

FOR LEASE

URBAN
WORKS

DOWNTOWN
OFFICE SPACE | 3,282 SF

ENTIRE UPPER
FLOOR AVAILABLE

ENTRANCE
TO SPACE



10TH & YAMHILL

SECOND FLOOR CREATIVE OFFICE SPACE

DAN BOZICH | BRIAN GREELEY | 503.228.3080
WWW.URBANWORKSREALESTATE.COM

10TH & YAMHILL



BUILDING FRONTS BOTH LIGHT RAIL AND STREET CAR LINE

ADDRESS | 739 SW 10TH AVE

SPACE | 3,282 SF

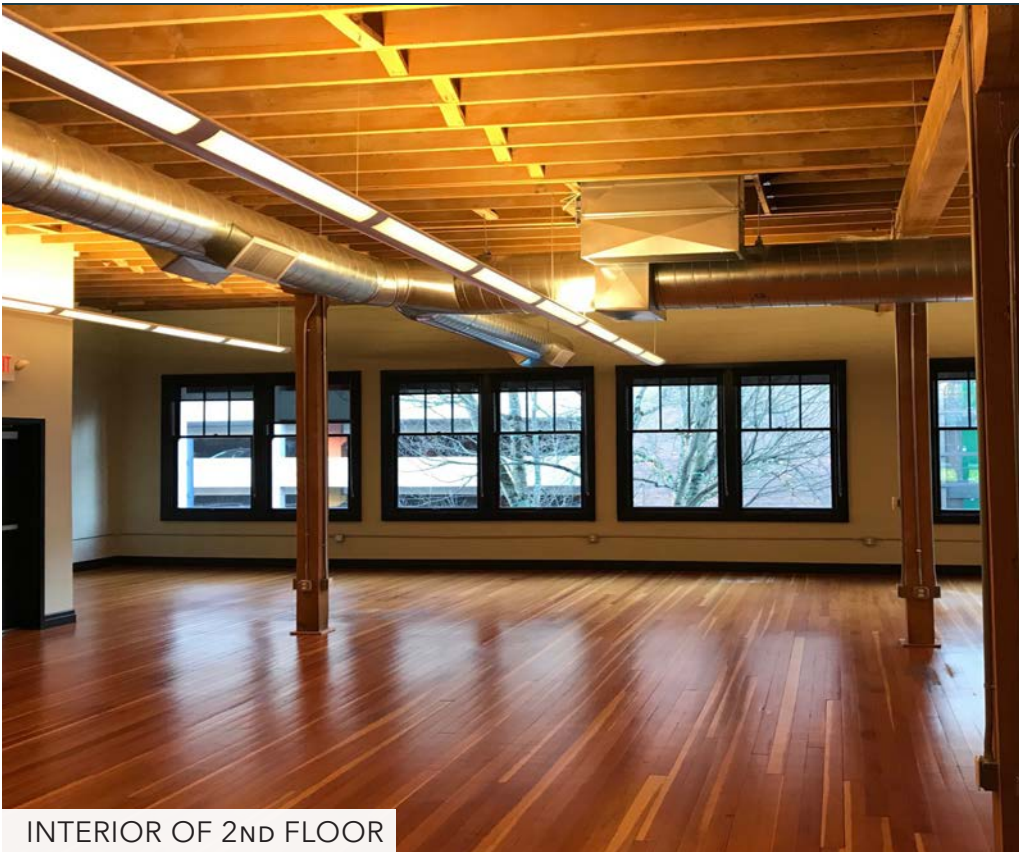
AVAILABLE | NOW

AREA | DOWNTOWN / CBD

USES | RETAIL / RESTAURANT

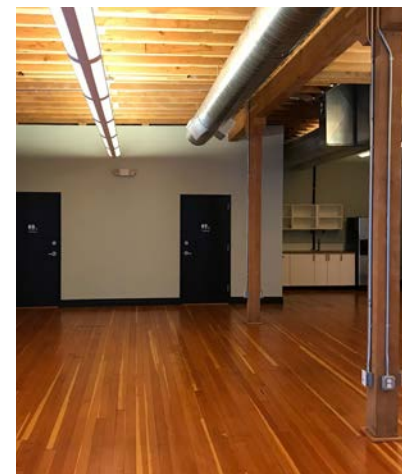
RATE | \$23/SF MODIFIED GROSS

10TH & YAMHILL

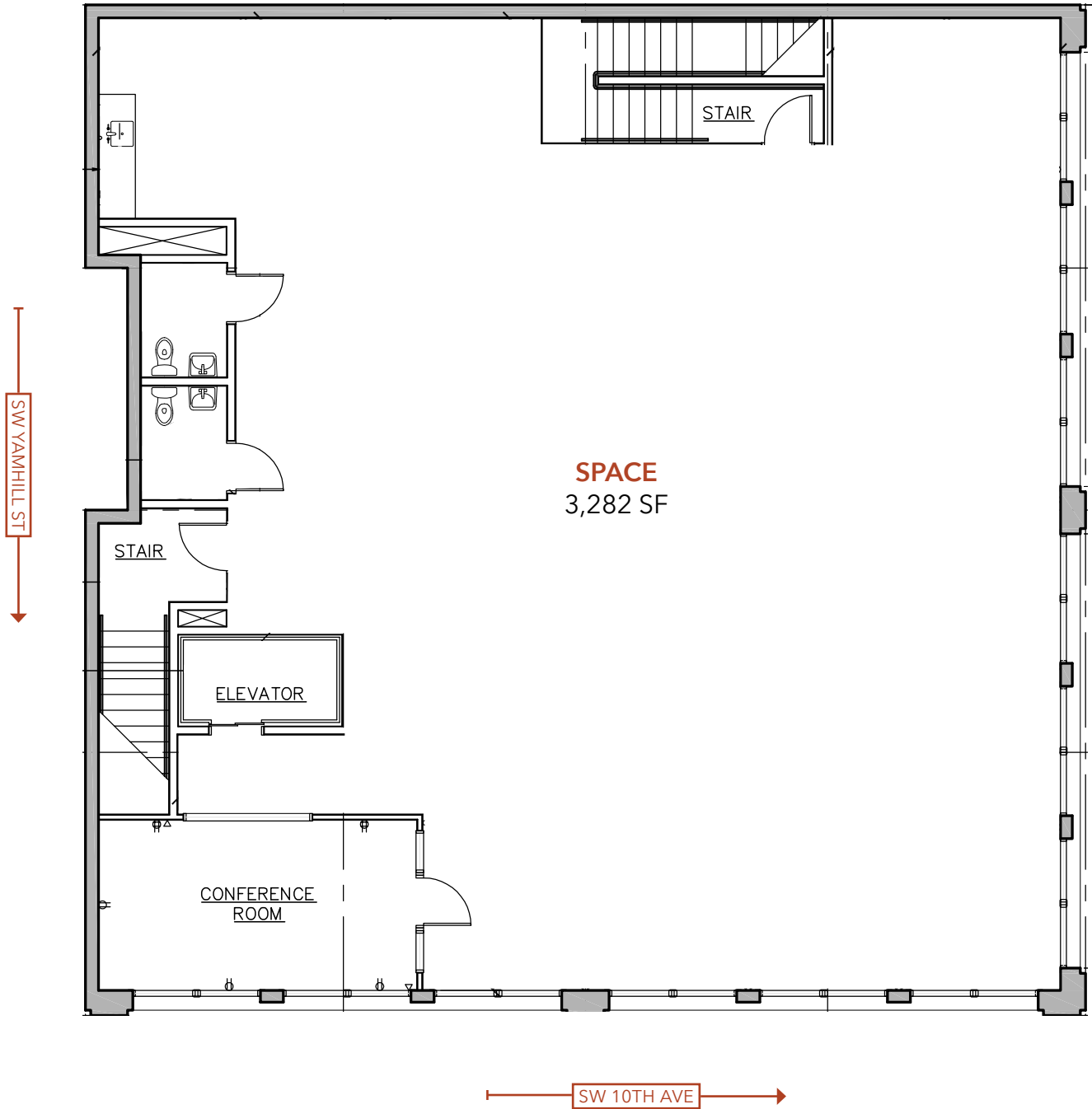


INTERIOR OF 2ND FLOOR

- HARDWOOD FLOORS
- KITCHENETTE
- EXPOSED DUCTWORK
- PRIVATE ENTRANCE AND ELEVATOR
- GREAT NATURAL LIGHT
- TWO NEW ADA RESTROOMS



SECOND FLOOR SPACE



AREA RETAIL & DEMOS



	.25 MILES	.5 MILES	1 MILE
2018 POPULATION	3,703	14,769	44,929
TOTAL EMPLOYEES	22,433	68,656	110,605
TOTAL BUSINESSES	2,015	5,670	9,205
MEDIAN HH INCOME	\$31,293	\$42,351	\$60,385
MEDIAN AGE	43.5	37.5	36
SOME COLLEGE	74.5%	82.6%	87.8%



DIRECTOR PARK



CASE STUDY COFFEE



GARDEN BAR



POLLO BRAVO



CITY TARGET

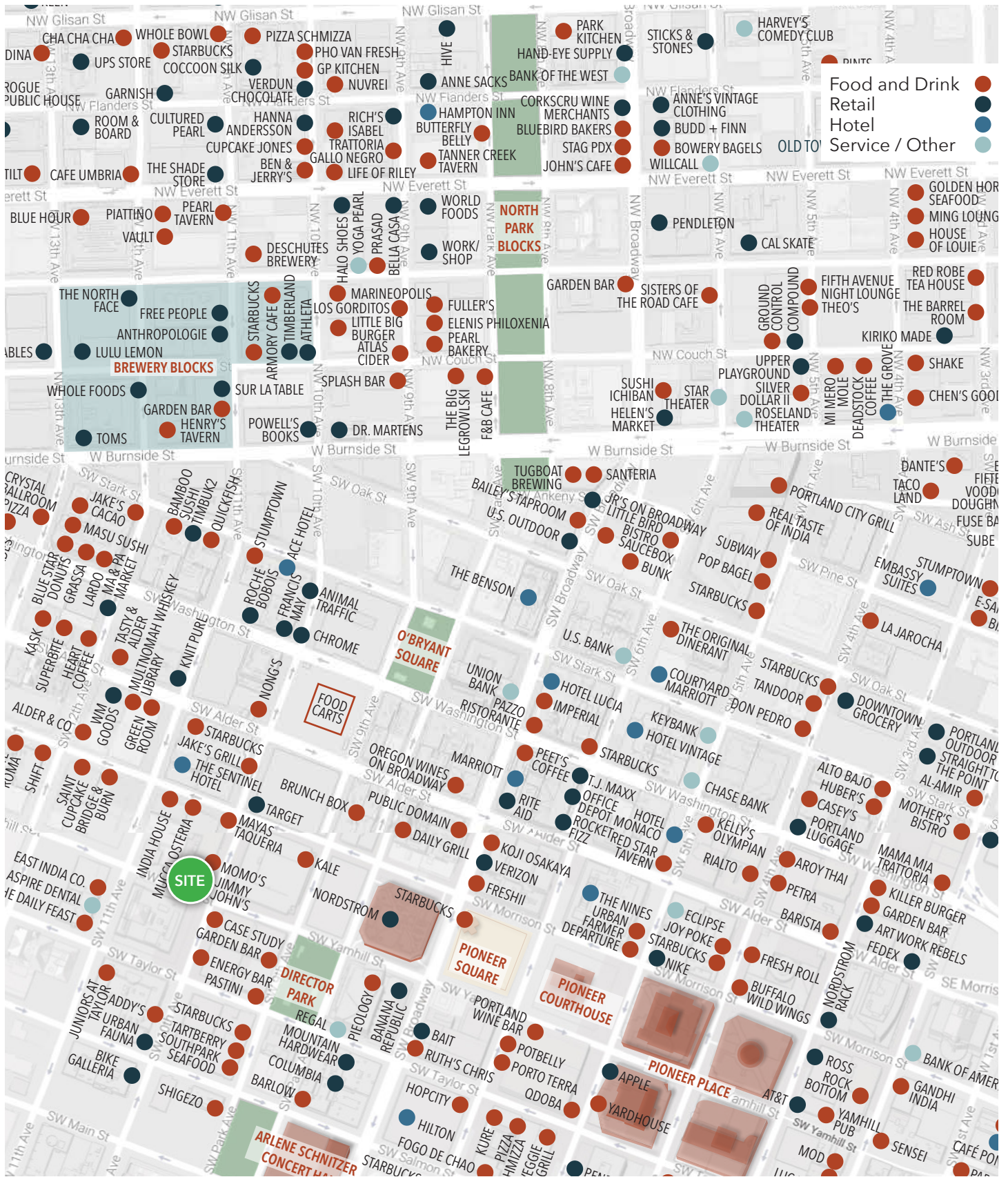


WM GOODS



THE GREEN ROOM @ MULTNOMAH WHISKEY LIBRARY

RETAIL MAP



- Food and Drink ●
- Retail ●
- Hotel ●
- Service / Other ●