



FOR LEASE



DELTA PARK OFFICE

Stand-Alone Office Building for Lease

Building Size: 14,500 SF | **Lease Rate:** \$12.00 psf Full Service

731 N Hayden Meadows Dr, Portland, OR 97217

- Built-out office space perfect for nonprofit, headquarters, or education concepts
- Solid mix of private offices, large conference/assembly area, and large kitchenette
- Great signage opportunity on N Hayden Meadows Drive
- Abundant on-site parking

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PROPERTY SUMMARY



FOR LEASE



PROPERTY DETAILS

Address	731 N Hayden Meadows Dr, Portland, OR 97217
Available Space	14,500 SF
Lease Rate	\$12.00 psf Full Service
Use Type	Office / Headquarters
Zoning	General Employment 2 (EG2) - View Online
Condition	Existing Office Build-out
Availability	Now

Location Features

- The area is a commercial corridor with abundant retail, service, and industrial uses
- The MAX Yellow Line's Delta Park/Vanport station is within walking distance (about 0.5–0.7 miles), and there's convenient access to Interstate 5
- Close to Prologis Meadows, the 115-Acre Prologis Development at the former Portland Meadows Racetrack
- Easy Access to Hayden Island Shopping Destinations and Washington State Border / Vancouver
- Seconds to I-5 and N Interstate Ave via N Hayden Meadows Dr and N Whitaker Rd

Anchors Include



Nearby Highlights

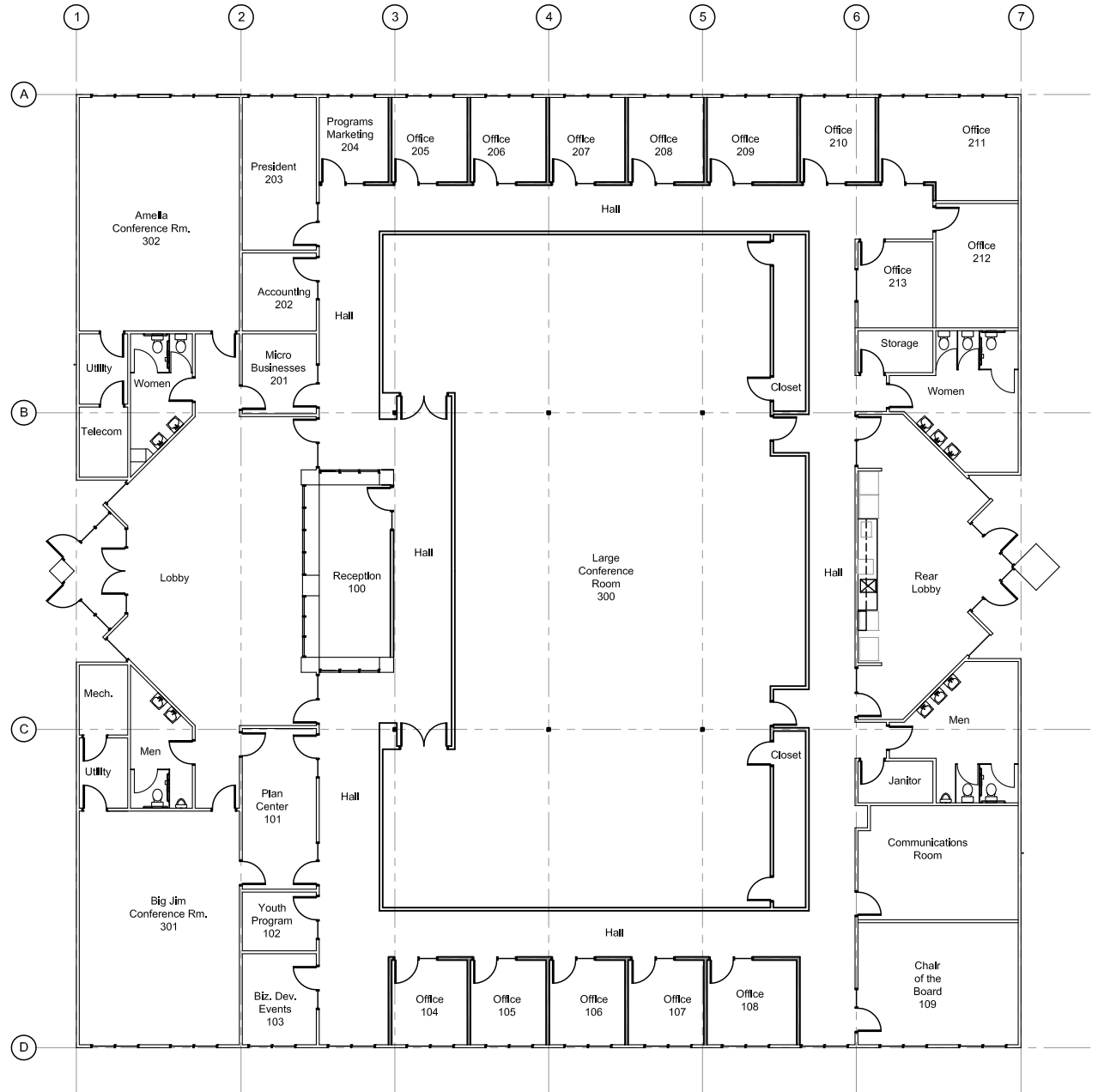
- Prologis Meadows
- Lowe's
- Delta Carts Food Cart Pod
- Inn at the Meadows
- Fun City Trampoline Park
- Country Inn & Suites
- Guitar Center
- Dollar Tree
- MOR Furniture for Less
- Burger King
- La-Z-Boy
- Fisherman's Marine & Outdoor
- Restaurant Depot
- Mondelez International Warehouse
- DMV Office -N Portland



FLOOR PLAN



FLOOR PLAN





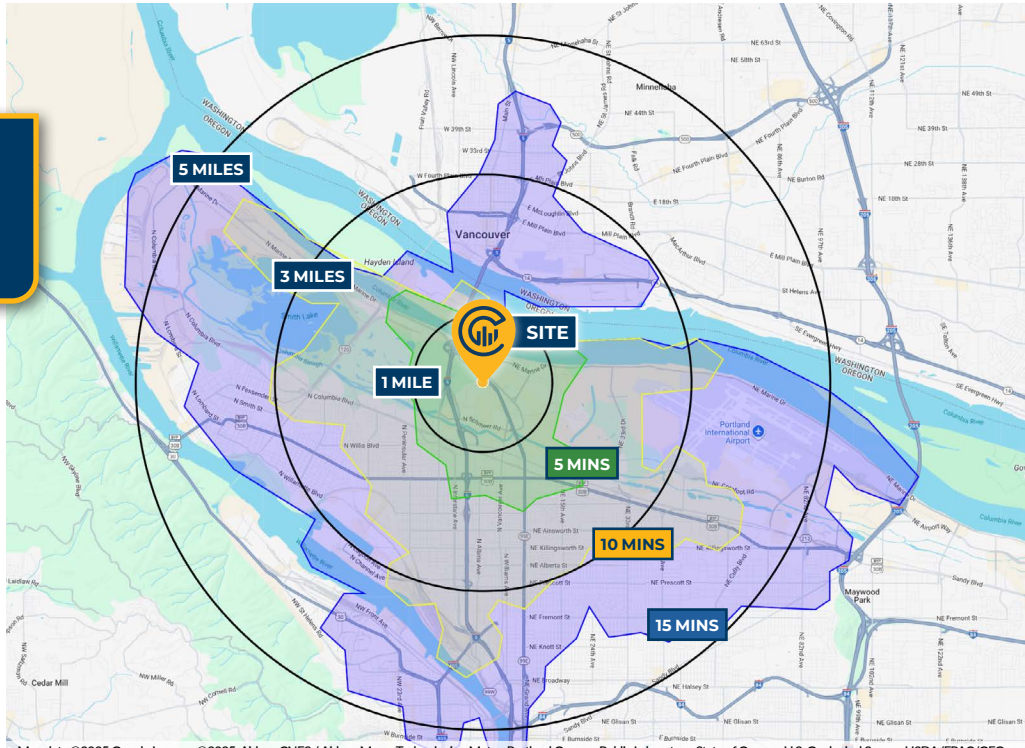
LOCAL AERIAL



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DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	4,528	90,853	273,577
2030 Projected Population	4,476	93,743	274,978
2020 Census Population	4,164	91,116	268,387
2010 Census Population	2,881	79,266	229,814
Projected Annual Growth 2025 to 2030	-0.2%	0.6%	0.1%
Historical Annual Growth 2010 to 2025	3.8%	1.0%	1.3%
Households & Income			
2025 Estimated Households	2,307	41,619	124,954
2025 Est. Average HH Income	\$123,216	\$127,693	\$131,068
2025 Est. Median HH Income	\$85,999	\$97,555	\$98,091
2025 Est. Per Capita Income	\$63,445	\$58,792	\$60,156
Businesses			
2025 Est. Total Businesses	458	6,721	20,066
2025 Est. Total Employees	5,762	55,793	188,482

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025, TIGER Geography - RS1

Neighborhood Scores

41

Walk Score®
"Car-Dependent"

65

Bike Score®
"Bikeable"

48

Transit Score®
"Some Transit"

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

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