



FOR LEASE



**BROKER BONUS**  
1-3 YEARS: \$1.00/SF BONUS  
4+ YEARS: \$2.00/SF BONUS

## 4231 N INTERSTATE AVE

### Office Space

± 1,530 SF | \$26.00 psf + Modified Gross

#### 4231 N Interstate Ave, Portland, OR 97227

- Prominent building signage
- Prime N Interstate location with strong visibility and easy access to I-5, Downtown Portland, and the Alberta Arts District
- Vaulted ceiling
- Open, creative space ideal for studios, design firms, showrooms, or office
- Immediate access to MAX Light Rail and major bus lines
- Private outdoor patio/seating area
- Some on-site shared parking

#### GABRIEL BEHRMANN

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# PROPERTY SUMMARY



**FOR  
LEASE**

## PROPERTY DETAILS

<b>Address</b>	4231 N Interstate Ave Portland, OR 97227
<b>Available Space</b>	± 1,530 SF
<b>Use Type</b>	Office
<b>Signage</b>	On Building
<b>Lease Rate</b>	\$26.00 psf + Modified Gross. Tenant responsible for gas/electric/ internet and HVAC maintenance. Historically no opex passthroughs.
<b>Availability</b>	Now

### Location Features

- In one of Portland's most dynamic and evolving corridors
- Open, flexible layout with a creative industrial feel
- Seamless access to I-5 and just minutes from Downtown
- MAX Light Rail service steps away
- Acclaimed eateries, coffee shops, and breweries nearby
- Whether you're a design studio, marketing agency, or boutique creative firm, this space offers the energy, accessibility, and authenticity to elevate and market your brand

### Nearby Highlights

- The Alibi Tiki Lounge
- Happy House Chinese Restaurant and Lounge
- Fire On the Mountain Buffalo Wings | Interstate
- Pinky's Pizza
- Satellite Tavern
- George's Corner
- La Perlita
- New Seasons Market
- Cocina Serrano
- Wen's Kitchen
- Nite Hawk
- Birrieria PDX Interstate
- Fred Meyer
- Jacksons Food Stores
- Portland Super Value Inn
- Monticello Motel
- Travelers' House

**TOP FLOOR PLAN**

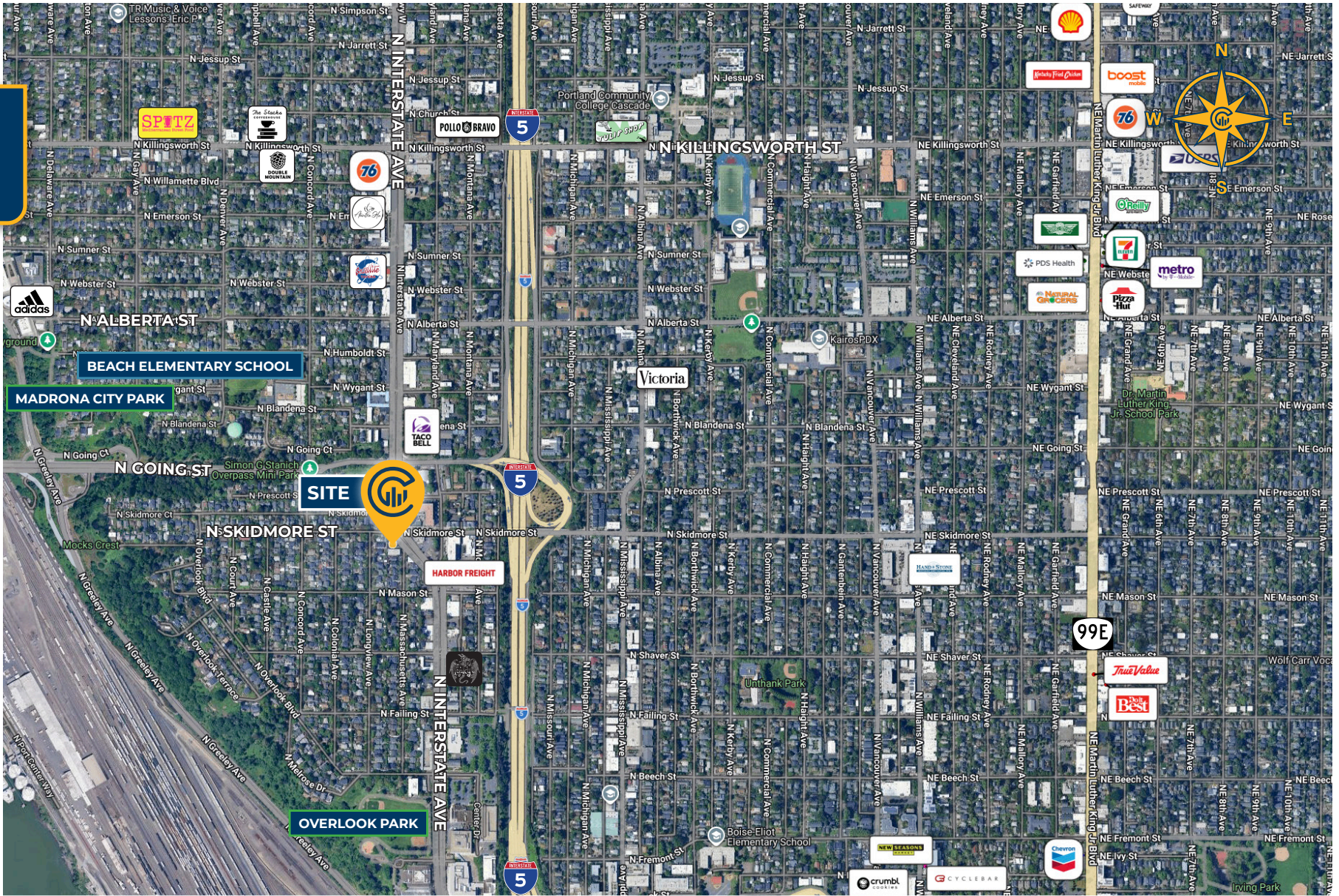


**FLOOR PLAN**





# LOCAL AERIAL MAP



\*Average Daily Traffic Volume | Traffic Counts 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



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