

FOR LEASE · PORTLAND, OREGON

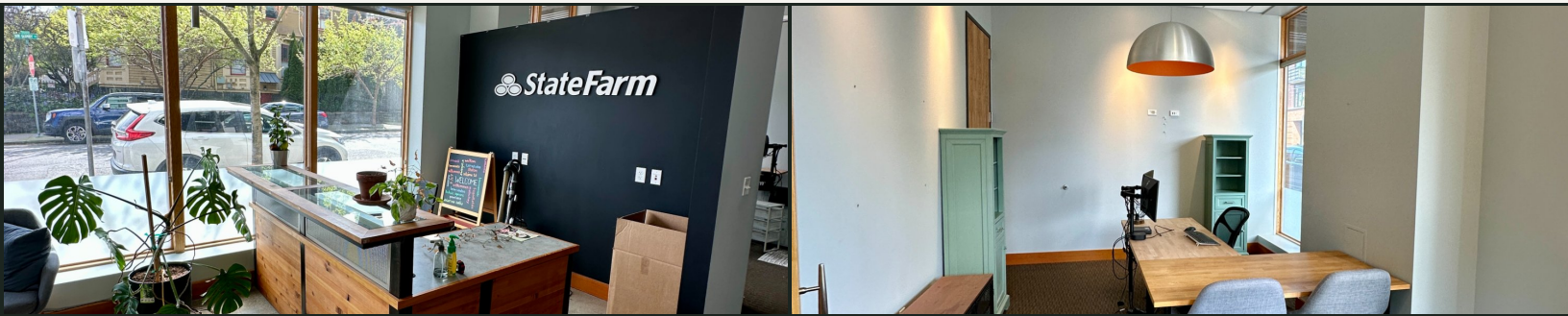
Premier Corner Office in NW

Slabtown Retail District · 1,580 SF · \$19/SF + NNN · CM3 Zoning

EXTERIOR · 1505 NW 19TH AVENUE



INTERIOR · TURN-KEY BUILD-OUT



\$19

PER SF + NNN

1,580

SQUARE FEET

96

WALK SCORE

98

BIKE SCORE

CM3

ZONING

CAT5

INFRASTRUCTURE

1505 NW 19TH AVENUE · PORTLAND, OR 97209 · SLABTOWN

LOCATION & ACCESS

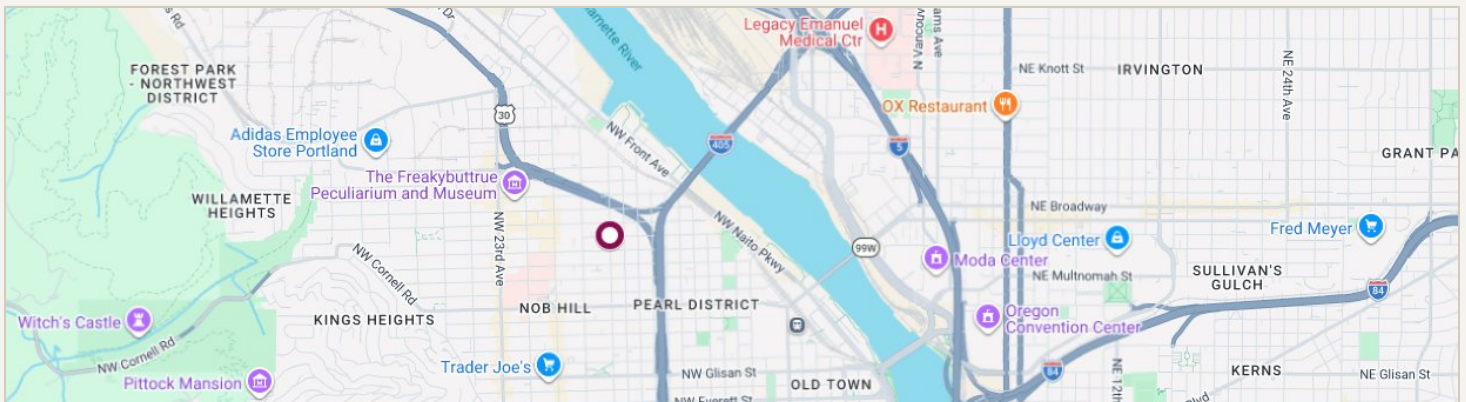
- South & east facing corner space
- Ample natural sunlight throughout
- Accessible retail district in Slabtown
- 96 Walk Score — Walker's Paradise
- 98 Bike Score — Biker's Paradise
- Nearby notable highlights include:
 - New Seasons
 - Bar West
 - G Love
 - Afuri
 - Food carts and so much more!
- Parking:
 - One off-street space for an extra \$150/month (optional)
 - Zone M District Permit Required
 - Off-street parking 1 block away (1640 NW 19th Ave)

SPACE & BUILD-OUT

- Turn-key, fully built-out space
 - 2 private offices
 - Conference room or large closed shared workspace
 - Big open workspace
 - Lobby with reception desk
 - Kitchen with refrigerator, dishwasher & sink
 - Private bathroom
- CAT 5 wiring ready
- Exterior signage available
- CM3 zoning: ideal for Office, Service Office, Medical Office, or Retail uses

A rare opportunity to occupy a distinguished corner commercial space in Portland's vibrant Slabtown neighborhood. Floor-to-ceiling windows on two sides flood the office with natural light, while the turn-key build-out — featuring a custom reception counter, private offices, a conference room, open workspace, kitchen, and a private bathroom — means you can move in and get to work immediately.

LOCATION MAP · SLABTOWN, NW PORTLAND



Rose Real Estate
Consulting LLC
Portland, Oregon

Peter Rose
503-502-9281
peterjosephrose@gmail.com