

FOR LEASE

HUB BUILDING

NORTH WILLIAMS

ADDRESS

3808 N Williams in Portland, OR

AVAILABLE SPACE RENTAL RATES

SUITE 134 - 704 SF (528 SF + 176 SF mezzanine)
\$2,250/MO Gross (plus utilities)

SUITE 114A - ~1,832 SF (Fronting N. Williams)
\$28.00/SF/YR, NNN

SUITE 114B - ~1,923 SF (Fronting N. Williams)
\$28.00/SF/YR, NNN

CAN
COMBINE

BIKE COUNTS

N Williams Ave | 4,300 Average Daily Riders

TRAFFIC COUNTS

N Williams Ave | 14,129 ADT ('22)



HIGHLIGHTS

- This close-in, central North Portland location is situated in the heart of thriving North Williams neighborhood.
- Iconic, character-rich, vintage warehouse building featuring high wooden bow truss ceilings.
- Great co-tenancy with established building tenants: eem, Kayo's Ramen Bar, Kenny & Zuke's Bagelworks, EaT Oyster Bar, Superpower Studios, Alchemy, SpielWerk Toys, Mamma Kouris and Circle Round.
- Signage opportunities at the N Williams and N Failing entries.

SUITE 134 - 704 SF (528 SF + 176 SF Mezzanine)

- Rare opportunity to join the HUB Building community! This recently updated space features two private offices/treatment rooms on lower level, and one on mezzanine. Plus a break room/lab with sink on lower level. The space is filled with natural light from the adjacent courtyard.
- Available now!

SUITE 114A & B - ~1,832 RSF & ~1,923 RSF

- Both units are light-filled open spaces that can be combined for 3,755 RSF.



HUB BUILDING

3808 N WILLIAMS AVE

PORTLAND, OR

6-349 ADT (22)

THE WILMORE
75 UNITS + RETAIL

one medical | iQ CREDIT UNION | SHINE DISTILLERY & GRILL

PELOTON APARTMENTS
265 UNITS + RETAIL

Stellas | NAMASTE ON WILLIAMS | THE MASON WILLIAMS
76 UNITS + RETAIL

THRONE | BREYONIA JAMES | SOUTHERN BREAD

NE SKIDMORE ST

NE CLEVELAND AVE

NE MASON ST

NE MALLORY AVE

NE RODNEY AVE

NE SHAFER ST

NE FAILING ST

NE BEECH ST

NE FREMONT ST

NE IVY ST

NE COOK ST

NE FARGO ST

NE MONROE ST

NE MORRIS ST

11-127 ADT (22)

4039 N VANCOUVER PROPOSED OFFICE OVER RETAIL

SOLACE APARTMENTS | barre3 | MOD SALON | the ceirey

SOLACE APARTMENTS | PRISM FIT | Lua | Skylar Nails & Spa

ASCEND 95 UNITS + RETAIL

3928 N WILLIAMS PROPOSED RENOVATION NEW OFFICE/RESIDENTIAL/RETAIL

SITE

3818 N VANCOUVER PROPOSED 2 STORY OFFICE

WILLIAMS 37 UNDER CONSTRUCTION MIXED-USE 30 UNITS

ARETE 4 STORY + RETAIL

RADIATOR BLDG 35,000 SF OFFICE + RETAIL

ONE NORTH 116,000 SF OFFICE + RETAIL 200 EMPLOYEES

NEW SEASONS MARKET | OnPoint | CARBON 12 14 CONDO UNITS + RETAIL

THE CANYONS 70 UNITS + RETAIL

COOK STREET APTS 206 UNITS + RETAIL

unitus | MudBay

EUKO COFFEE

THE CENTURY AT NORTH COOK 104 UNITS

THE PEOPLE'S PIG

VC FARGO UNDER CONSTRUCTION 7 STORY + RETAIL

ZEAL LOFTS UNDER CONSTRUCTION 215 UNITS + RETAIL

JAYPOST BAR & VENUE

14-129 ADT (22)

11-633 ADT (22)

11-909 ADT (22)

DAWSON PARK

COMPLETED PROJECTS

LEGACY Health System
719 BEDS

NE GARFIELD AVE

NE MILKING JR BLVD





N. FAILING ST

COMMON INTERIOR CORRIDOR

N. WILLIAMS AVE

TENANT EXTERIOR SIGNAGE AVAILABLE

TENANT EXTERIOR SIGNAGE AVAILABLE

14,129 ADT (2022)
 4,300 ADT



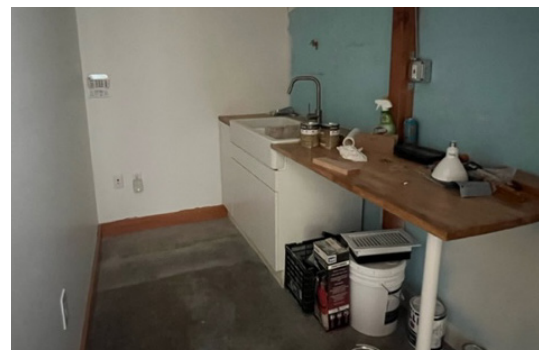
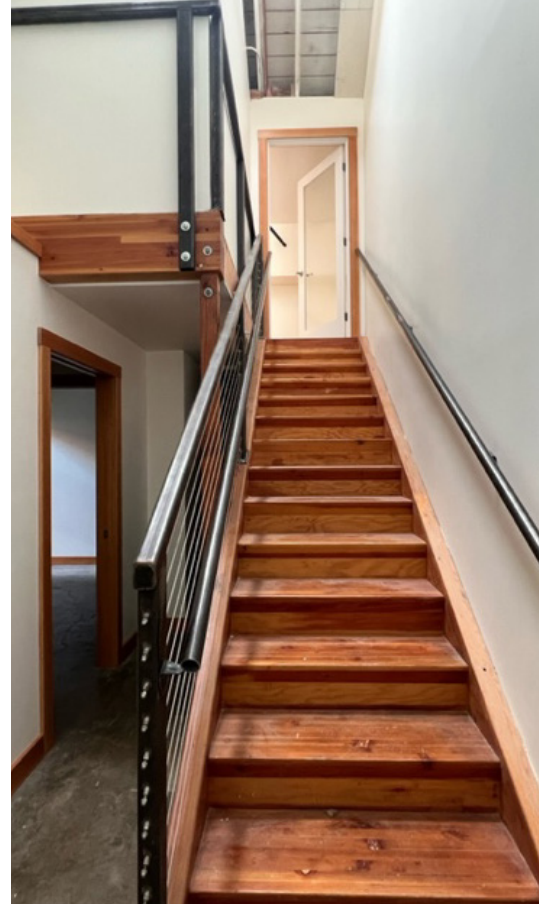
HUB BUILDING 3808 N WILLIAMS AVE PORTLAND, OR

SIDEWALK IMAGES



HUB BUILDING
3808 N WILLIAMS AVE
PORTLAND, OR

SUITE 134 | INTERIOR IMAGES



HUB BUILDING

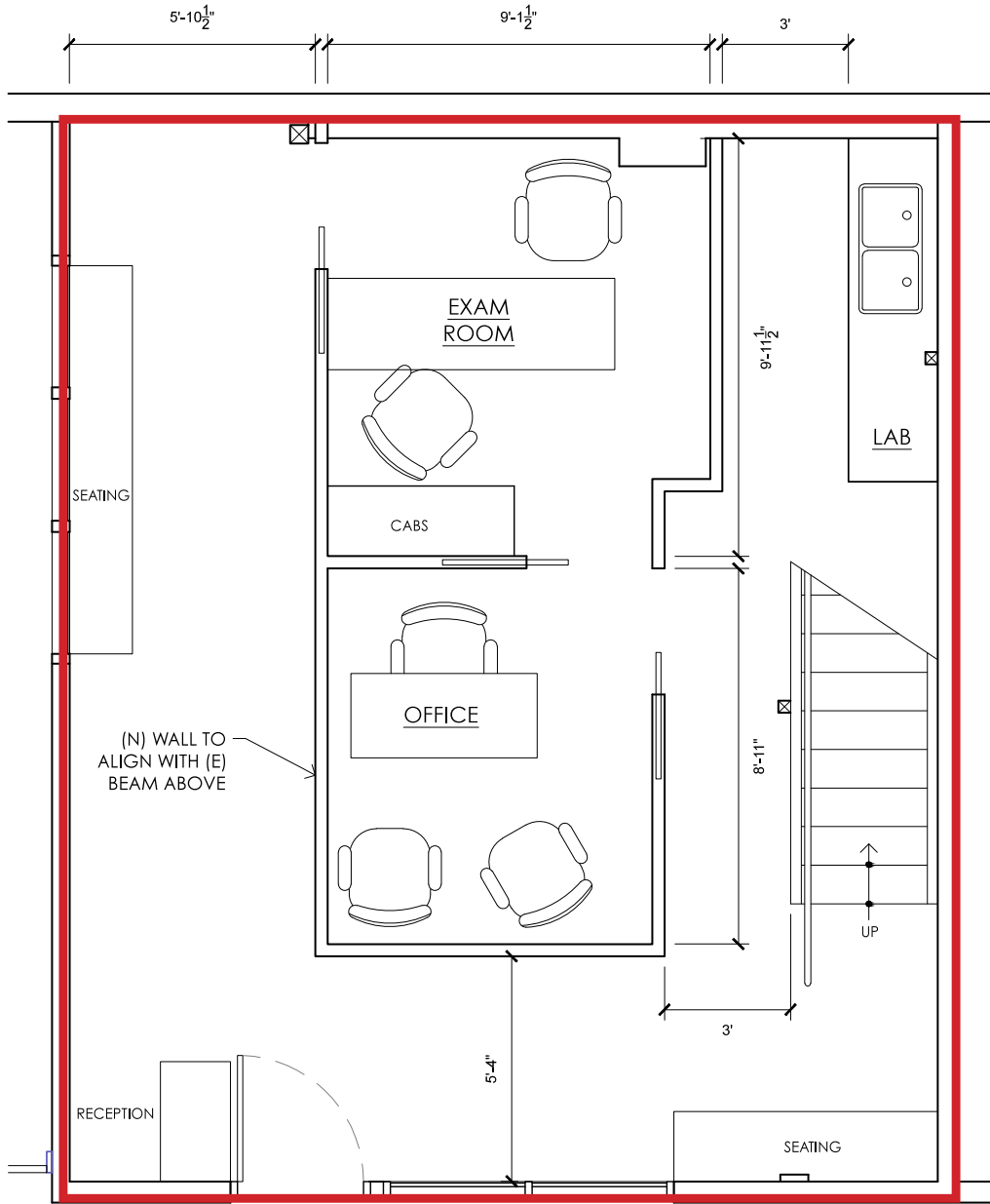
3808 N WILLIAMS AVE

PORTLAND, OR

SUITE 134 | MAIN FLOOR PLAN

AVAILABLE
704 SF

528 SF Ground Level
+ 176 SF Mezzanine



COMMON INTERIOR CORRIDOR



PLAN FOR MARKETING PURPOSES ONLY

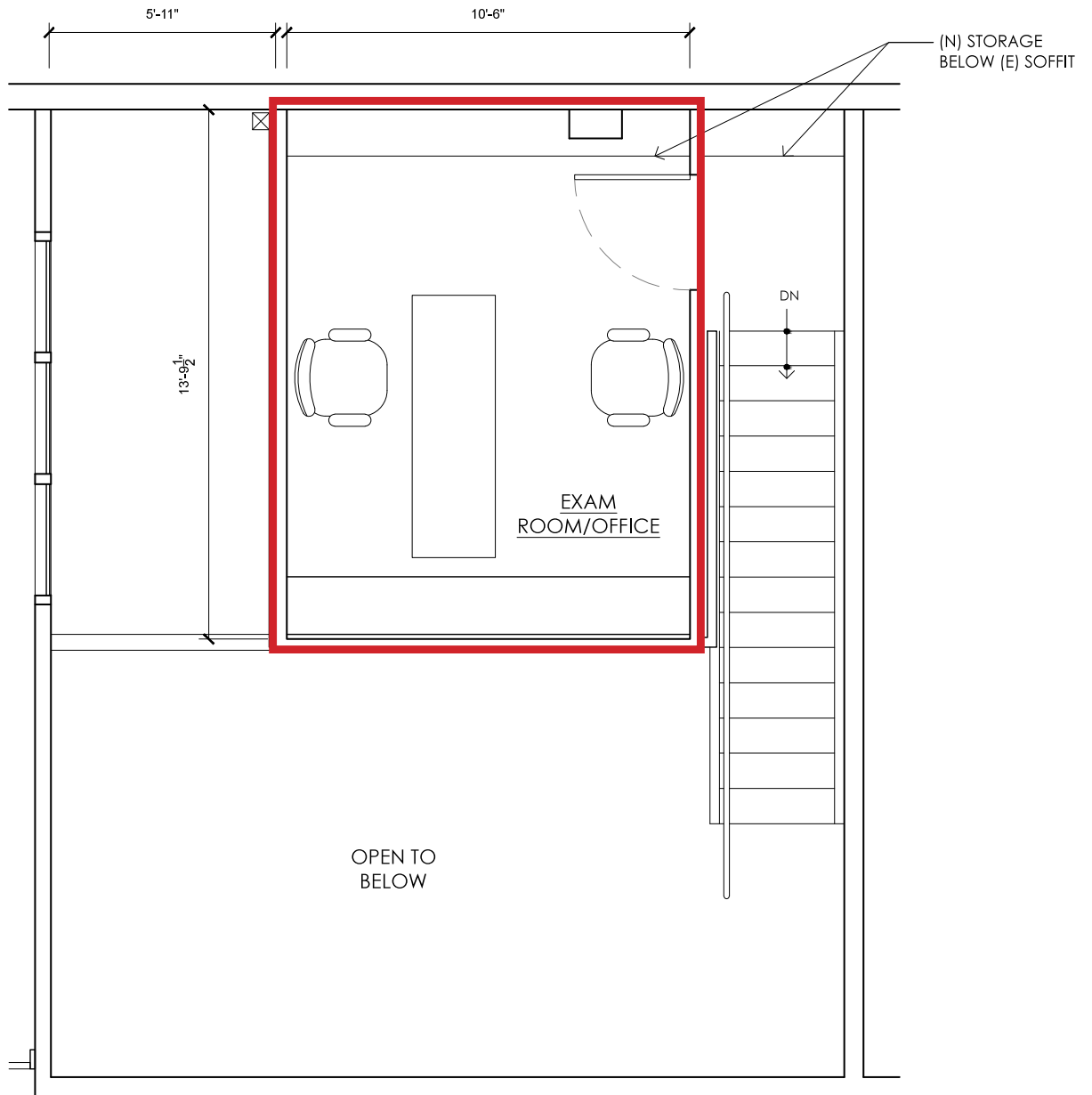


**SUITE 134
MEZZANINE FLOOR PLAN**

**HUB BUILDING
3808 N WILLIAMS AVE
PORTLAND, OR**

**AVAILABLE
704 SF**

**528 SF Ground Level
+ 176 SF Mezzanine**



COMMON INTERIOR CORRIDOR



PLAN FOR MARKETING PURPOSES ONLY

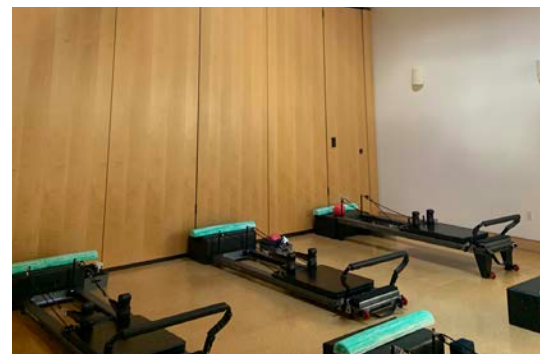
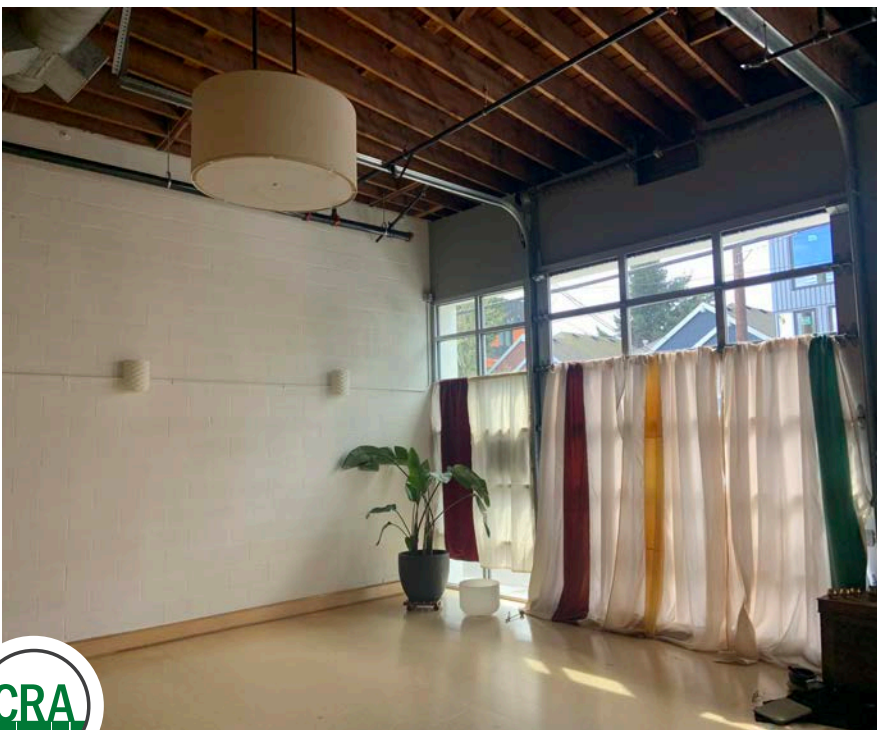


HUB BUILDING

3808 N WILLIAMS AVE

PORTLAND, OR

SUITE 114 | INTERIOR IMAGES



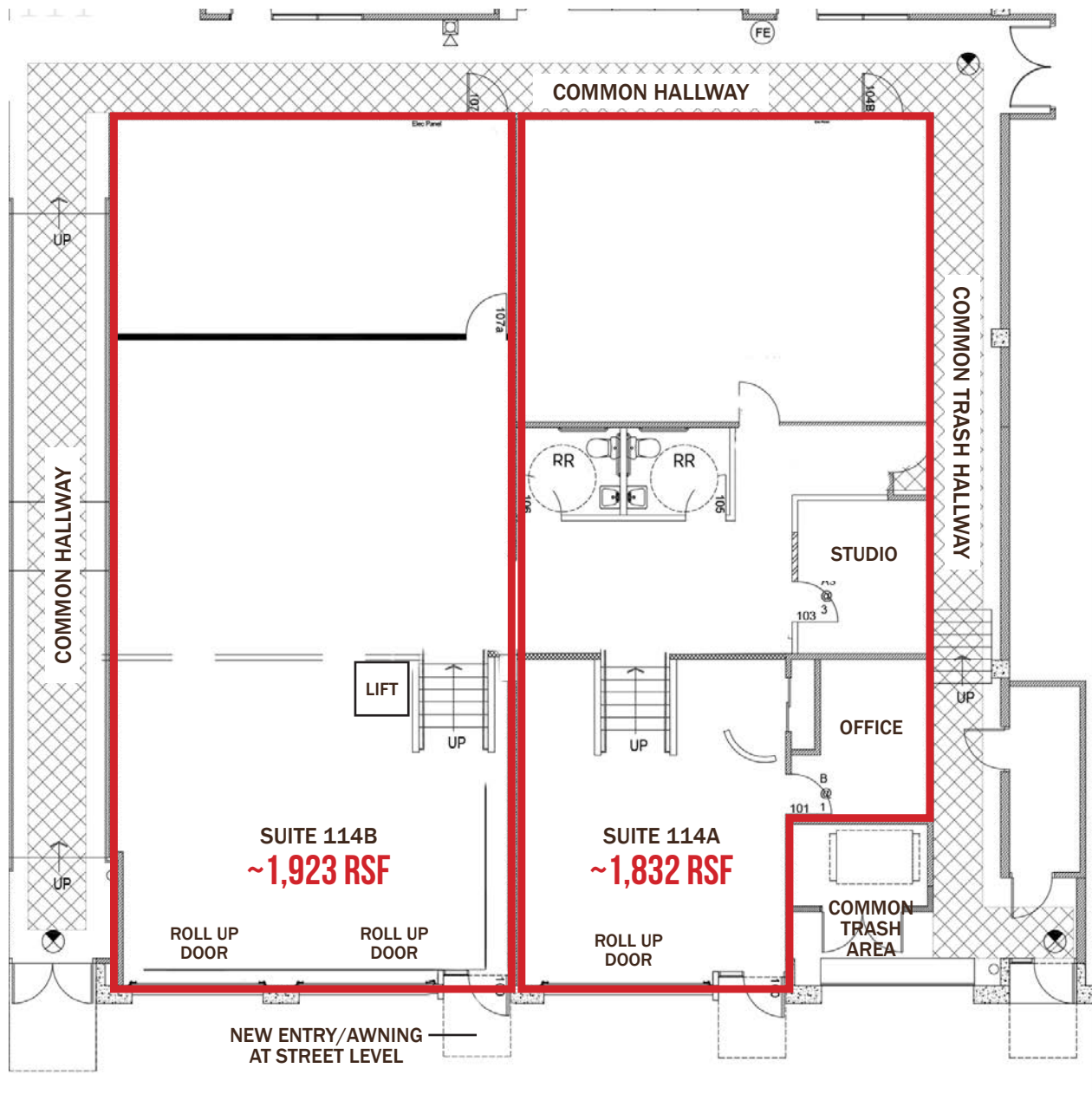
HUB BUILDING

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SUITE 114A & B | FLOOR PLANS

AVAILABLE
1,832 RSF AND 1,923 RSF
CAN COMBINE FOR 3,755 RSF



N WILLIAMS AVENUE



PLAN FOR MARKETING PURPOSES ONLY



HUB BUILDING

3808 N WILLIAMS ST

PORTLAND, OR

DEMOGRAPHIC SUMMARY

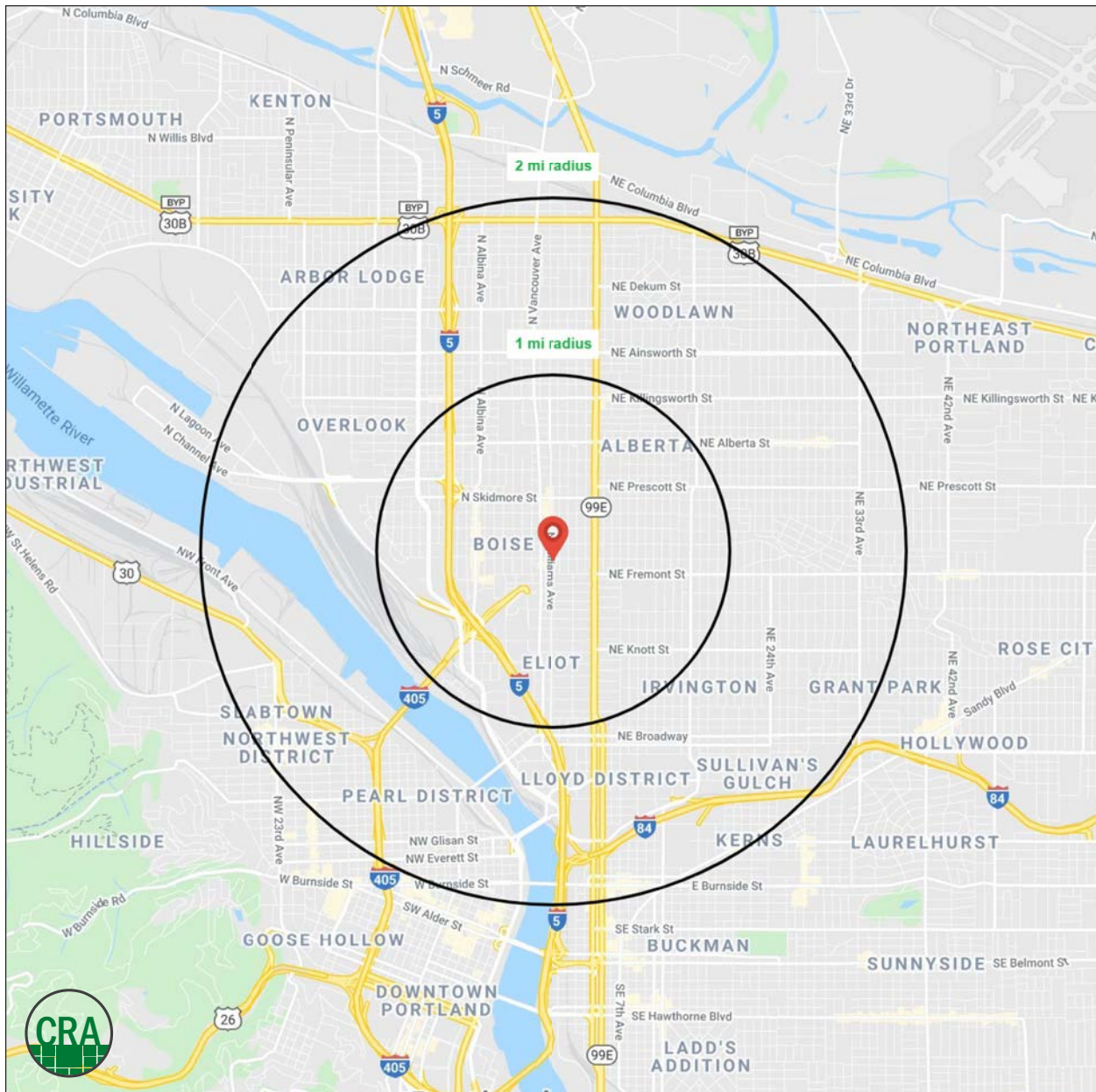
Source: Regis - SitesUSA (2023)	1 MILE	2 MILE
Estimated Population 2022	31,157	110,835
Projected Population 2027	33,233	117,353
Average HH Income	\$119,357	\$115,028
Median Home Value	\$573,185	\$588,285
Daytime Demographics 16+	34,468	132,137
Some College or Higher	83.5%	85.6%

\$573,185

Median Home Value
1 MILE RADIUS

34.9

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5502/-122.6664

3808 N Williams Ave	1 mi	2 mi
Portland, OR 97227	radius	radius
Population		
2022 Estimated Population	31,157	110,835
2027 Projected Population	33,233	117,353
2020 Census Population	30,973	110,455
2010 Census Population	23,112	86,412
Projected Annual Growth 2022 to 2027	1.3%	1.2%
Historical Annual Growth 2010 to 2022	2.9%	2.4%
2022 Median Age	34.9	37.3
Households		
2022 Estimated Households	13,529	53,878
2027 Projected Households	14,626	57,602
2020 Census Households	13,389	53,379
2010 Census Households	10,015	40,160
Projected Annual Growth 2022 to 2027	1.6%	1.4%
Historical Annual Growth 2010 to 2022	2.9%	2.8%
Race and Ethnicity		
2022 Estimated White	68.0%	72.7%
2022 Estimated Black or African American	13.9%	9.0%
2022 Estimated Asian or Pacific Islander	4.4%	5.5%
2022 Estimated American Indian or Native Alaskan	0.9%	0.8%
2022 Estimated Other Races	12.9%	12.0%
2022 Estimated Hispanic	11.3%	11.2%
Income		
2022 Estimated Average Household Income	\$119,357	\$115,028
2022 Estimated Median Household Income	\$87,688	\$88,654
2022 Estimated Per Capita Income	\$52,181	\$56,375
Education (Age 25+)		
2022 Estimated Elementary (Grade Level 0 to 8)	0.9%	1.2%
2022 Estimated Some High School (Grade Level 9 to 11)	2.4%	2.1%
2022 Estimated High School Graduate	13.3%	11.1%
2022 Estimated Some College	13.7%	14.9%
2022 Estimated Associates Degree Only	5.4%	5.2%
2022 Estimated Bachelors Degree Only	37.1%	38.3%
2022 Estimated Graduate Degree	27.3%	27.1%
Business		
2022 Estimated Total Businesses	2,343	9,784
2022 Estimated Total Employees	28,210	105,953
2022 Estimated Employee Population per Business	12.0	10.8
2022 Estimated Residential Population per Business	13.3	11.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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