

FOR LEASE

ARTHUR MURRAY BROADWAY BUILDING

2518 - 2524 NE Broadway Street Portland, Oregon 97232



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Executive Summary

ADDRESS	2518 - 2524 NE Broadway Street Portland, OR 97232
SUB MARKET	Llyod District
LEASE RATE	\$20/SF (NNN)
AVAILABLE SQ FT.	531 SF - 1,818 SF
ELEVATOR	YES (X1)
YEAR BUILT	1981
PROPERTY TYPE	Retail/Office
ZONING	CM2

Office available for lease! The Arthur Murray Broadway is a centrally located retail/office mixed use building property located in Lloyd District of Portland. This location provides tenant easy access to Interstate 84, downtown Portland as well as Portland International Airport. This two story, elevator served, multi tenant property also features excellent signage visibility from NE Broadway Street. For more information, please contact Ryan Imbrie at 503.208.9403 or Eric Larpenteur at 503.482.2812.

PROPERTY HIGHLIGHTS

- Centrally Located in Portland with Easy Access to Downtown Portland & Lloyd District
- Near I-84 Freeway Entrance
- Excellent Signage and Visibility from Broadway Street
- Elevator in Building





Arthur Murray DANCE

Murray STUDIO

POINT OF VIEW

Arthur Murray

CERRA

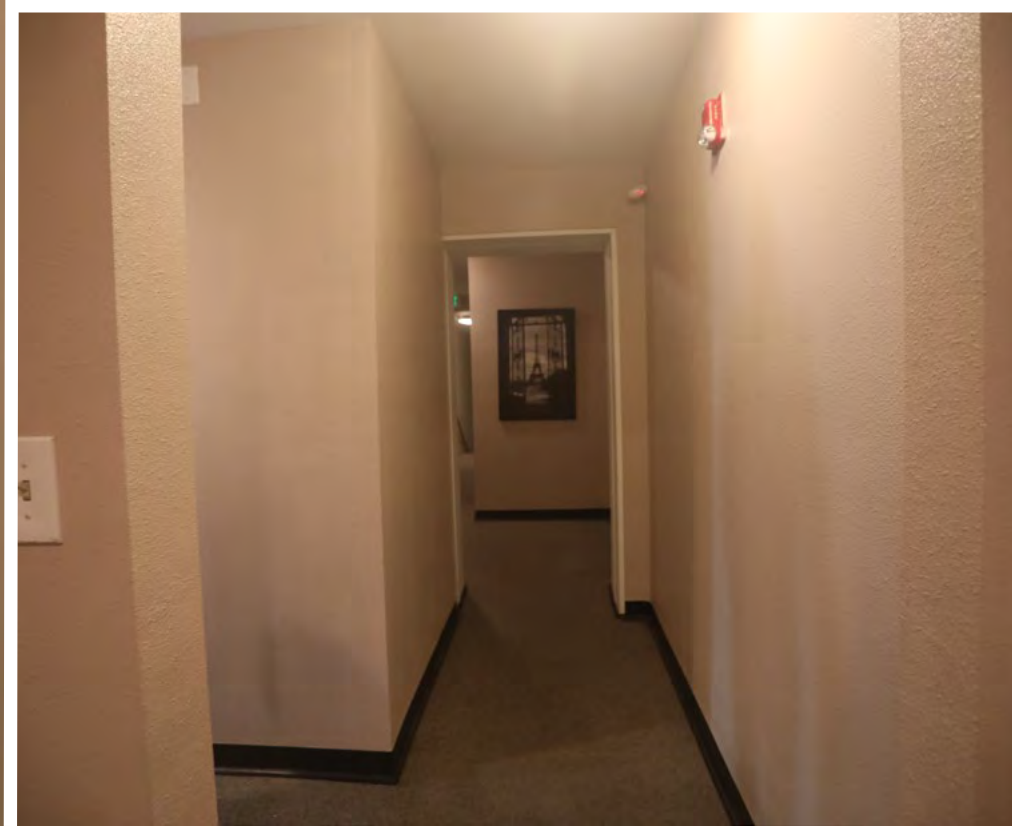
JOE HAIR STUDIO

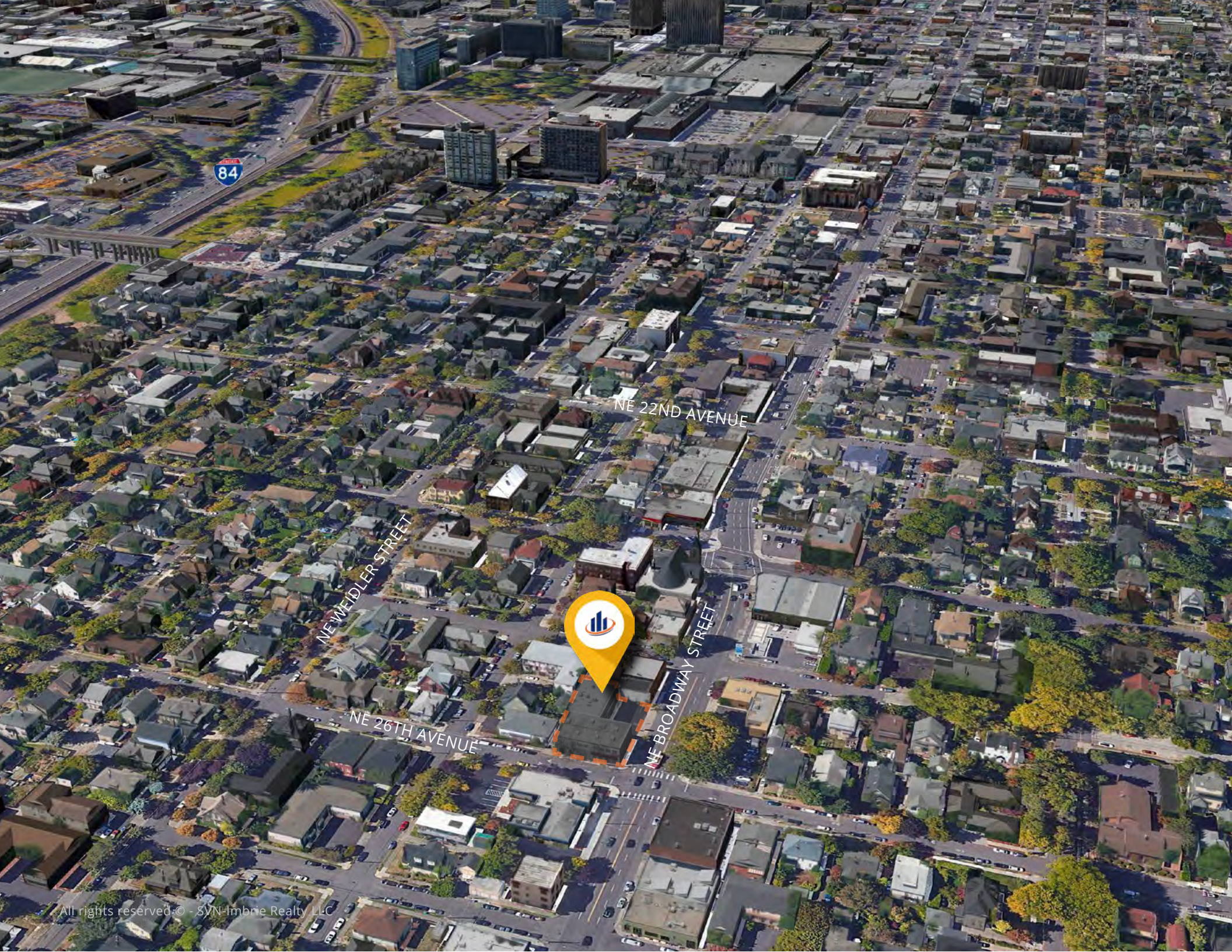
Arthur Murray

BUMPS AHEAD

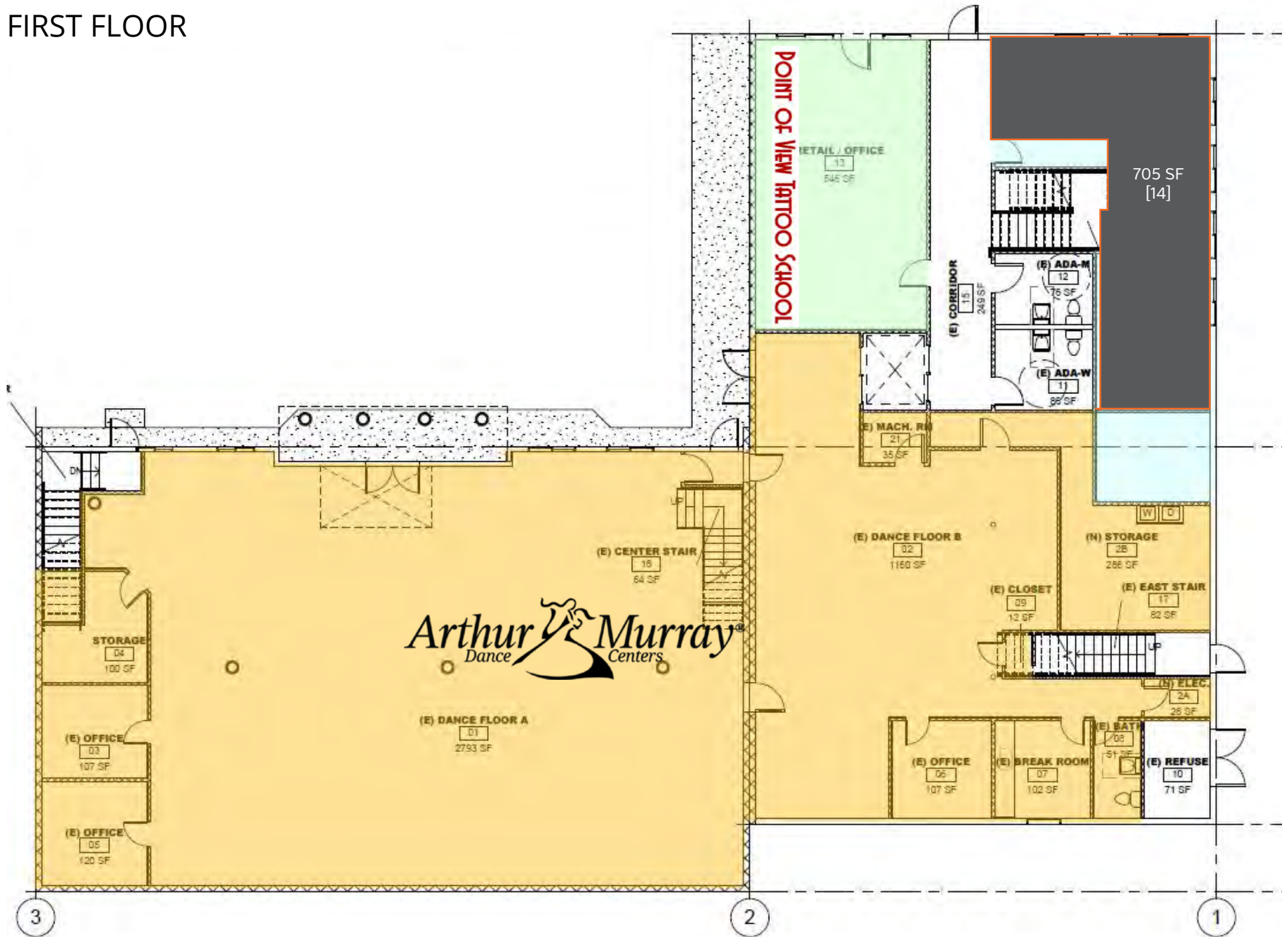






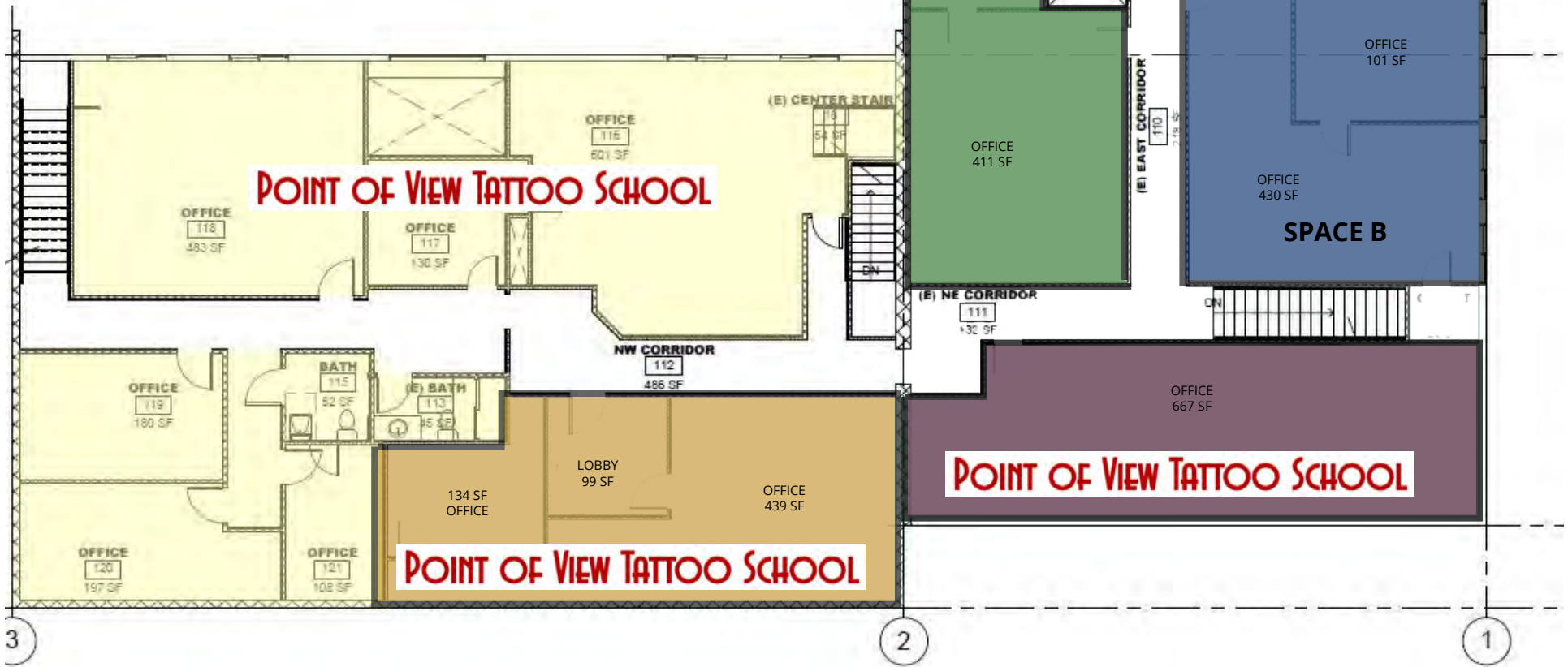


FIRST FLOOR



SECOND FLOOR

AVAILABLE FOR LEASE		
SPACE A	1,818 SF	\$20/SF/YR (NNN)
SPACE B	531 SF	\$20/SF/YR (NNN)

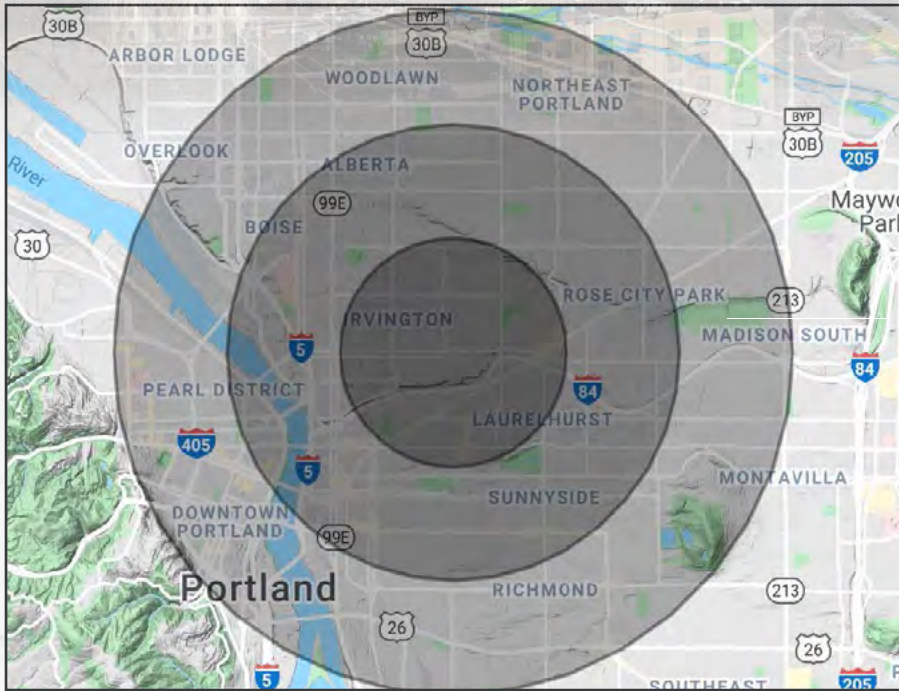


LLOYD DISTRICT

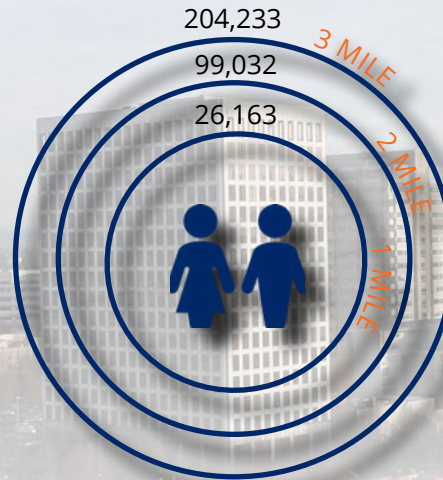
MARKET INFORMATION

The Lloyd District is a primarily commercial neighborhood in the North and Northeast sections of Portland, Oregon. The neighborhood is easily accessible using public transportation. TriMet buses and MAX trains provide frequent service in the district, as well as a commuter express bus route from Vancouver via C-Tran. It is served by all four lines of the MAX light rail system. Four Blue Line and Red Line stations (Rose Quarter Transit Center, Convention Center, Northeast 7th Ave, and Lloyd Center/Northeast 11th Ave) and one Yellow Line station (Interstate/Rose Quarter) are within the district.

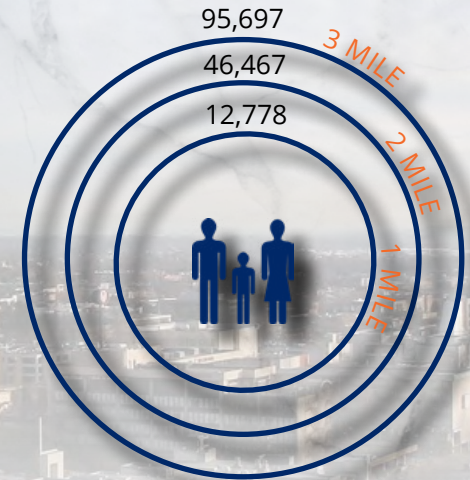
Currently, several high-rise apartment complexes along the Holladay Street corridor are either under construction or were just recently constructed. The first development is the 657-apartment, Hassalo on Eighth, composed of three buildings on a superblock, and including over 1,000 bike parking spaces. It topped out in February 2015, and was completed in October 2015.



2018 SUBMARKET DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVERAGE HH INCOME



AVERAGE HOUSE VALUE

PORTLAND METRO

MAJOR EMPLOYERS



BY THE NUMBERS

2.4 M METRO POPULATION

145.09 SQUARE MILES

3.8% METRO UNEMPLOYMENT RATE

LOCAL SPORTS TEAMS



#1
BEST FOODIE CITY
(WALLET HUB)

#8
BEST CITY TO LIVE
(US NEWS)

HIGHER EDUCATION



#12
MOVING DESTINATION
(UPDATER)

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- PRESENTED BY -

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