

FOR LEASE | +/- 2,000 SF OF RETAIL / OFFICE SPACE
3041 N WILLIAMS AVE , PORTLAND, OR 97227



OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (NNN)
Building Size:	13,362 SF
Available SF:	+/- 2,000 SF
Year Built:	1911
Renovated:	2013

PROPERTY OVERVIEW

The Rinehart Building is a beautifully renovated historic brick building on the high-visibility N Williams Avenue corridor, offering excellent exposure to both vehicle and bicycle traffic with easy access to public transit. The corner suite features a modern buildout with wood floors, brick accents, and generous natural light through large storefront windows — an ideal setting for retail or office use.

PROPERTY HIGHLIGHTS

- 4 private rooms / offices with pocket door
- Beautiful, open lobby/reception area
- Conference room with sliding barn doors, kitchenette with dishwasher
- ADA restroom access
- Sprinklered throughout
- Full basement storage excluded from rentable SF
- Signage/Traffic Exposure: 7,960 cars per day
- Served by TriMet bus lines 4, 24, and 44
- Centrally located with easy access to I-5, I-405, and I-84
- Walker Score: 89; Biker Score: 99

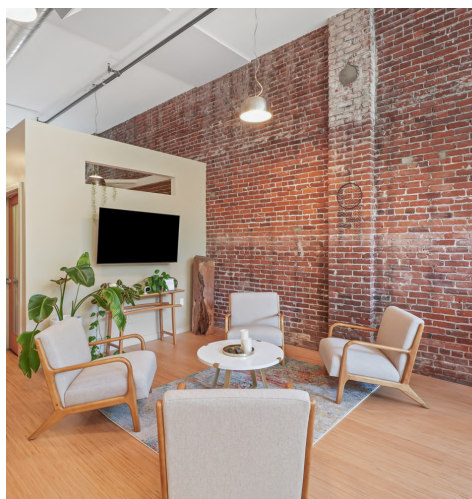
MARISSA LEE

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RINEHART BUILDING

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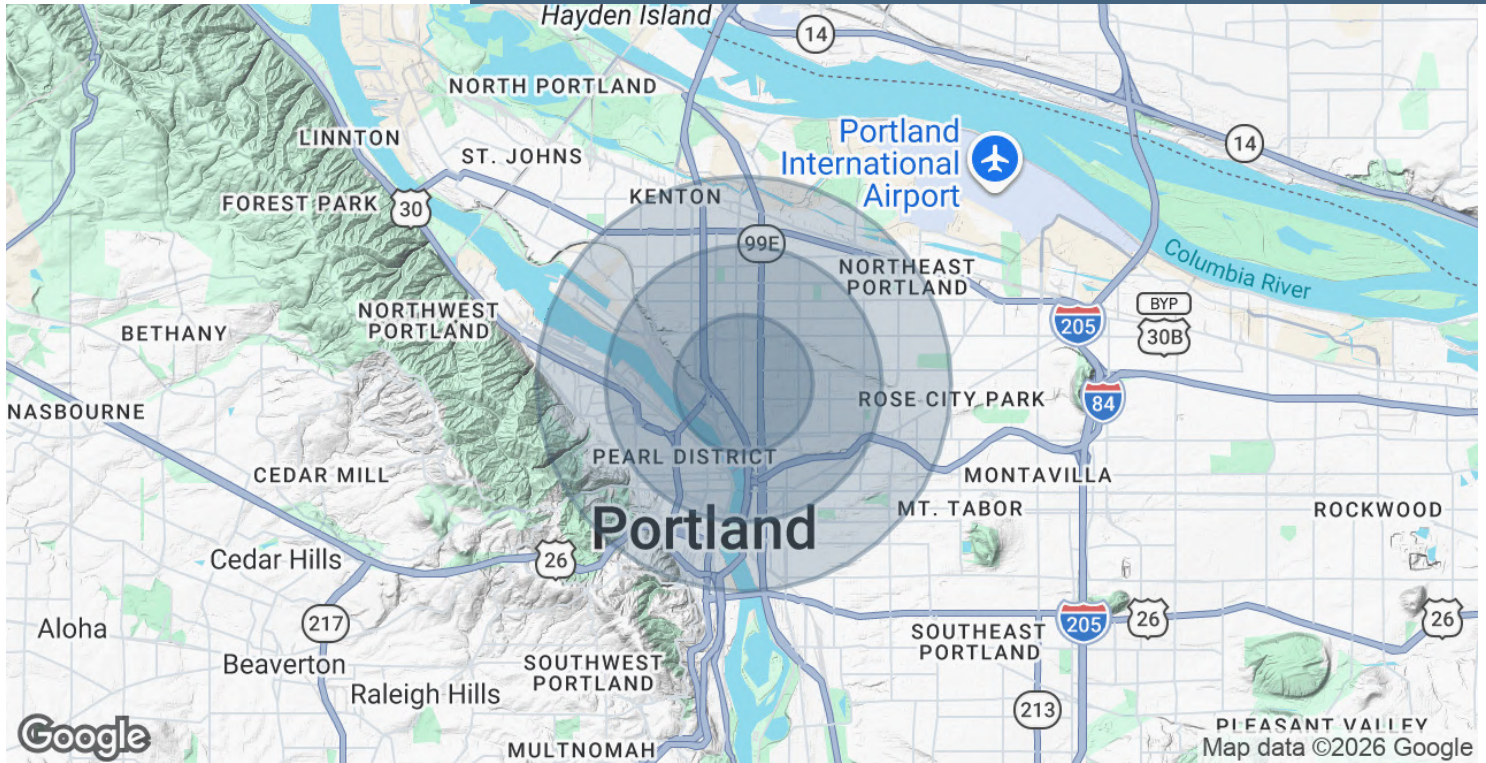
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	19,634	82,944	186,066
Average Age	33.8	36.4	35.8
Average Age (Male)	32.5	36.2	36.1
Average Age (Female)	36.4	36.7	35.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	8,786	40,560	95,016
# of Persons per HH	2.2	2.0	2.0
Average HH Income	\$59,779	\$64,514	\$63,347
Average House Value	\$382,849	\$391,456	\$407,156

* Demographic data derived from 2020 ACS - US Census

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