



220 NW 2ND AVE., PORTLAND, OREGON 97209

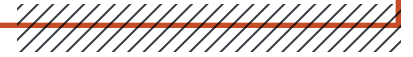
Class A Landmark Building Retail Space for Lease

 **COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

220



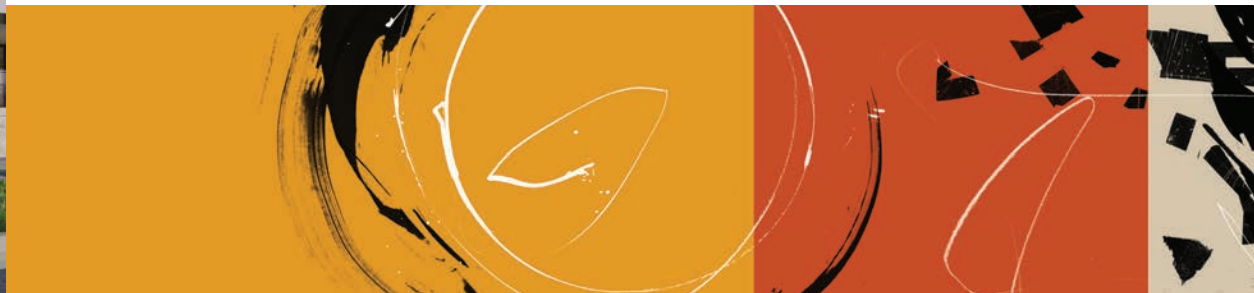
POWERED × SOPHISTICATED



Renovations in the Works

SOME OF THE HIGHLIGHTS

- Full building modernization delivering mid-2020
- Redesigned ground level retail spaces
- Destination lobby brimming with collaborative spaces
- Secured with 24-hour security guard
- Excellent ease of access via lightrail to east side, Portland International Airport and all over the Portland Metropolitan Area
- Awarded Gold certification from LEED & Wired Certification from WiredScore



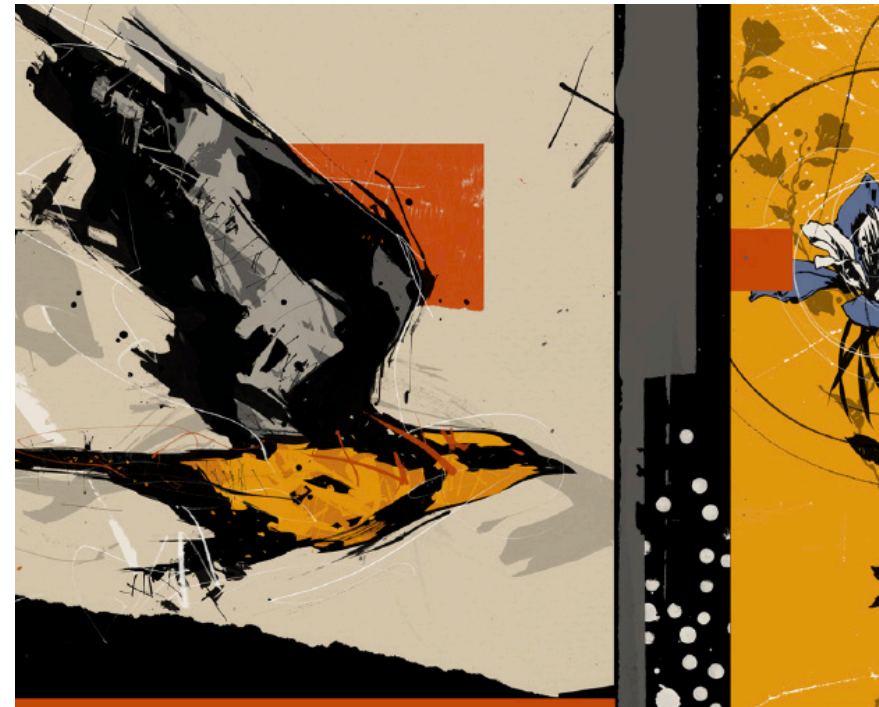
Distinctive Retail Space Available

A modern renovation in the heart of Old Town, provides a dynamic environment for working, socializing, and connecting from street-side to interior.

	.10 MILE	.20 MILE	.30 MILE
2020 Estimated Population	392	2,523	4,125
2025 Projected Population	395	2,544	4,143
Average HH Income	\$88,124	\$84,778	\$75,491
Employees	2,872	5,364	13,373

Source: Regis – SitesUSA (2021)

DEMOGRAPHICS



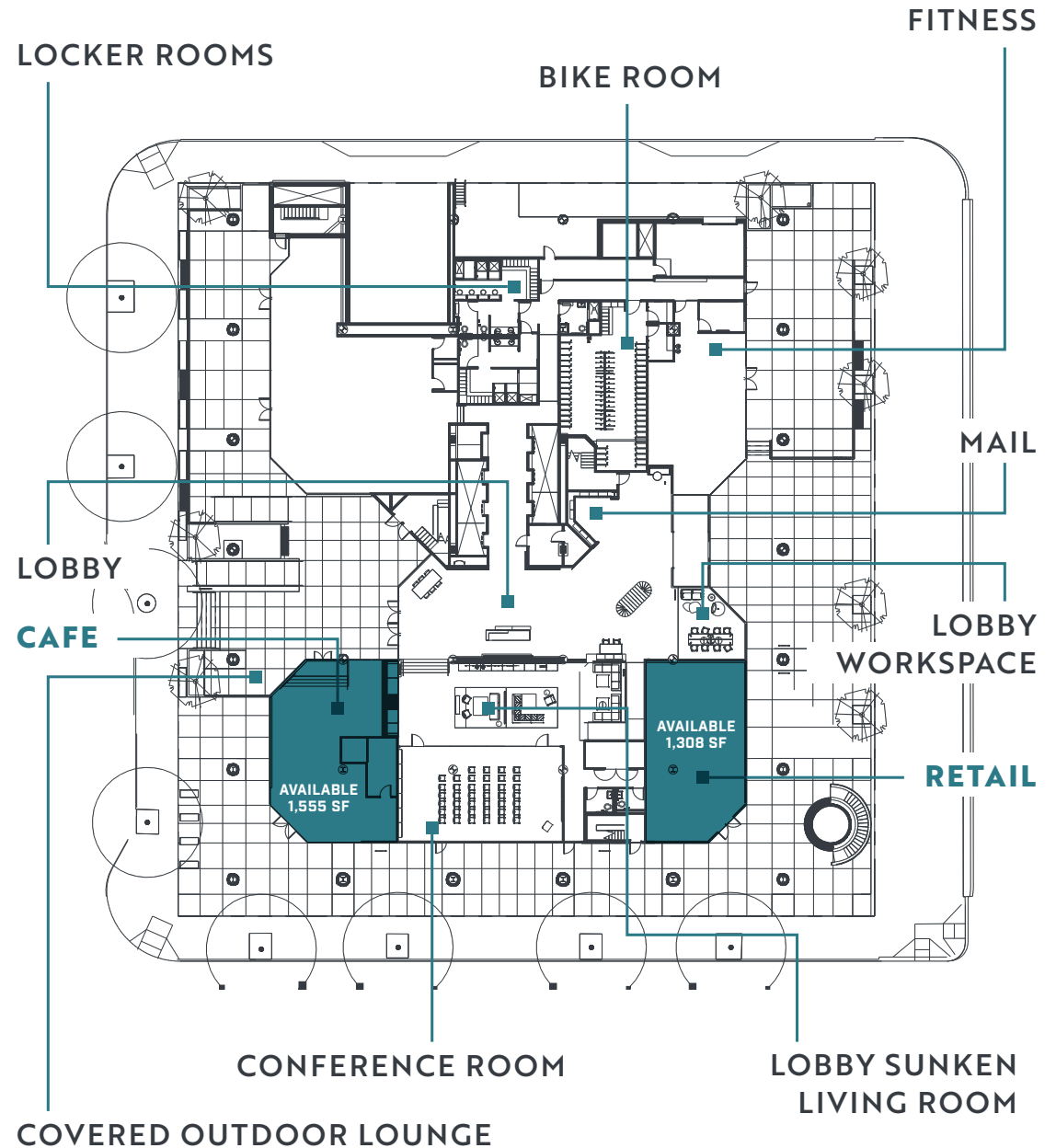
SEEKING ACTIVE TENANTS

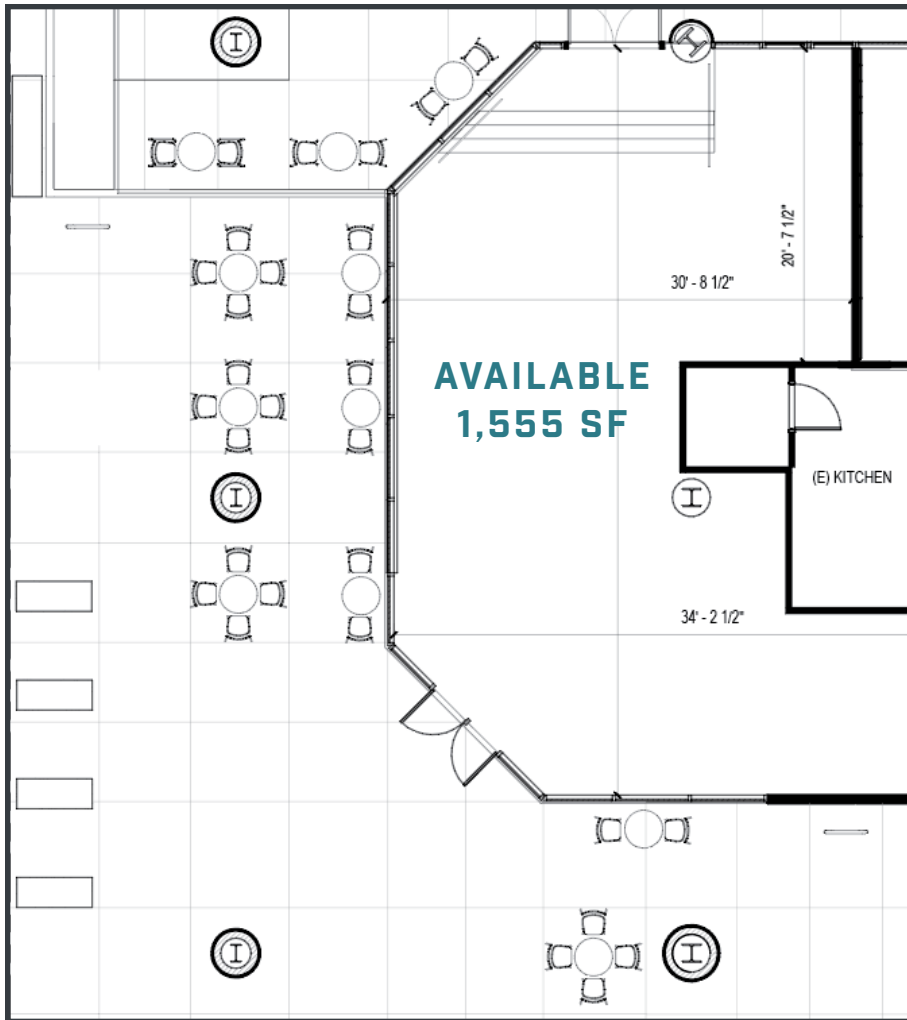
Café

There is 1,555 SF available for café/restaurant use, located on the corner of NW 2nd & Davis. This corner flanks the main lobby/entry into the building, visible to the building's office tenants, and their visitors, and daytime traffic in the neighborhood. This space has rare covered outdoor "lounge" seating opportunity immediately adjacent to the available space.

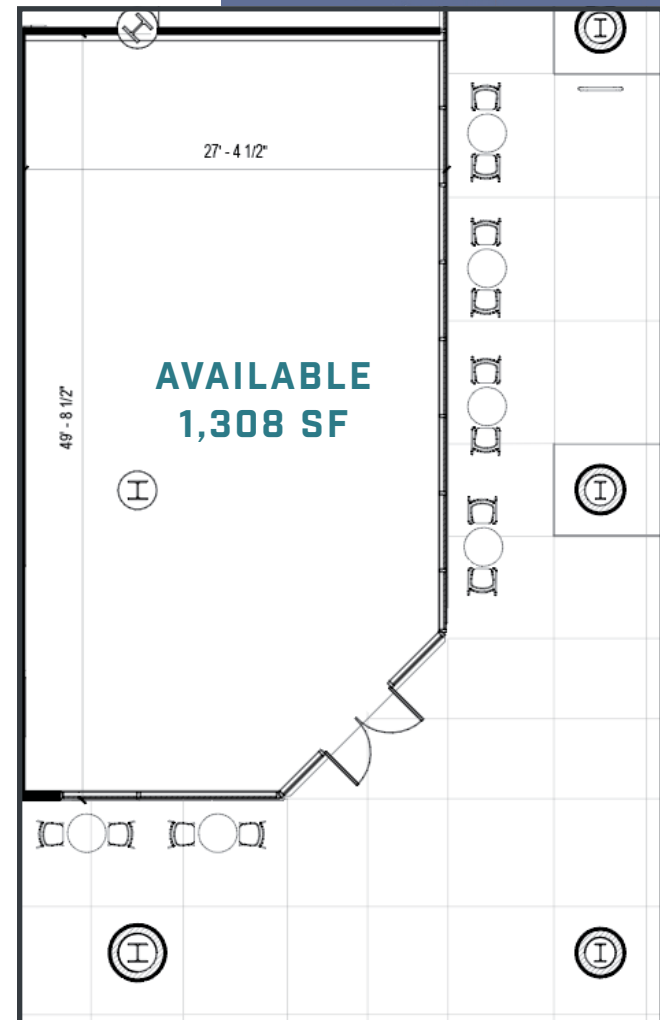
Retail

1,308 SF is available on the SE ground floor corner of the building, at NW 1st & Davis adjacent to the Max Light Rail. This space is ideal for wellness/fitness, or service retail use. This corner also has outdoor seating opportunity immediately adjacent to the available space.





CAFÉ NW 2ND/NW DAVIS



RETAIL NW 1ST/NW DAVIS

RETAIL AVAILABILITIES

Active Ground Floor Opportunities

Dynamic × Connected





Nearby Places



NEARBY BUSINESS

1. Airbnb
2. Ankrom Moison Architects
3. Clinicient Inc.
4. CorVel Corp
5. Gervurtz Menashe
6. Mercy Corps
7. Moovel
8. MWA Architects
9. New Relic
10. NWEA
11. PENSOLE
12. PNCA
13. Prosper Portland
14. Rain Agency
15. SERA Architects
16. SurveyMonkey
17. University of Oregon
18. Webtrends Inc.
19. WeWork

FOOD SERVICES × AMENITIES

1. Ascendant Beer Company
2. The Barrel Room
3. Deadstock Coffee Roasters
4. Even Keel Coffee Company
5. Floyd's Old Town Coffee and Tea
6. Food Carts
7. Fuller's Coffee Shop
8. Ground Kontrol
9. Lan Su Chinese Gardens
10. Mi Mero Mole
11. Old Town Pizza & Brewing
12. Pine Street Market
13. Portland Saturday Market
14. Republic Cafe and Ming Lounge
15. Society Hotel
16. Stumptown Coffee
17. Upper Playground
18. US Bancorp Tower Food Hall
19. Voodoo Doughnuts

SERVICES × AMENITIES



220 NW 2ND AVE., PORTLAND, OREGON 97209



Retail Leasing by:



ASHLEY HEICHELBECH
503.595.7577
ashley@cra-nw.com

KATHLEEN HEALY
503.595.7558
kathleen@cra-nw.com

Owned & Managed by:



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, <https://www.cra-nw.com/home/agency-disclosure.html>. CRA prints with 30% post-consumer, recycled-content material.