

# FOR LEASE

URBAN  
WORKS

álmr

SPACE

2,488 SF - 5,556 RSF

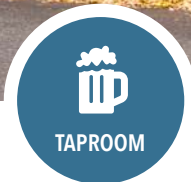
TENANTS INCLUDE

Kyra's  
BAKE SHOP

Eb &  
Bean  
LOCAL ORGANIC  
FROZEN YOGURT

BAR

Diame



625 NW 21ST @ IRVING

RETAIL / RESTAURANT OPPORTUNITIES IN NOB HILL

BRIAN GREELEY | TYLER BRUSS | 503.228.3080

WWW.URBANWORKSREALESTATE.COM





## ÁLMR

- Álmr is a new four-story mixed-use building in the heart of Portland's desirable Nob Hill neighborhood.
- Featuring on-site grease trap, type 1 venting in place, operable windows and shared trash/restrooms.
- Two remaining ground-floor retail storefronts available along the vibrant commercial corridor on NW 21st Ave.
- Located within walking distance to local favorites like Trader Joe's, Salt & Straw, McMenamins Blue Moon Tavern, Kells Brewery and more.

ADDRESS | 625 NW 21ST

USES | RETAIL / RESTAURANT

SPACE RANGE | 2,488 - 5,556 RSF

AVAILABLE | NOW

SPACE B | 2,488 RSF

SPACE C | 3,068 RSF



# FLOOR PLAN





# AREA RETAIL & DEMOS



	.25 MILES	.5 MILES	1 MILE
2019 POPULATION	5,669	17,135	42,404
TOTAL EMPLOYEES	9,118	19,747	67,939
TOTAL BUSINESSES	891	2,096	6,415
MEDIAN HH INCOME	\$83,324	\$94,689	\$94,154
MEDIAN AGE	32.5	34.6	37.2
SOME COLLEGE	90.7%	90.7%	88.7%



CINEMA 21



BHUNA: INDIAN SOUL FOOD



COFFEE TIME



NORTH 45 PUB



SERRATTO RESTAURANT & BAR



KUNG POW!



KELLS BREW PUB



# NW & SLABTOWN AREA MAP



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