

SUBLEASE OPPORTUNITY

2250 NW Flanders St

Portland, OR 97210 · Alphabet District / Nob Hill

CONTACT

Joshua
503-916-9629

2,000+
SQ FT

\$24 SF/YR
BASE RATE

Sublease
LEASE TYPE

90 Days
AVAILABILITY

Apr 2029
TERM THROUGH



THE SPACE

Prime sublease in one of NW Portland's most sought-after neighborhoods. This **2,000+ SF open-plan suite** features two private offices and is ideally suited for **insurance, legal, real estate, or professional services firms** seeking a move-in-ready space with exceptional street presence. Located in the heart of the **Alphabet District** — walkable to restaurants, boutiques, and transit, with easy highway access and ample on-site parking. Fully built out with premium finishes, a glass garage door, and floor-to-ceiling street-facing glass.

SPACE FEATURES

→ Open floor plan	→ 2 private offices
→ Conference room access	→ Kitchen / break room
→ Glass garage door	→ Floor-to-ceiling street glass
→ Client lounge / reception	→ Private in-suite restroom
→ Ample on-site parking	→ Reclaimed wood accent wall
→ Designer carpet tile	→ Furniture negotiable

LEASE DETAILS

RATE	\$24 SF/YR**
TYPE	Sublease
AVAILABLE	Within 90 Days
TERM	Through April 2029
PARKING	Ample on-site parking available

**\$24/SF is below the Portland office market average of \$29/SF — significant value in a prime Alphabet District location.

LOCATION

- NW Flanders & 23rd Ave
- Alphabet District / Nob Hill
- High-visibility ground floor
- Direct sidewalk access
- Steps to shops & dining
- TriMet bus nearby
- Easy Hwy 30 & 405 access

BELOW MARKET RATE

\$24 SF/YR
vs. Portland avg. \$29/SF

IDEAL FOR

- Insurance agencies
- Legal / law offices
- Real estate teams
- Financial advisory
- Mortgage / lending
- Consulting firms

SCHEDULE A TOUR

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