

FOR LEASE

2765 NW Nicolai Street, Portland, Oregon



PROPERTY DESCRIPTION

7,720 square feet building comprised of 3,860 SF 2nd floor professional office space and 3,860 SF light manufacturing/assembly/lab/warehouse space, divisible by floor.

Conveniently located in the Guild's Lake area of Northwest Portland. The property is located near the Pearl District, Slabtown, and NW 23rd Avenue, with many retail and food options nearby. The property also enjoys easy access from I-405, I-5, I-84 and Hwy 26.

OFFERING SUMMARY

Lease Rate: \$15.00/SF NNN

Space Available: 7,720 SF*

* Divisible to 3,860 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households:	6,898	74,425	175,414
Total Population:	12,067	142,255	373,210
Average HH Income:	\$123,876	\$109,108	\$119,909

JOHN BRANDHORST

senior director / brokerage services

Licensed in Oregon

C: 971-506-3498

O: 503.222.5100

jbrandhorst@dougebean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

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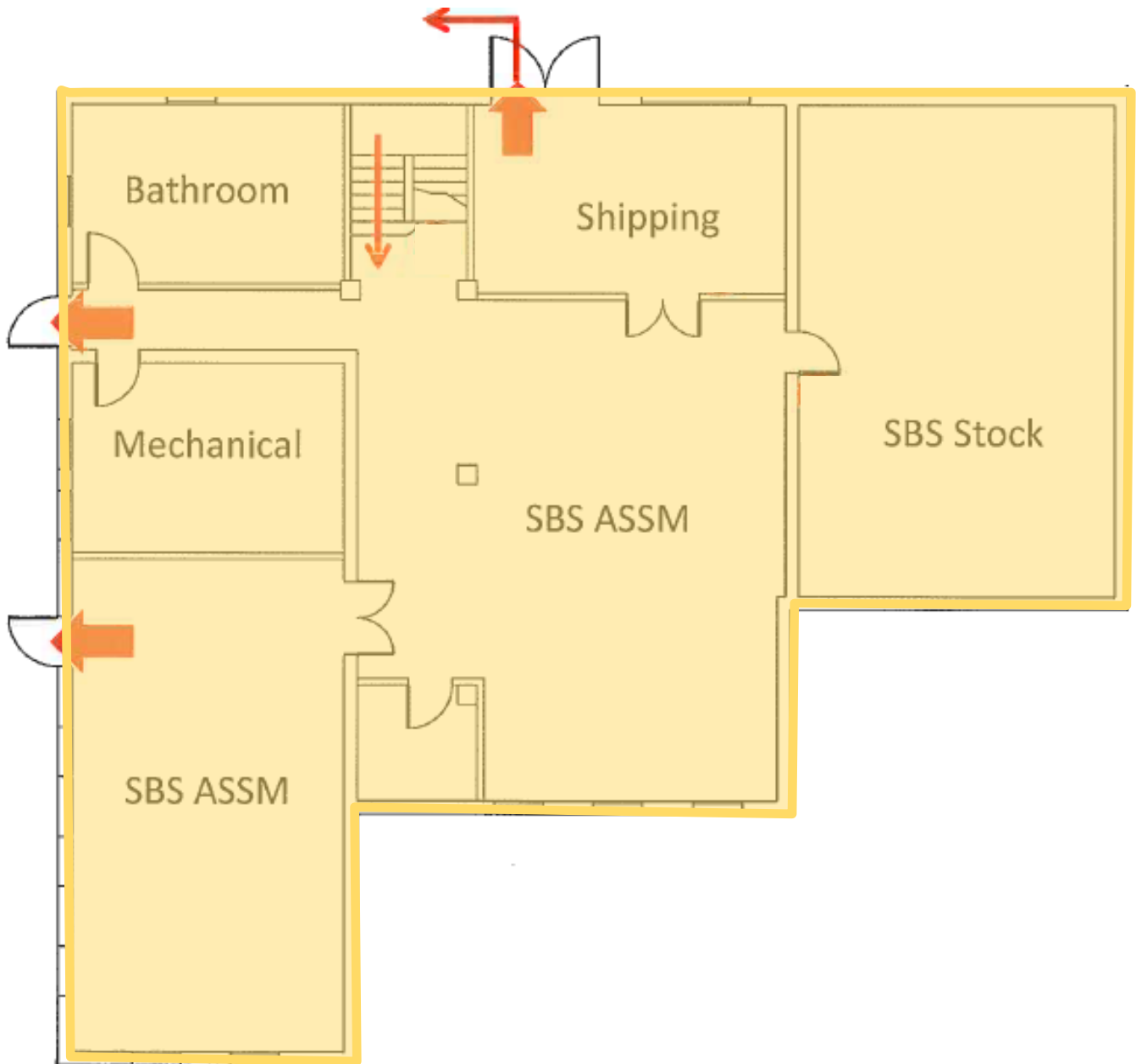
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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Ground Floor: 3,860 SF (+/-)

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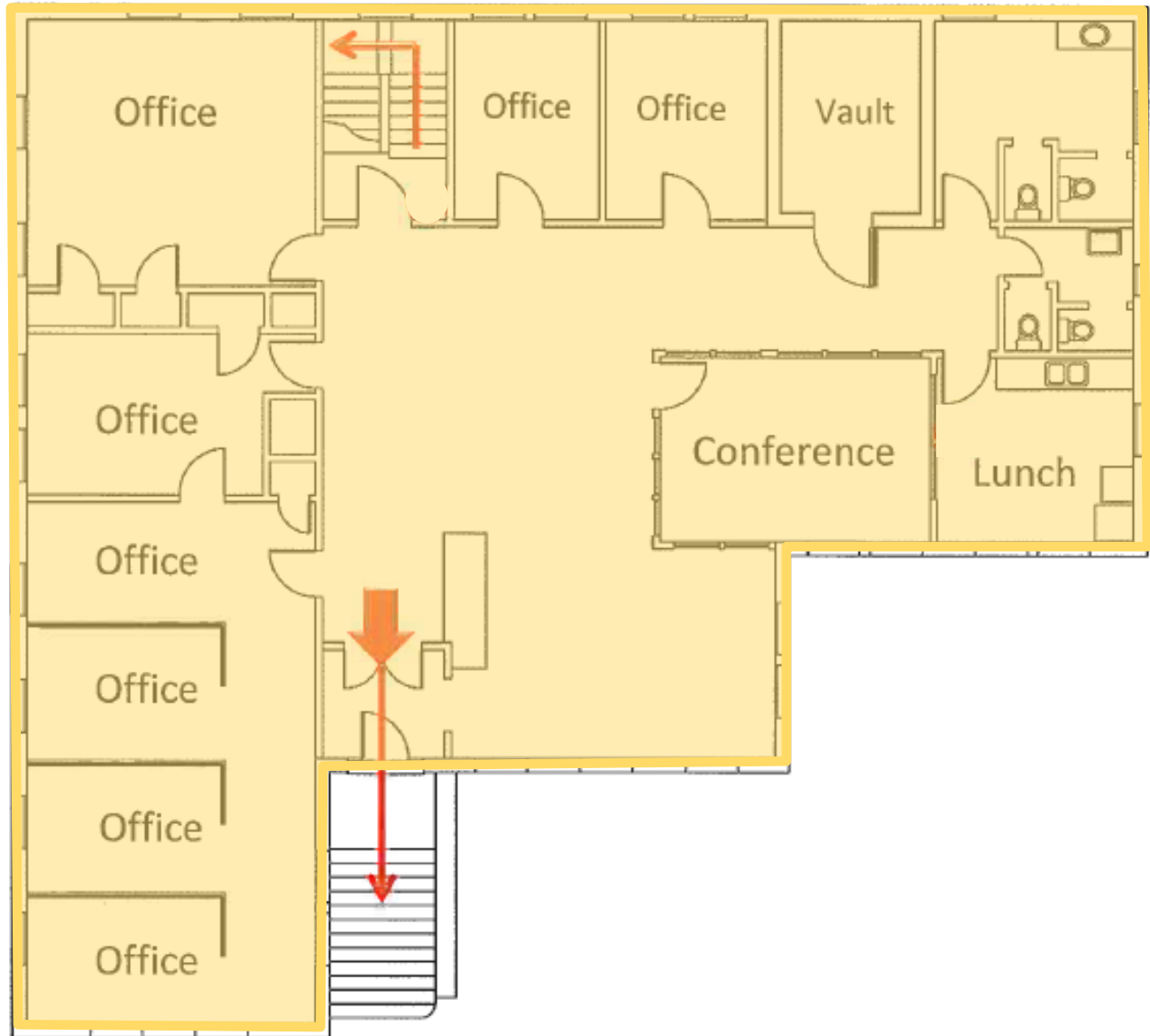
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Second Floor: 3,860 SF (+/-)

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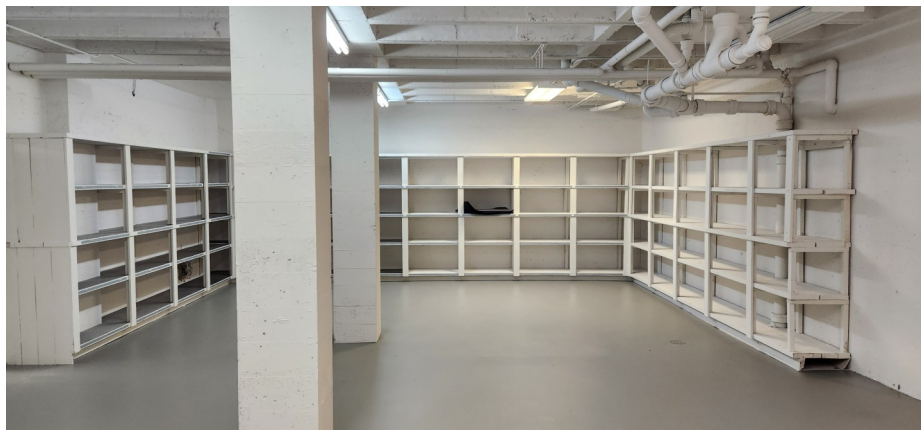
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Additional Photos

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Map

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