

# FOR LEASE

URBAN  
WORKS

PRODUCTION / FLEX / RETAIL

AVAILABLE SPACE | 866 SF - 4,040 SF

TURN-KEY RESTAURANT

AVAILABLE SPACE | 4,277 SF



RESTAURANT



CREATIVE



RETAIL



FLEX

## 107 NE GRAND AVE

### RENOVATED WAREHOUSE WITH OFF-STREET PARKING

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# STARK'S VACUUM BUILDING

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103 NE Grand Ave - Corner Storefront

## Space 1 | 103 NE Grand Ave

4,277 SF

Turn-key restaurant with class-one hood system

## Space 2 | 118 NE MLK Jr Blvd

4,040 SF

Production / Flex / Retail Space

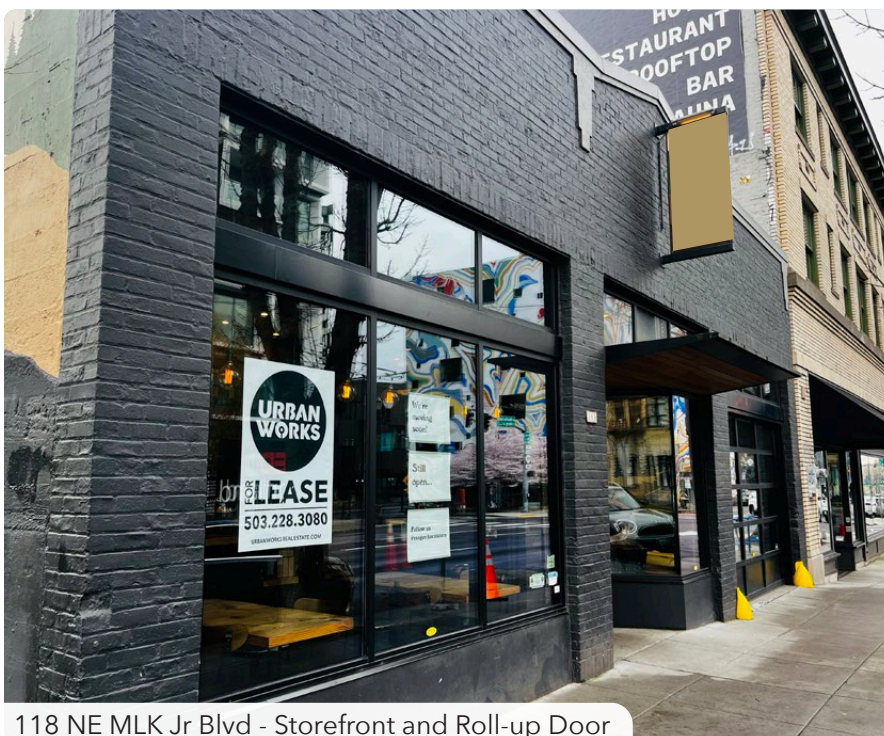
## Space 3 | 157 NE Grand Ave

866 SF

Turn-key Retail / Service Space

## About the Building

Restaurant / retail / production spaces available in this renovated warehouse building anchoring the Burnside Bridgehead. Spaces boast beautiful exposed brick and timber, soaring ceiling heights and access to the rare amenity of off-street parking. The production / flex space includes a roll up door and the restaurant space features gleaming build out with class one hood and restaurant plumbing. Available now!



118 NE MLK Jr Blvd - Storefront and Roll-up Door



157 NE Grand Ave - Storefront



# TURN-KEY RESTAURANT



## Address

103 NE Grand Ave

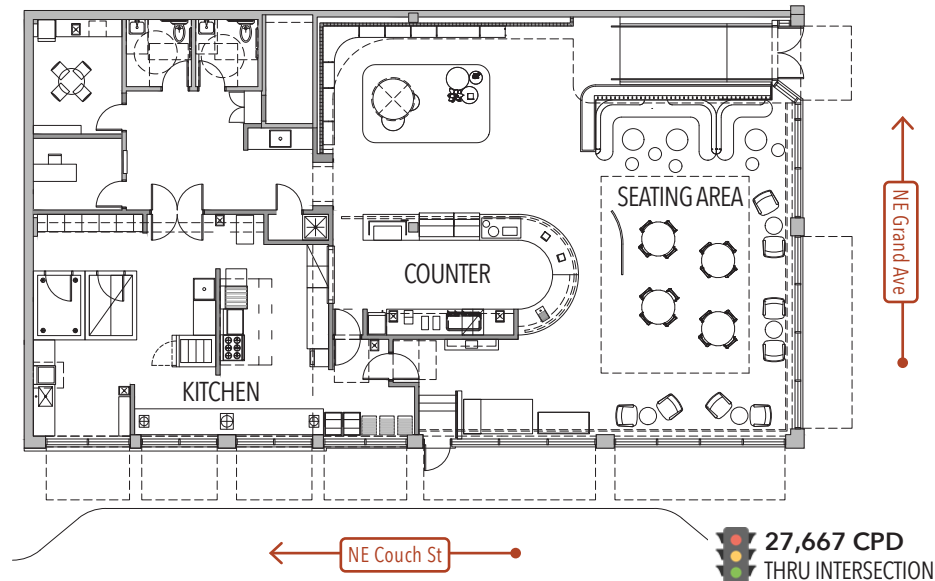
## Space

4,277 SF

## About the Space

Turn-key restaurant space featuring:

- Class-one hood system
- Plumbing infrastructure in place
- Corner window line providing ample natural light
- Exposure to over 27,000 cars per day
- Employee break-room
- Two ADA restrooms

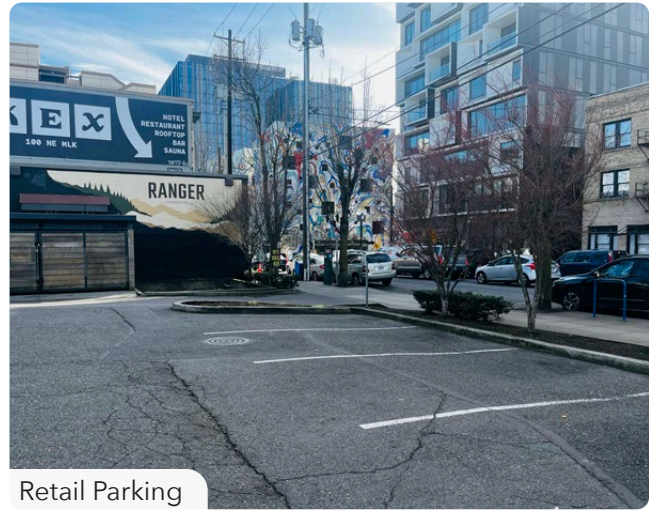




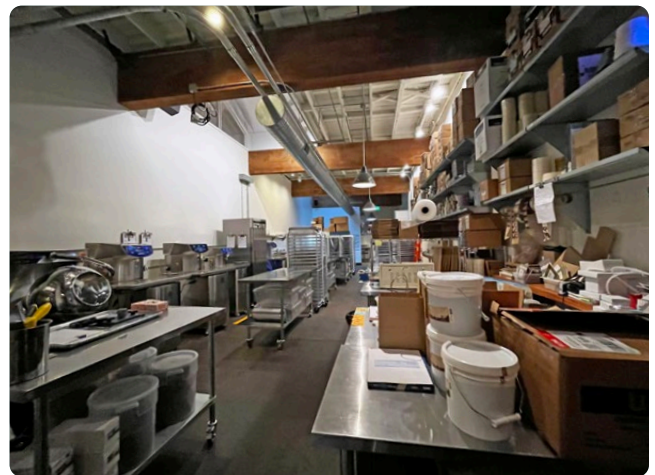
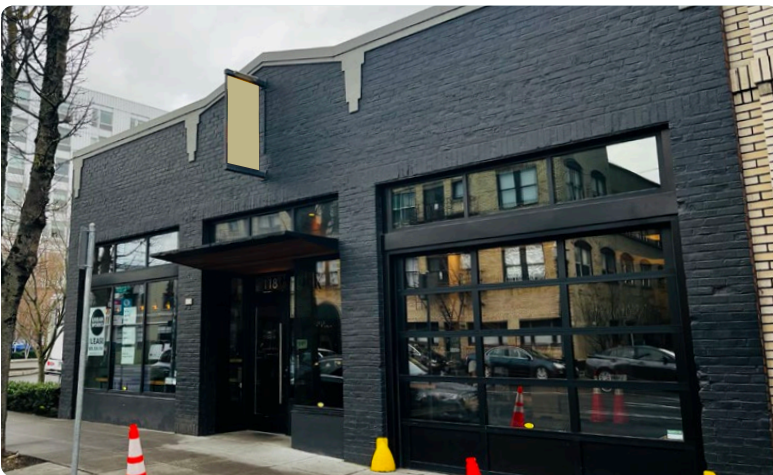
# FLEX / RETAIL



**SPACE 2 - 118 NE MLK JR BLVD**



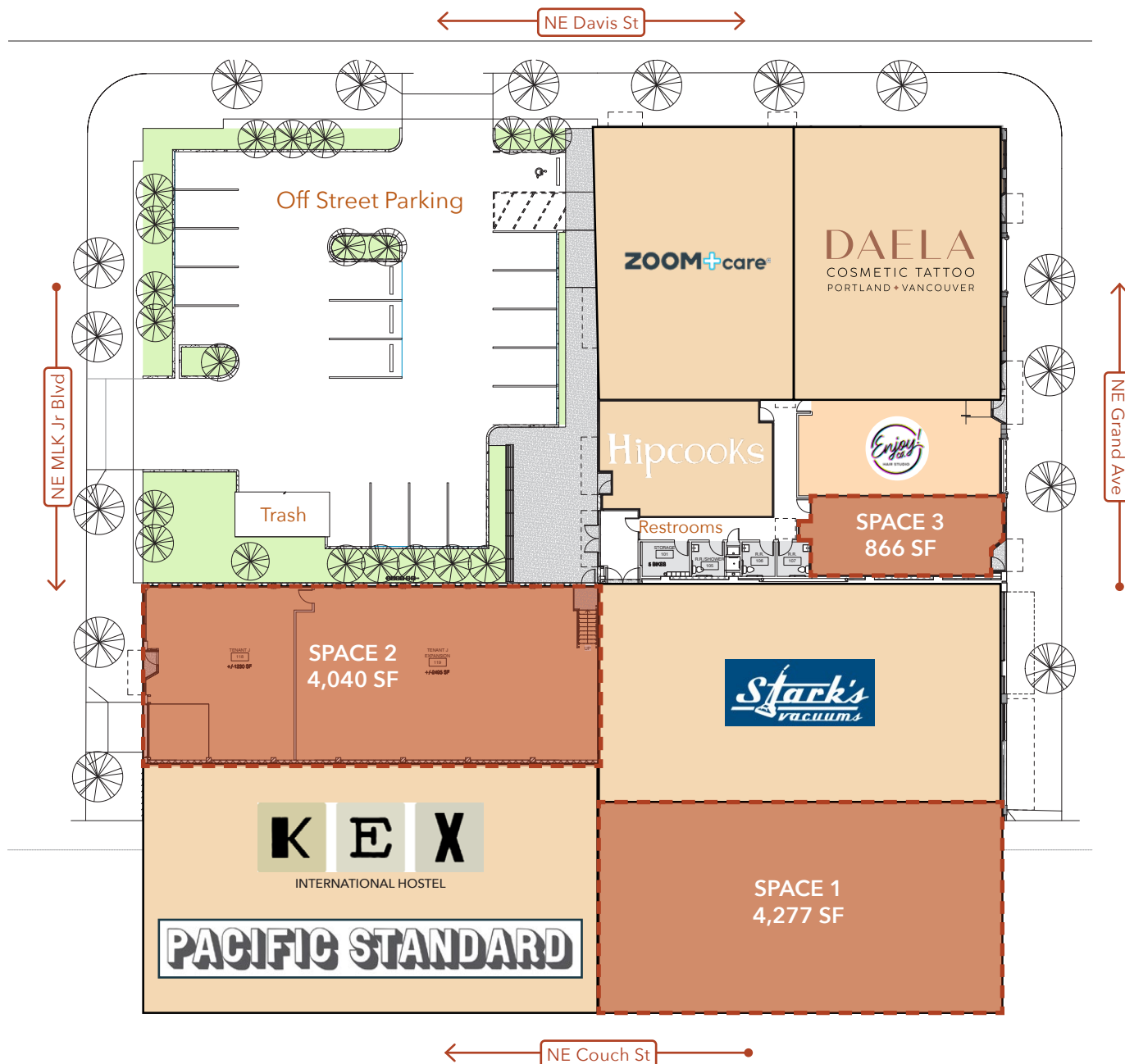
Retail Parking



**SPACE 3 - 157 NE GRAND AVE**



# SITE PLAN





# EXCELLENT LOCATION

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Demographics	¼ Mile	½ Mile	1 Mile
2024 Population	1,287	5,165	27,385
Total Employees	3,653	14,985	75,455
Total Businesses	372	1,302	6,609
Median Household Income	\$75,733	\$75,073	\$73,840
Median Age	33	34.9	37.7
Any College	86.2%	87.4%	81.8%

