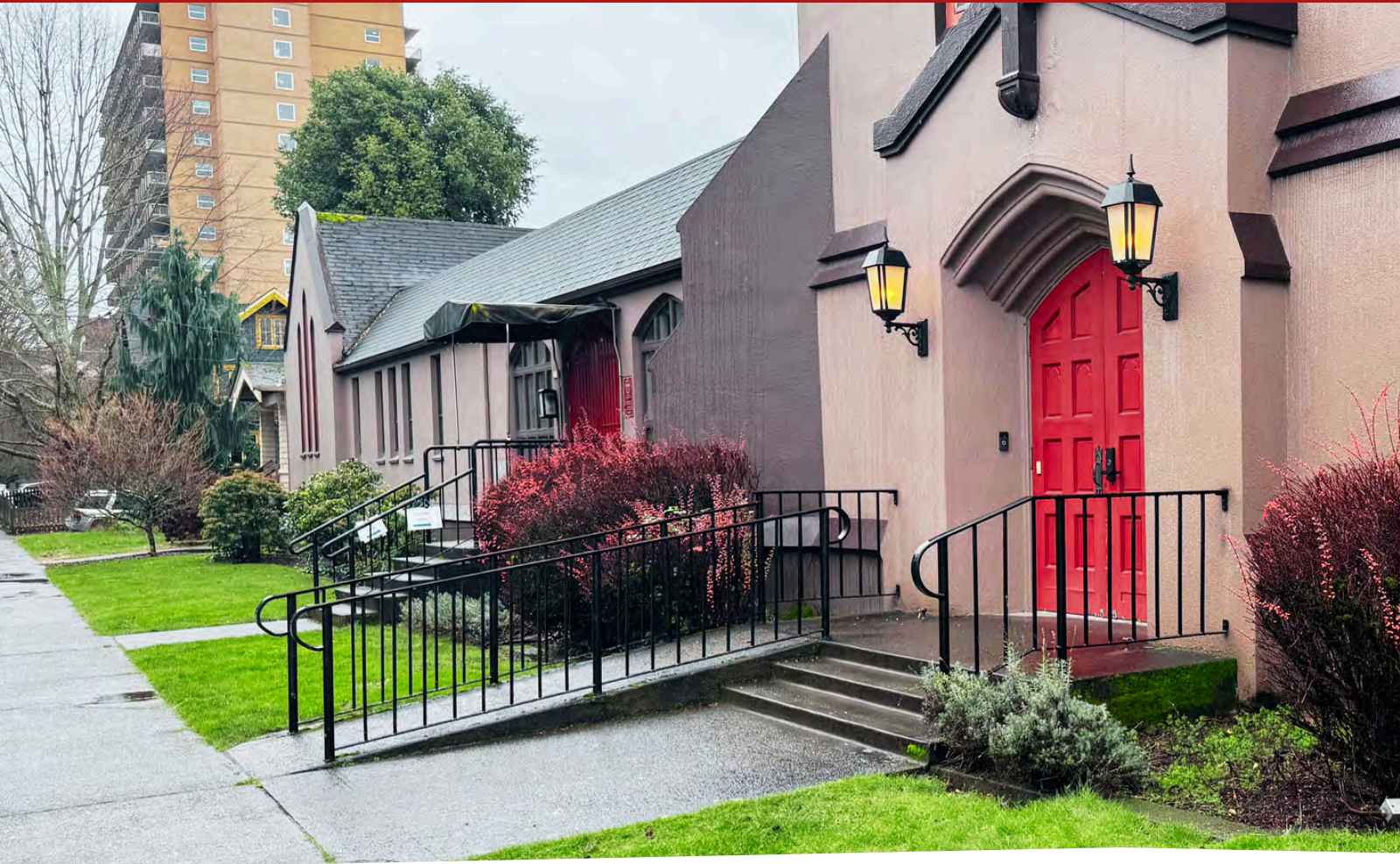


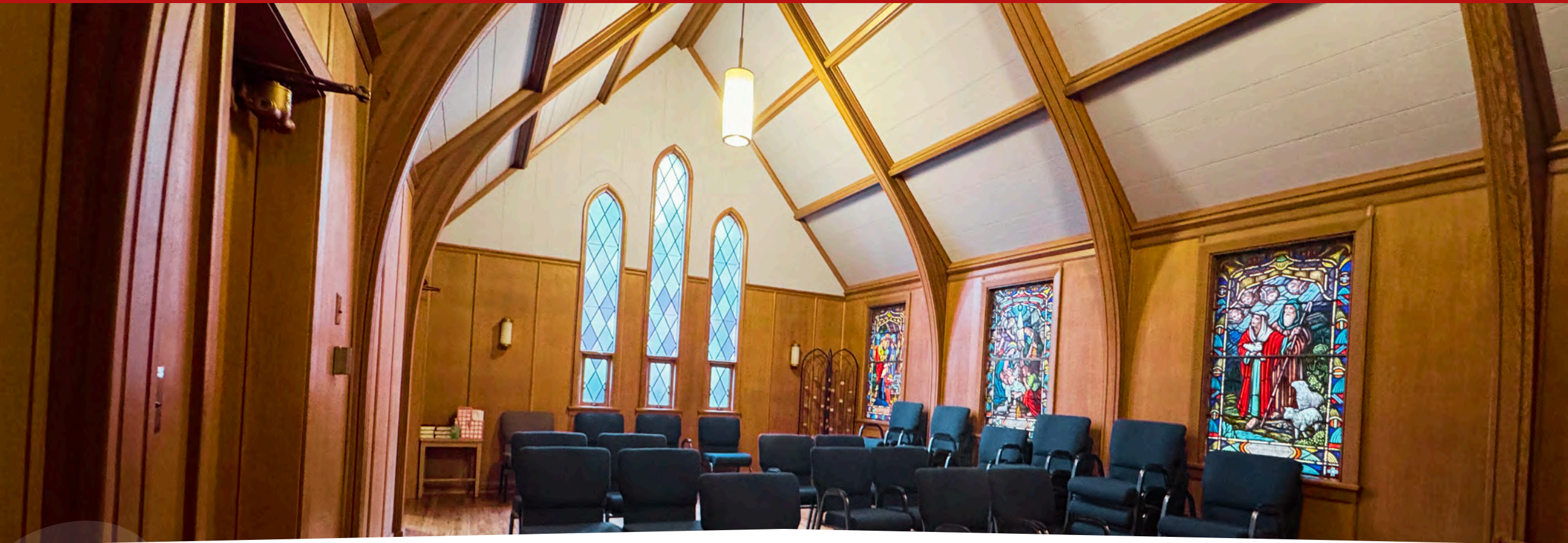
FOR LEASE : 1535 NE 17TH AVE, PORTLAND, OR 97232



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FOR LEASE : 1535 NE 17TH AVE, PORTLAND, OR 97232



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1535 NE 17th Avenue presents a prime leasing opportunity offering flexible space for childcare, office, open gathering, conference, and commercial kitchen uses in one of Portland's most desirable close-in Northeast neighborhoods. The location features excellent walkability and easy access to Downtown Portland, the Lloyd District, and major transportation corridors



## IRVINGTON/NE PORTLAND

1535 NE 17th Avenue is located in the heart of Portland's Irvington and close-in Northeast neighborhoods, one of the city's most established, walkable, and architecturally rich districts. The area is known for its strong residential character, tree-lined streets, historic homes, and a vibrant mix of local businesses, professional services, and community-oriented institutions.

The property benefits from immediate proximity to some of Portland's most active commercial corridors, including NE Broadway, NE Weidler, and NE Alberta Street, offering a dense concentration of restaurants, cafés, boutiques, and neighborhood services. This creates a lively, amenity-rich environment that supports consistent foot traffic, strong daytime population, and a built-in local customer base.

The location provides excellent access to Downtown Portland, the Lloyd District, and I-84, allowing for easy east-west and north-south travel throughout the metro area. Multiple TriMet bus lines serve the area, and the neighborhood is highly bikeable and walkable, making it convenient and accessible for both employees and visitors.



## Key Features

**Space available for licensed childcare operations**

**Dedicated office suites** and administrative space

**Open gathering / multi-purpose space** for events, classes, or community programs

**Conference and meeting rooms** for training and collaboration

**Commercial kitchen** suitable for food preparation, catering, or program support

**Flexible floor plan adaptable** to a variety of user types and layouts

**Strong natural light** and welcoming interior environment

**ADA-accessible building** and site improvements



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BIKE



81

WALK



92

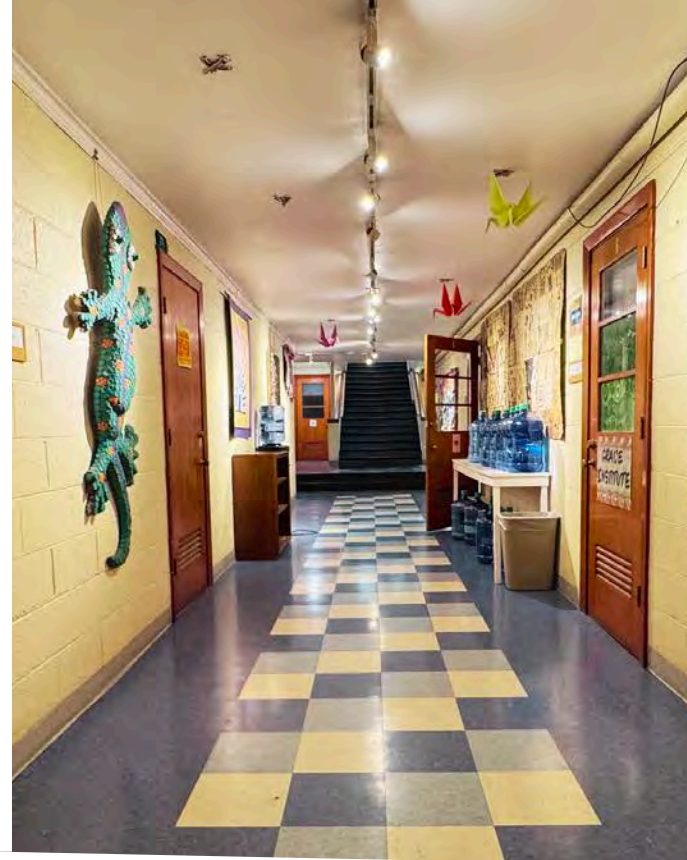
TRANSIT



87

## LOCATION HIGHLIGHTS

- **Located in the heart of Portland's Irvington** and close-in Northeast neighborhood, surrounded by established residential and professional uses.
- **Immediate proximity to NE Broadway, NE Alberta Street, and the Lloyd District**, offering a dense mix of dining, retail, and neighborhood services.
- **Excellent regional access via I-84, NE Broadway, NE Weidler, and convenient routes to Downtown Portland and the eastside.**



FOR LEASE : 1535 NE 17TH AVE, PORTLAND, OR 97232

# SPACE HIGHLIGHTS

- **TOTAL SF:** 4,000
- **PRICE:** \$15.00 SF
- **Lease Type:** Full Service
- **On-site parking** spaces plus ADA-compliant spaces
- **Functional layout** supporting multi-department or multi-program occupancy



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# SPACE HIGHLIGHTS

- The layout **supports a wide range** of programmatic, educational, professional, and community-serving users with adaptable configurations and shared amenities.



# SPACE HIGHLIGHTS

- The property **offers flexible space** suitable for licensed childcare operations, administrative office use, open gathering and multi-purpose programming, conference and training functions, and commercial kitchen activities.



# SPACE HIGHLIGHTS

- The property currently supports a range of established community programming, including seasonal Art Camp by Grace Institute held during the summer months. The site will continue to host concerts, 12-step meetings, and other community gatherings, reflecting its long-standing role as a flexible, multi-use space for arts, wellness, and community engagement.



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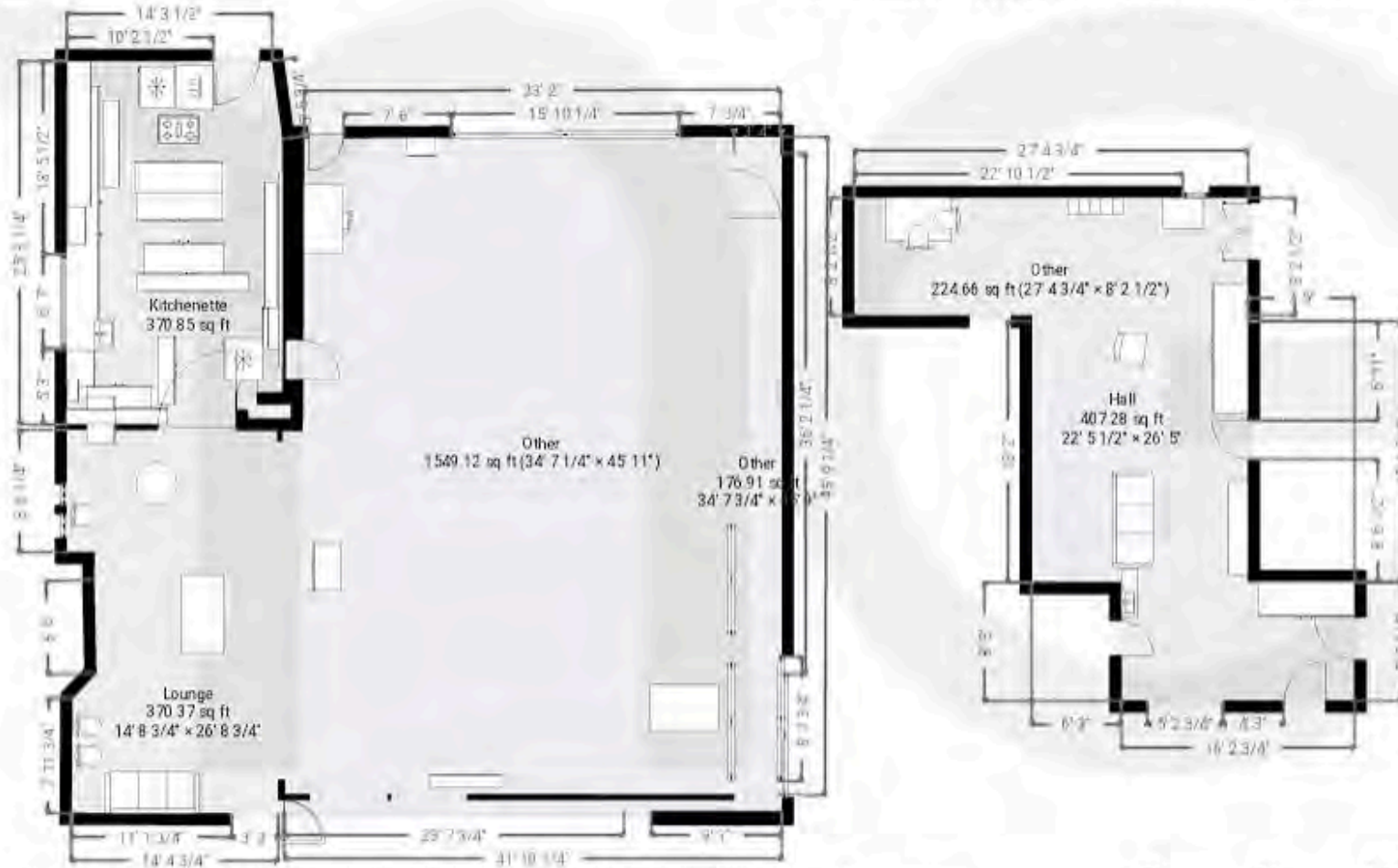


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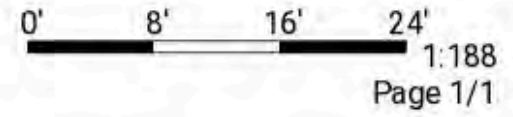
**kW** PORTLAND  
CENTRAL  
KELLERWILLIAMS. REALTY

▼ 1st Floor

TOTAL AREA: 3315.41 sq ft • LIVING AREA: 3315.41 sq ft • ROOMS: 6



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## PROPERTY INFORMATION

**Address** 1519-1535 NE 17th Ave.

**Total Square Footage:** 4,940 SQFT (To be independently verified)

**Number of Floors:** 2

**Type:** Specialty

**Site Area:** 0.46 acres (20,000 sq ft)

**Parcel Number:** R182308

**District:** Irvington

**Zoning:** CM3-Commercial Mixed Use

**Parking:** On-Site

**Tenancy:** Multiple



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