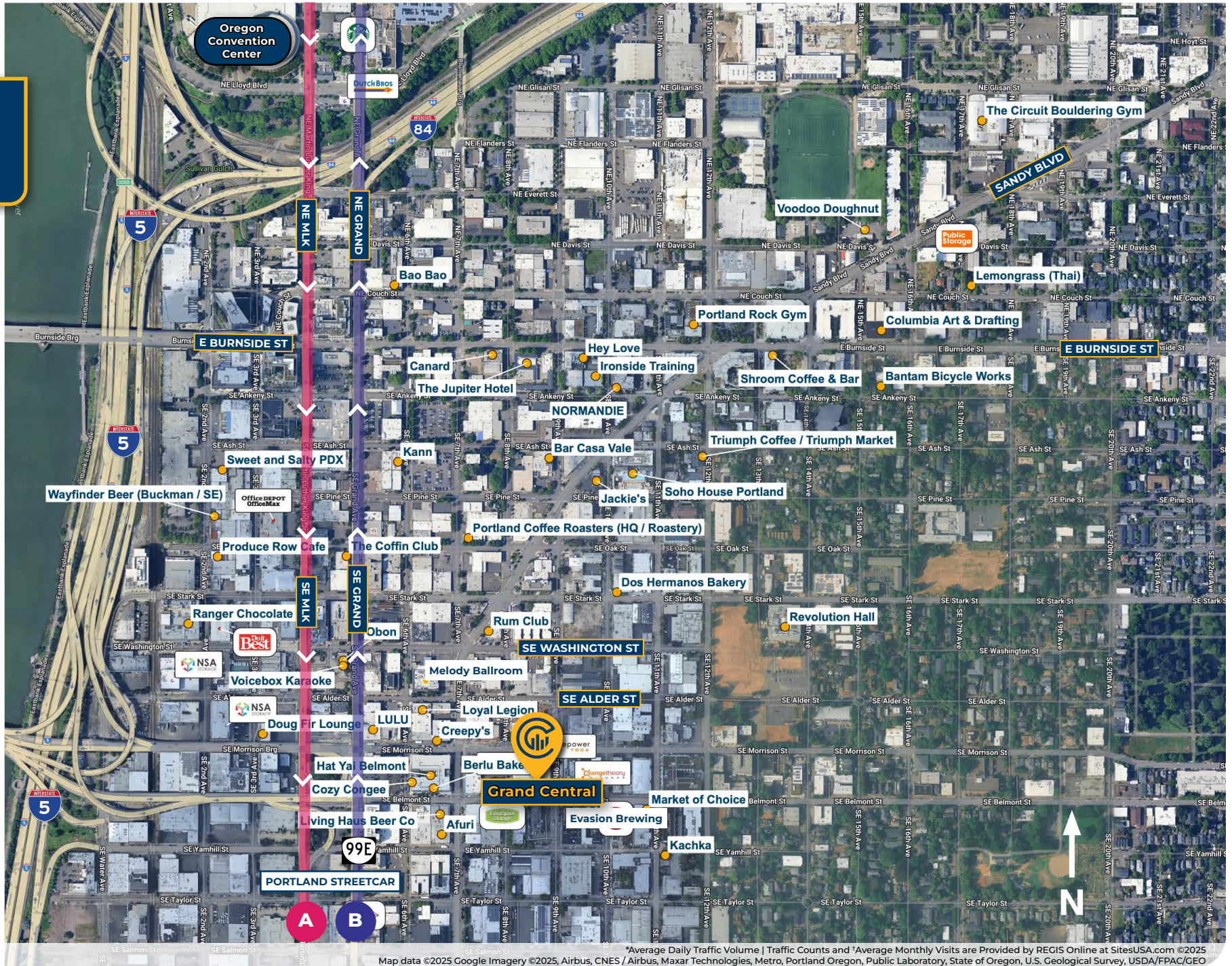
**MEZZANINE OFFICE FLOOR PLAN**

±2,142 SF TOTAL OFFICE SPACE AVAILABLE





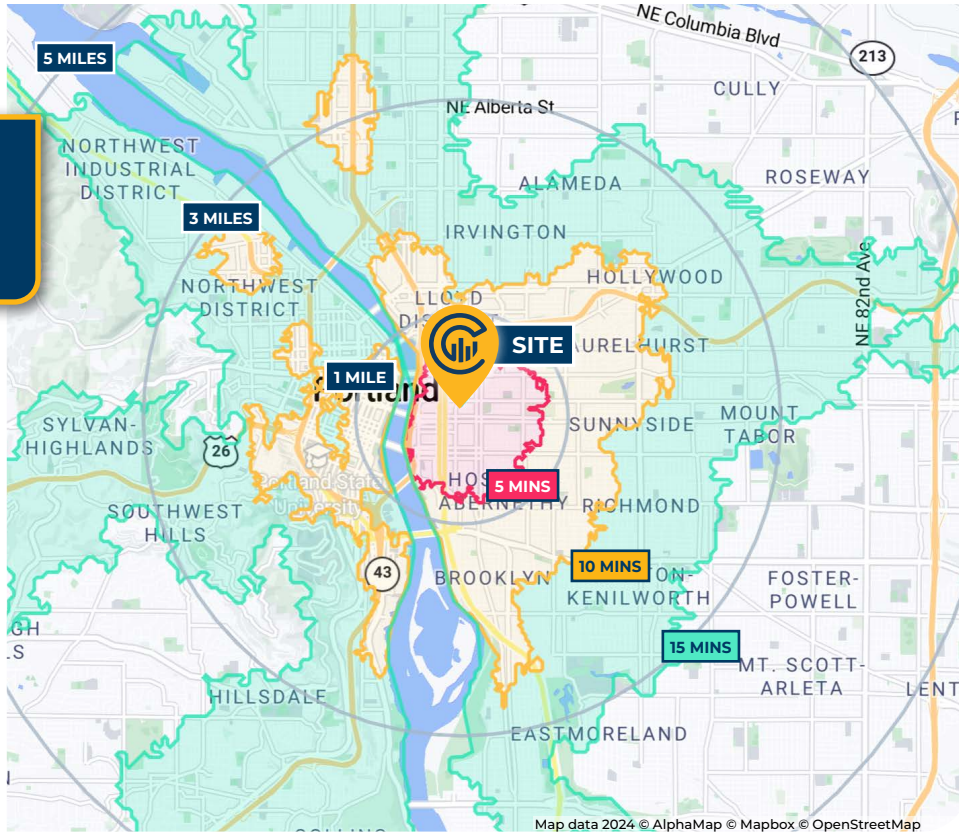
# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts and \*Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025  
 Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



# DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	23,803	227,318	454,566
2029 Projected Population	24,186	224,641	446,384
2020 Census Population	23,567	226,686	461,032
2010 Census Population	16,701	188,333	404,976
Historical Annual Growth 2010 to 2024	3.0%	1.5%	0.9%
Households & Income			
2024 Estimated Households	14,128	120,315	217,575
2024 Est. Average HH Income	\$102,886	\$138,526	\$137,568
2024 Est. Median HH Income	\$76,077	\$100,661	\$102,424
2024 Est. Per Capita Income	\$61,910	\$73,731	\$66,172
Businesses			
2024 Est. Total Businesses	5,954	24,822	38,358
2024 Est. Total Employees	62,642	222,896	323,500

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2024, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2024, TIGER Geography - RS1

**95**

Walk Score®  
"Walker's Paradise"

Ratings provided by <https://www.walkscore.com>

**100**

Bike Score®  
"Biker's Paradise"

**71**

Transit Score®  
"Excellent Transit"

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