



FOR SALE/LEASE

726-728 SE 20TH AVE | PORTLAND, OR
PLEASE DO NOT DISTURB TENANTS



**BUCKMAN NEIGHBORHOOD FLEX / CREATIVE SPACE
WITH OFF-STREET PARKING**

AVAILABLE NOW | 5,244 SF

TOTAL BUILDING | 9,022 SF

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urbanworksrealestate.com

726-728 SE 20TH AVE



726 SE 20TH AVE | AVAILABLE NOW



728 SE 20TH AVE, SUITE A | ENTRANCE

Rare opportunity to acquire fully renovated flex/creative commercial property in Portland's close-in southeast Buckman neighborhood. This asset features off-street parking and is currently demised down to three spaces (Zoning CM2). Perfect for an owner-user buyer or investor. Please call for additional pricing information.

726 SE 20TH AVE - AVAILABLE NOW

STARTING LEASE RATE: \$5,000/MONTH + NNN

Main: 3,272 SF
Mezzanine: 1,057 SF Total Space: 5,244 SF
Storage: 915 SF

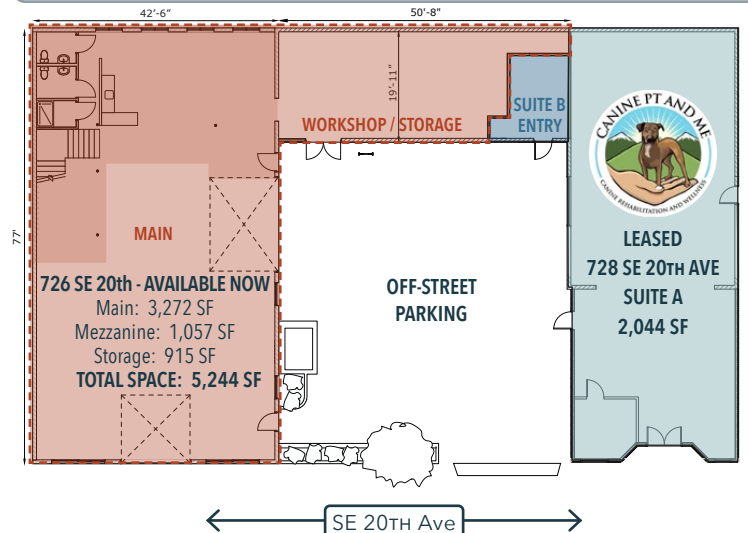
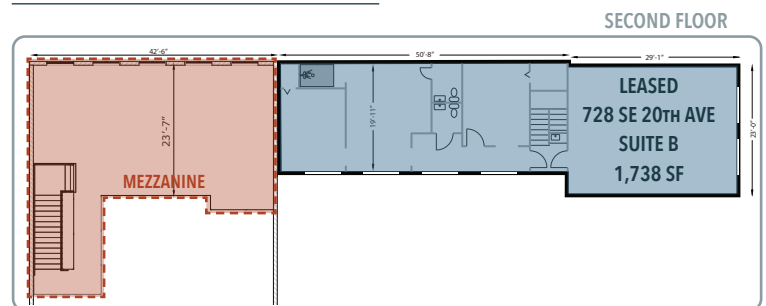
728 SE 20TH AVE, SUITE A - LEASED

Total Space: 2,044 SF
Leased! to Canine PT and Me

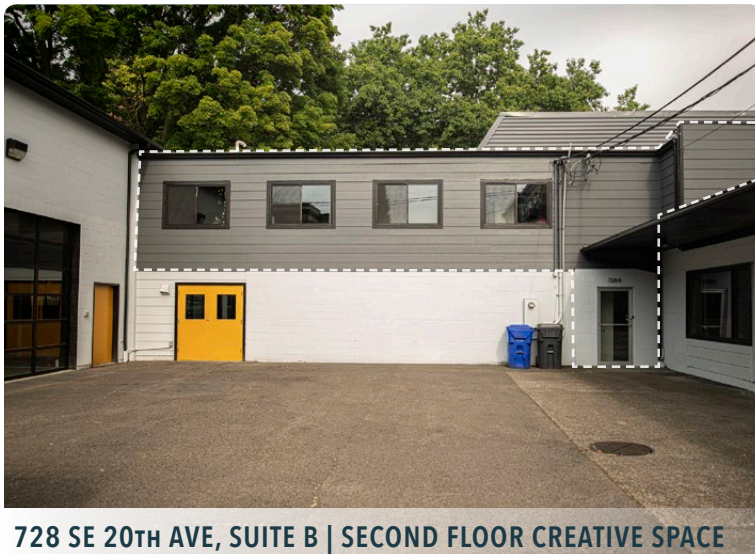
728 SE 20TH AVE, SUITE B - LEASED

Total Space: 1,738 SF
Leased!

SITE PLAN OVERVIEW:



TOTAL BUILDING SIZE: 9,022 SF



728 SE 20TH AVE, SUITE B | SECOND FLOOR CREATIVE SPACE

726 SE 20TH AVE

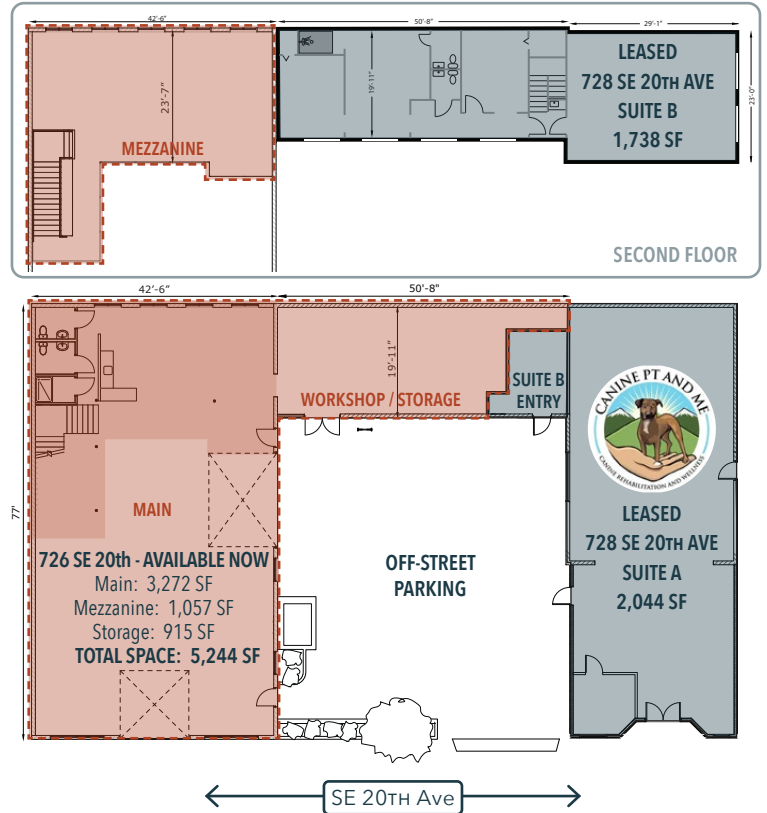
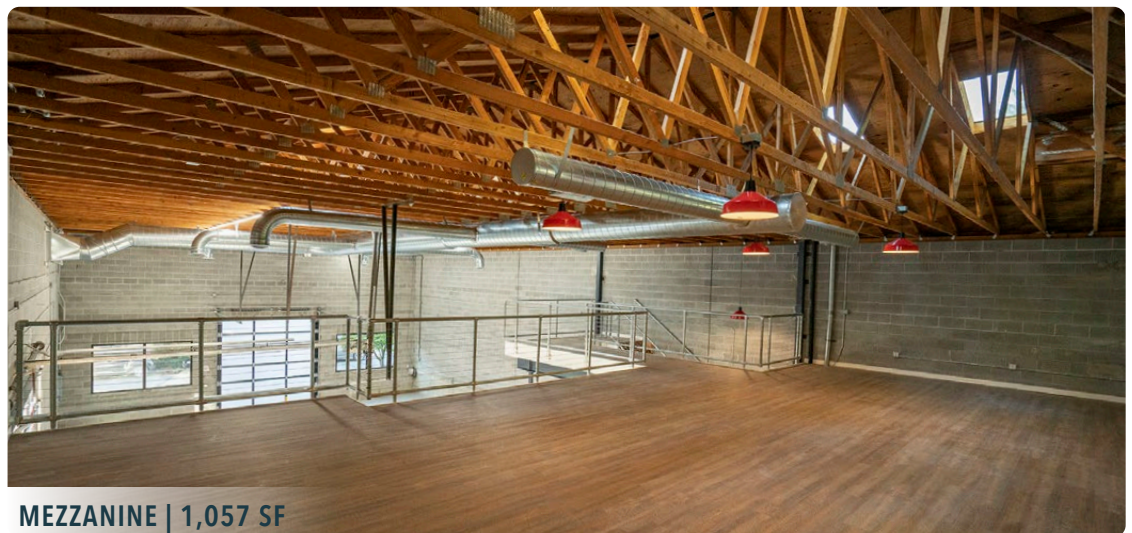
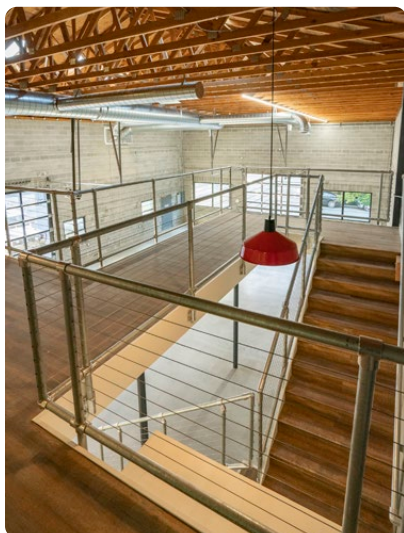


AVAILABLE NOW - 5,244 SF

STARTING LEASE RATE: \$5,000/MONTH + NNN

Beautiful open warehouse / flex space with newer modern remodel and low NNN's. Space features include:

- Roll-up doors
- Mezzanine level
- Abundant natural light
- Polished concrete floors
- Built-out kitchenette area
- Off-street parking included
- 400 amp electrical panel
- Ground floor workshop / storage room
- Two HVAC systems
- Two restrooms & shower
- Close to restaurants, bars and cafes
- 150' to a bus stop



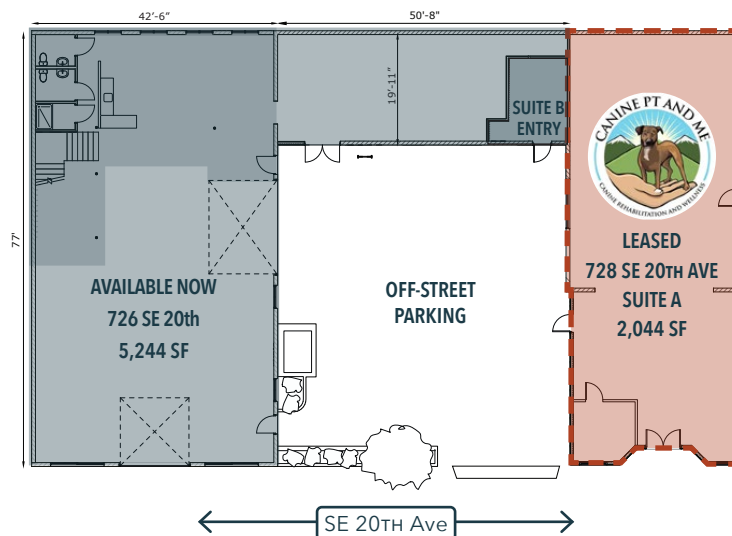
728 SE 20TH AVE, SUITE A



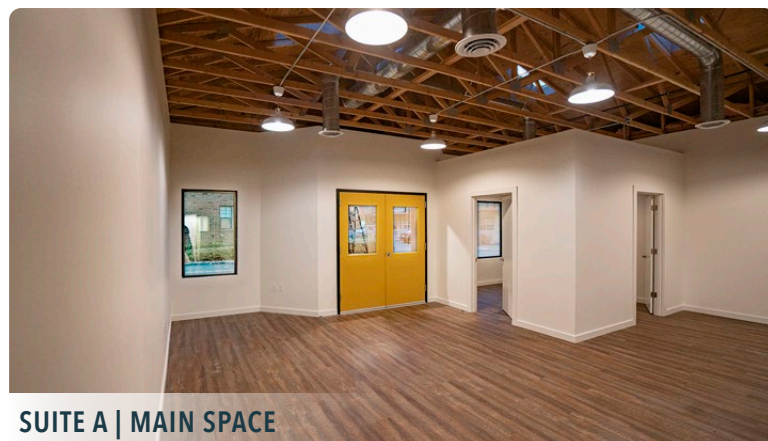
LEASED - 2,044 SF

Currently leased to Canine PT and Me, this space was beautifully renovated in 2024 with the following features:

- New roof in 2024
- Full space remodel in 2024 (HVAC, flooring, lighting, some electrical, paint, Schlage door hardware, water heater)
- Two ADA restrooms
- HVAC in main space and back office
- New windows 2024



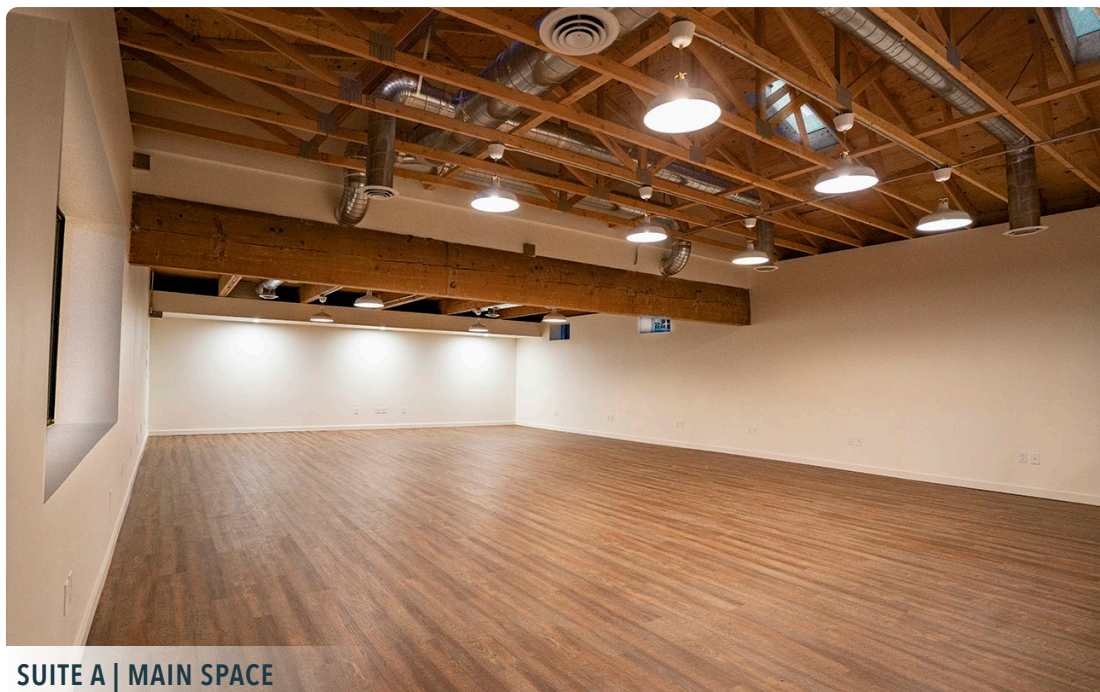
ENTRY | SUITE A



SUITE A | MAIN SPACE



KITCHENETTE



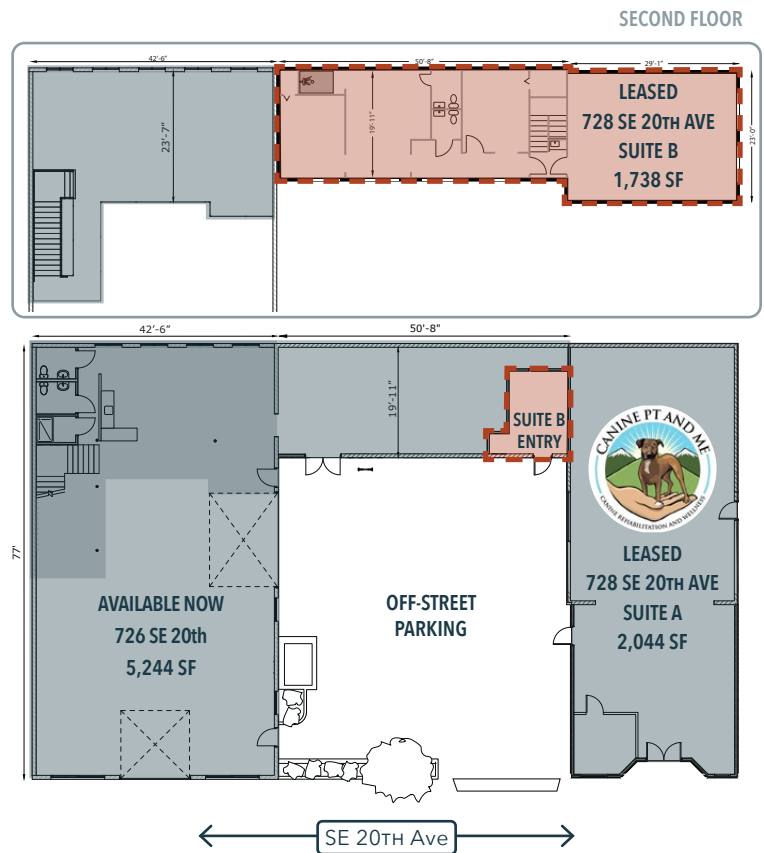
SUITE A | MAIN SPACE

728 SE 20TH AVE, SUITE B



LEASED - 1,738 SF

Beautifully renovated second floor creative office space. This space was renovated from the ground up in 2021 including new HVAC systems, flooring, windows and two restrooms.



ENTRY | SUITE B

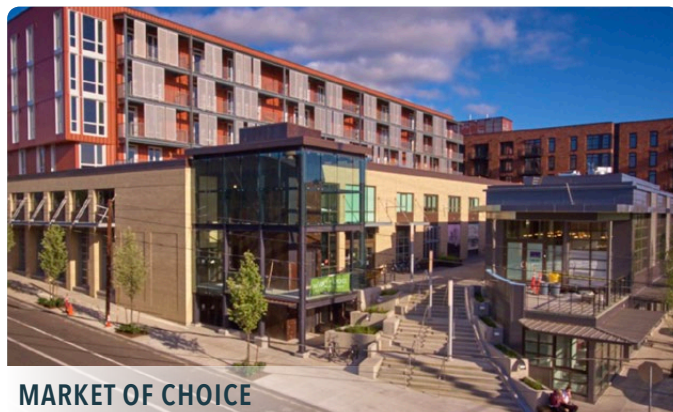


SUITE B | MAIN SPACE

NEIGHBORHOOD

URBAN
WORKS

DEMOGRAPHICS	¼ MILE	½ MILE	1 MILE
2026 Population	2,453	11,466	31,930
Total Employees	632	4,339	28,598
Total Businesses	132	844	4,001
Median Household Income	\$78,672	\$80,058	\$88,639
Median Age	33.4	34.3	36.1
Any College	90.9%	88%	87.9%



MARKET OF CHOICE



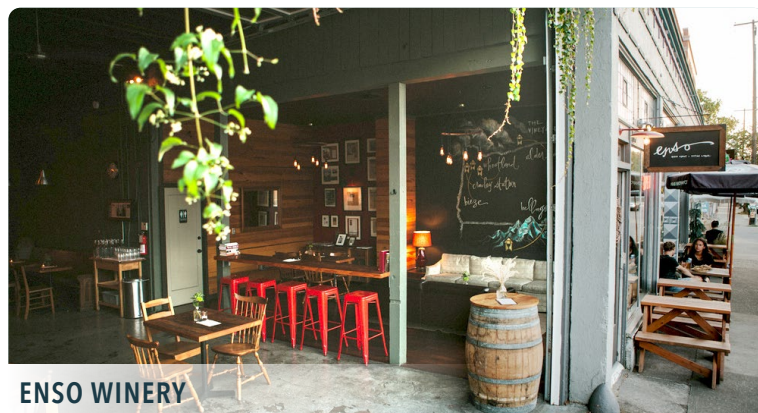
NOSTRANA



NEW SEASONS



REVOLUTION HALL



ENSO WINERY



THE MONT



JAM ON HAWTHORNE

