

CREATIVE OFFICE BUILDING FOR SALE

2705-2709 SE Ankeny Street

PORTLAND, OR 97214



Premiere office building in the heart of SE Portland

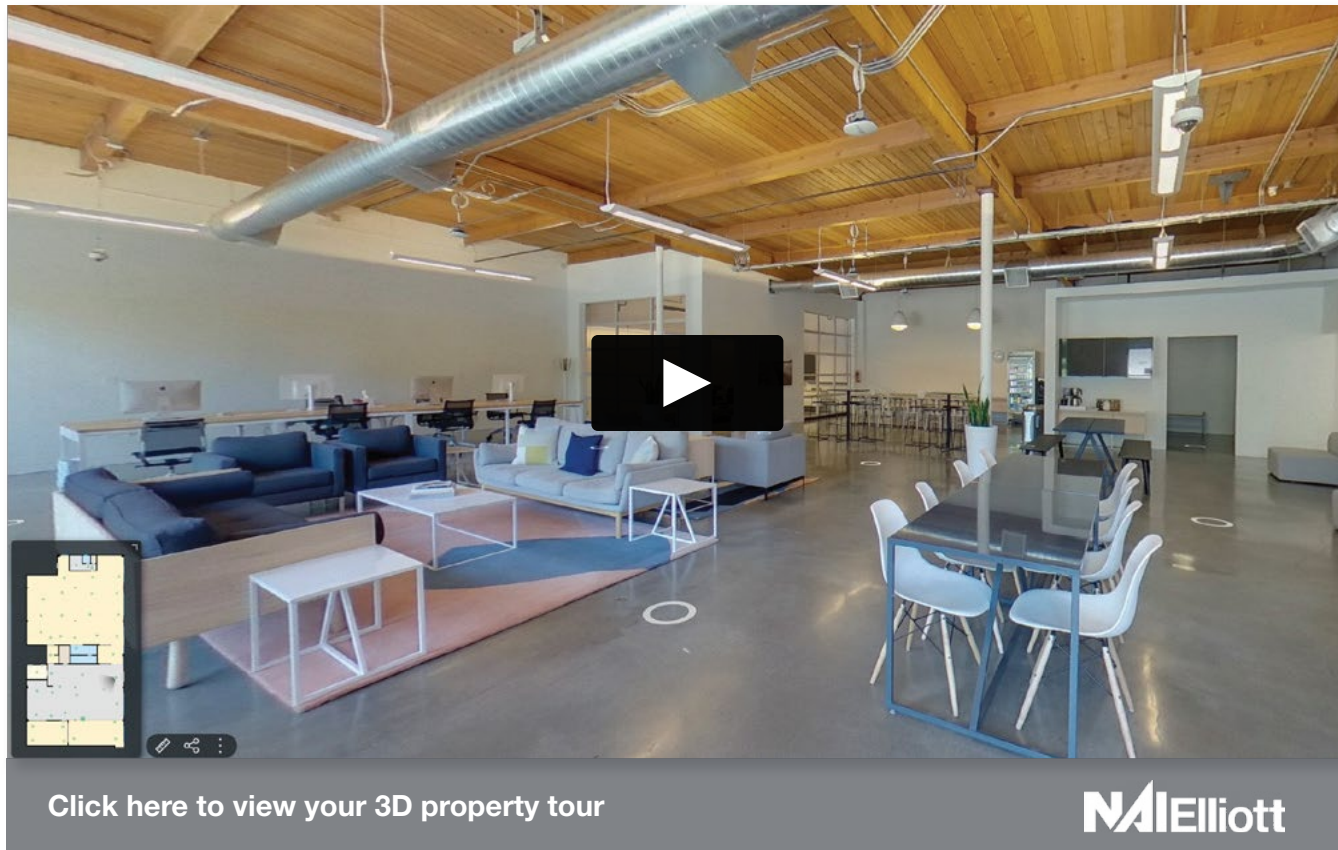
CONTACT

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Office Vacancy Tour



[Click here to view your 3D property tour](#)

NAI Elliott

**Please note office vacancy is not fully furnished.*

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NAI Elliott



Property snapshot

Step into a workspace that inspires. This single-story, 8,400 SF building hosts the 1,592 SF Gorges craft brewery and taproom, in addition to a 6,808 SF gorgeously appointed office vacancy. This property is perfect for an owner-user, who can offset debt service or other expenses with rental revenue from its neighbor. At 81% of the building, the size of the vacancy makes SBA financing ideal for an owner-user. The office space boasts an expansive open floor plan, abundant natural light, gleaming concrete floors, a large break area, and several finished restrooms. There is also a large, fully furnished conference room outfitted for video-teleconferencing and presentations.

Set within the Ankeny Rainbow Road Plaza near SE 28th and Burnside, the location is as dynamic as the space itself. The neighborhood blends the charm of historic Portland with the buzz of trendsetting restaurants, craft coffee, boutiques, and nightlife. Employees and clients alike can enjoy the ease of walkable amenities, easy transit access, and the energy of one of the city's most beloved commercial corridors. The surrounding community is established and affluent, with a strong mix of creative businesses and professional services that make recruitment, retention, networking and client entertaining effortless.



ADDRESS	2705 - 2709 SE Ankeny Street, Portland OR 97214
BUILDING SIZE	8,400 SF
LOT SIZE	15,000 SF
YEAR BUILT	1961
SPACES	1,592 SF Brewery/Taproom with outdoor seating 6,808 SF turnkey creative office vacancy
2025 OPERATING EXPENSES	\$6.95/SF/YR
PARKING	10 off-street parking spaces
PURCHASE PRICE	\$3,025,000 (\$360/SF)

Photos



Neighborhood



Neighborhood Map



98

BIKE SCORE



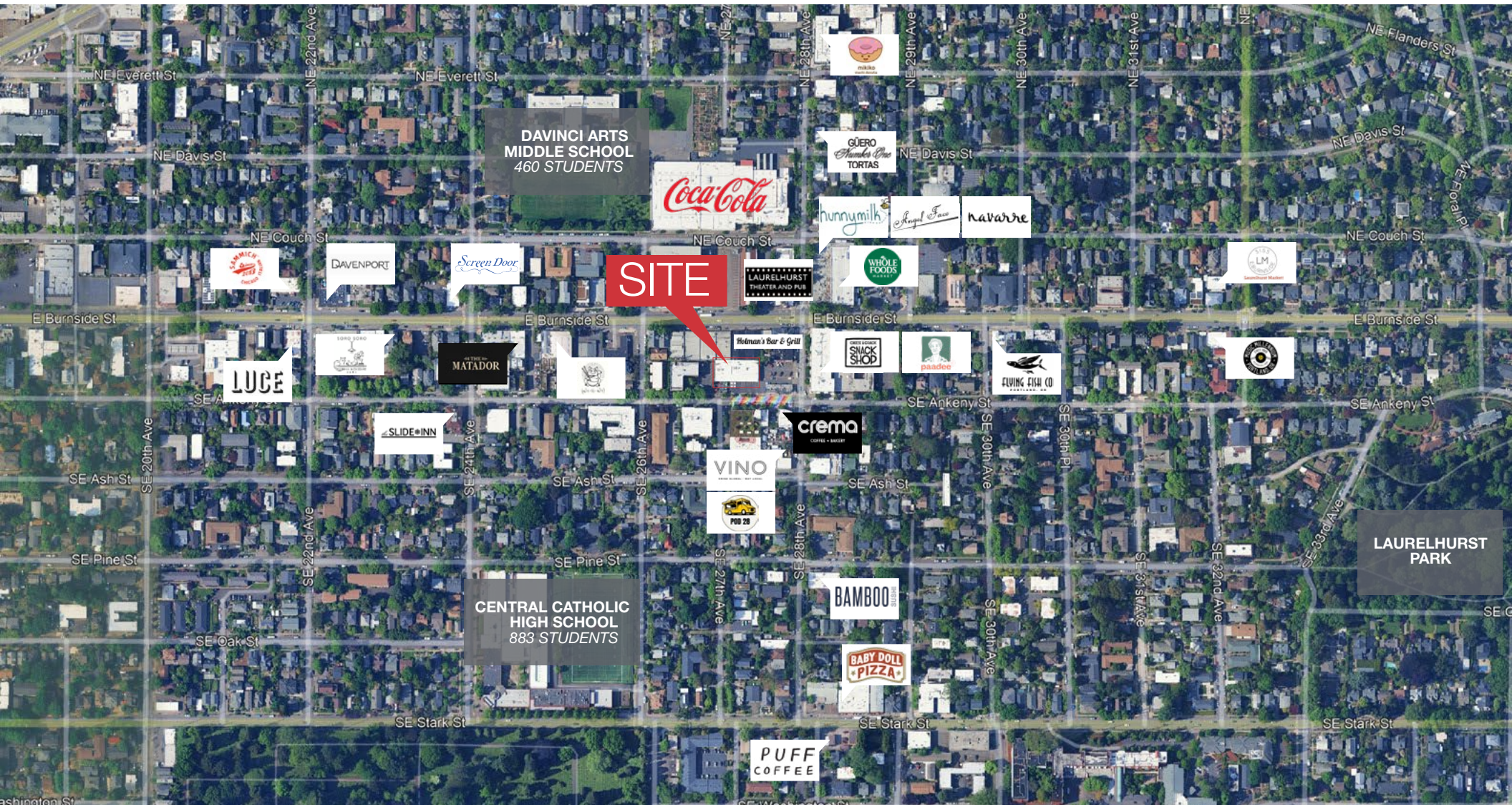
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WALK SCORE

Pod 28
Food Carts



Trade Map



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Location Map



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Site plan



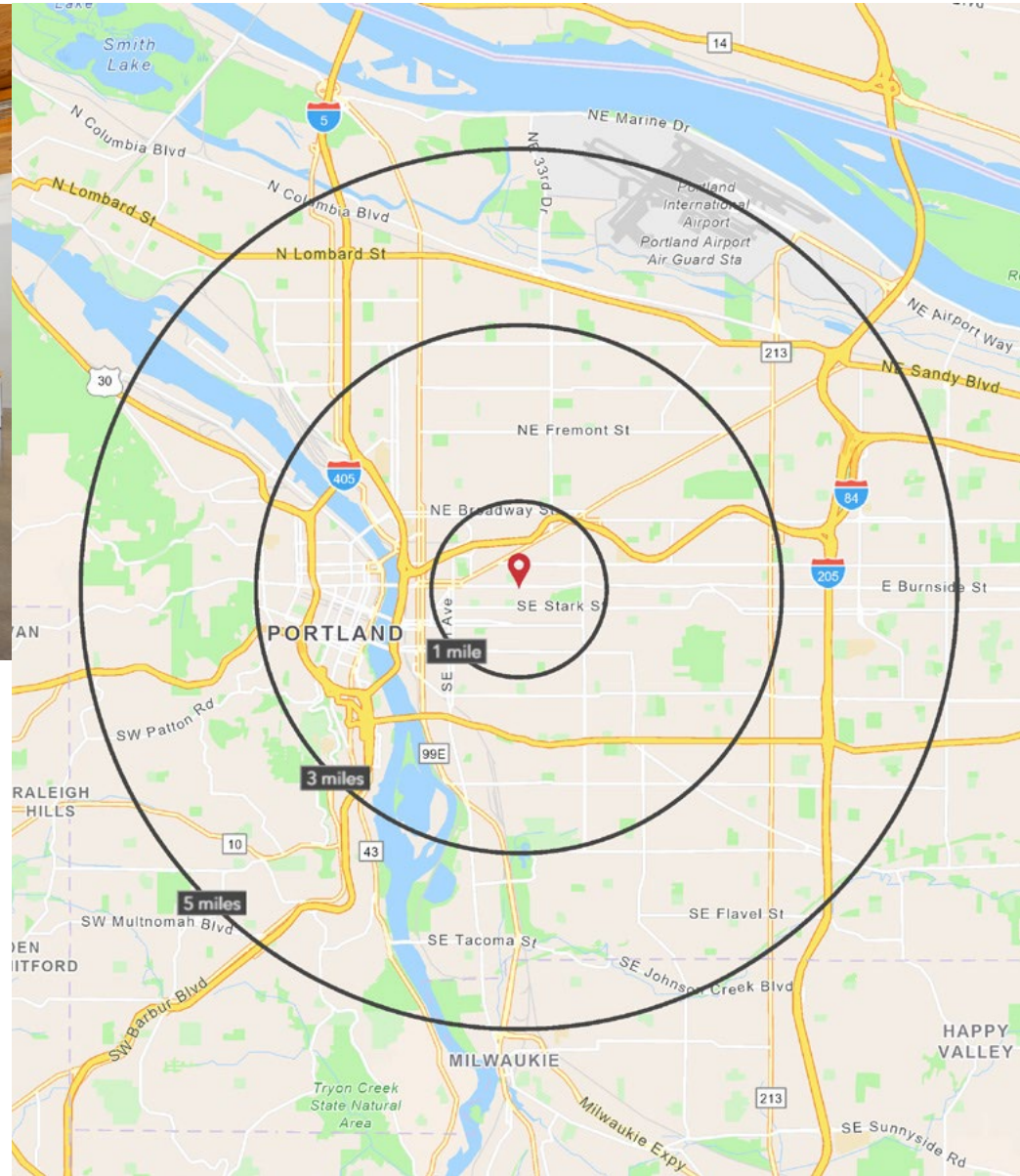
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NAIElliott

Demographics



2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	36,169	258,832	483,608
2030 EST TOTAL POPULATION	38,176	266,721	493,165
INCOME	\$123,656	\$134,951	\$133,807
MEDIAN HOME VALUE	\$809,854	\$701,760	\$658,285
TOTAL HOUSEHOLDS	18,995	129,109	220,249
DAYTIME POPULATION	26,555	285,414	426,086
EDUCATIONAL ATTAINMENT	90%	87%	83%

Source: ©2025 Esri

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