

**\$14 +
NNN**

PORTLAND LEASING OPPORTUNITY

600 NW 14th Ave | Second Floor | Portland, OR 97209

Square Feet 4,198 SF

Zoning EX

Year Built 1946

Lease Type NNN

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**COMMERCIAL
INTEGRITY *nw***
a real estate investment advisory company

Final suite available!

**Building is welcoming a
6,000 SF ground floor
wellness tenant.**

**Wellness-focused
tenants preferred for
remaining space.**



Second Floor Space Available

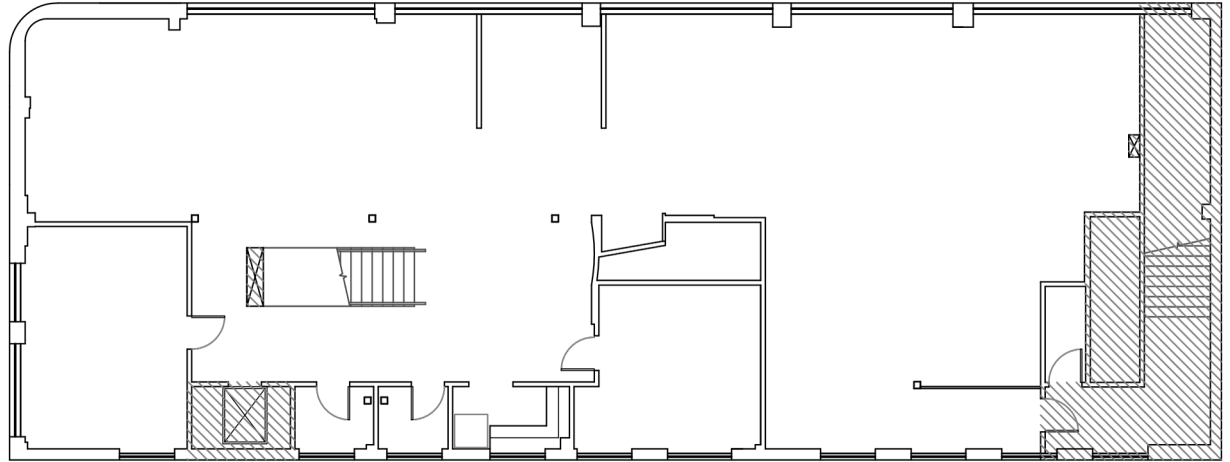


HIGHLIGHTS

600 NW 14TH SECOND FLOOR

- 4,198 SF
- Plentiful On-Street Parking
- Flexible Spaces
- HVAC System
- Elevator
- Multiple Restrooms
- Street Level Entry

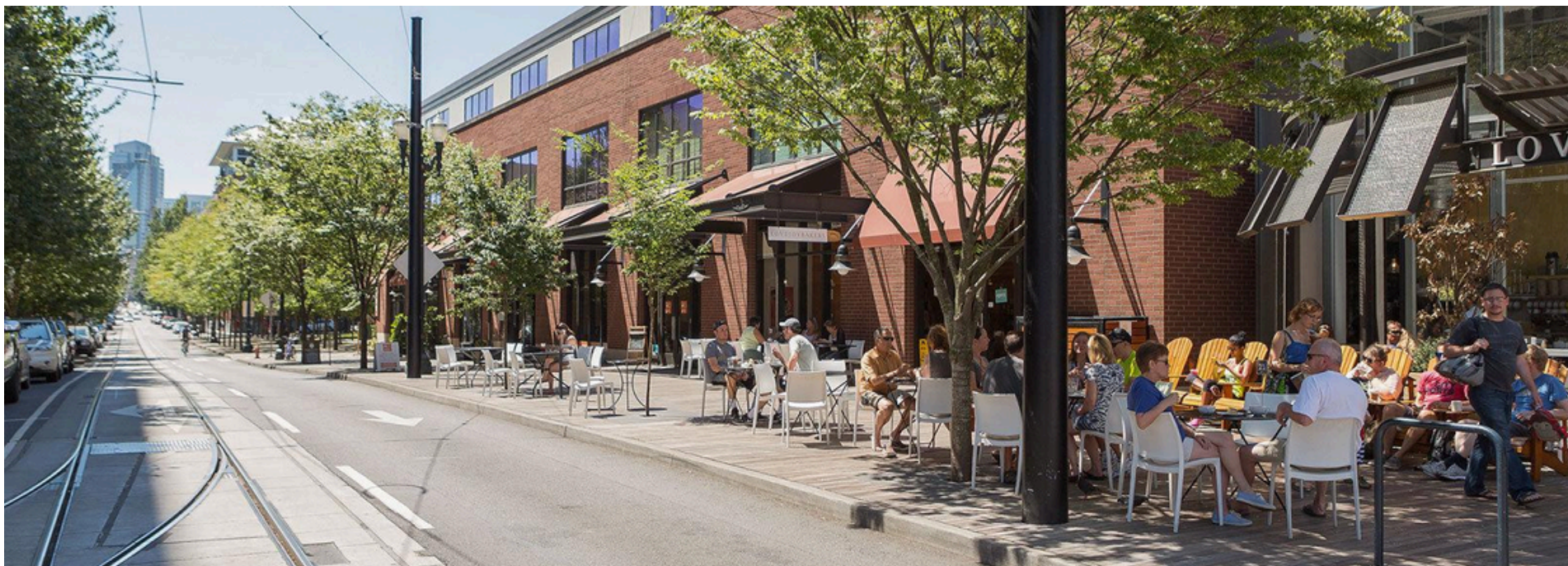
600 NW 14TH SECOND FLOOR PLAN



LEASE OFFERING

600 NW 14th Ave is ideally positioned in Portland's Pearl District, one of the city's most established mixed-use neighborhoods and a natural setting for both retail and wellness-oriented businesses. The neighborhood combines a dense residential population with offices, restaurants, cafés, boutiques, galleries and service-oriented businesses, creating a steady base of residents, employees and visitors throughout the day. NW 14th Avenue is recognized as a community retail street within the North Pearl District, with its pedestrian-oriented frontage and connection to the Pearl District, Northwest Portland and Downtown creating a strong platform for customer-facing uses.

The surrounding neighborhood also has a well-established ecosystem of health, fitness and wellness businesses, including boutique fitness studios, Pilates, yoga, massage, skincare and recovery concepts. Nearby operators such as Movement Portland, YoYoYogi Yoga Studio, Studio Blue Pilates and Ensō Float demonstrate the area's strong consumer demand for experiential and wellness-focused services. This combination of residential density, walkability, established retail activity and complementary wellness businesses makes **600 NW 14th Ave** a compelling opportunity for a variety of retail, personal service, fitness or wellness concepts seeking a presence in Portland's central city.





DEMOGRAPHICS



118,185+ VPD AT I-405 EXPRESSWAY
117,636+ VPD AT I-5/ US 30
6,001+ VPD AT NW 14TH AVE



ANNUAL FOOT TRAFFIC: 267,378 SITE VISITS
HOURLY FOOT TRAFFIC: 6PM PEAK
DAILY FOOT TRAFFIC: SATURDAY PEAK



WALKSCORE: 100 Exceptionally friendly
BIKESCORE: 70 Moderately friendly
TRANSITSORE: 80 Very friendly



AIRPORT:
22 MIN DRIVE TO PDX
PORTLAND INTERNATIONAL AIRPORT

1 MILE

3 MILES

5 MILES



POPULATION

48,082

182,933

419,343



HOUSEHOLDS

30,278

96,193

194,988



HH INCOME

\$102,181K

\$119,790K

\$128,210K



CONSUMER
SPENDING

\$790.7M

\$3B

\$6.7B



STATE

OREGON MULTNOMAH

4.27 M

COUNTY

COUNTY PORTLAND

795,391

MSA

METRO AREA

2.54 M

CITY

PORTLAND

635,109