

FOR LEASE



CREATIVE OFFICE/RETAIL IN SLABTOWN



RENOVATIONS CURRENTLY IN PROGRESS

**2025 NW OVERTON STREET
PORTLAND OR**

PROPERTY FEATURES | 2025 NW OVERTON STREET

Become the neighboring tenant to the new Northwest Portland Library



PROPERTY HIGHLIGHTS

- Private entrance on NW Overton Street with secured building access and shared bike storage
- Warm shell condition ready for tenant improvements with clerestory windows throughout for abundant natural light, high ceilings, and restrooms with showers
- Open and creative layouts to suit your needs:
 - Street-frontage retail or open office with kitchen space
 - Interior office space with staging or storage room
 - Break room
 - Maker studio space and storage room
- CM3 zoning
- Call for rates



Located in highly desirable, amenity-rich Northwest Portland's Slabtown neighborhood.

"Where art, culture, and community converge."



WALK
SCORE

98

WALKER'S
PARADISE



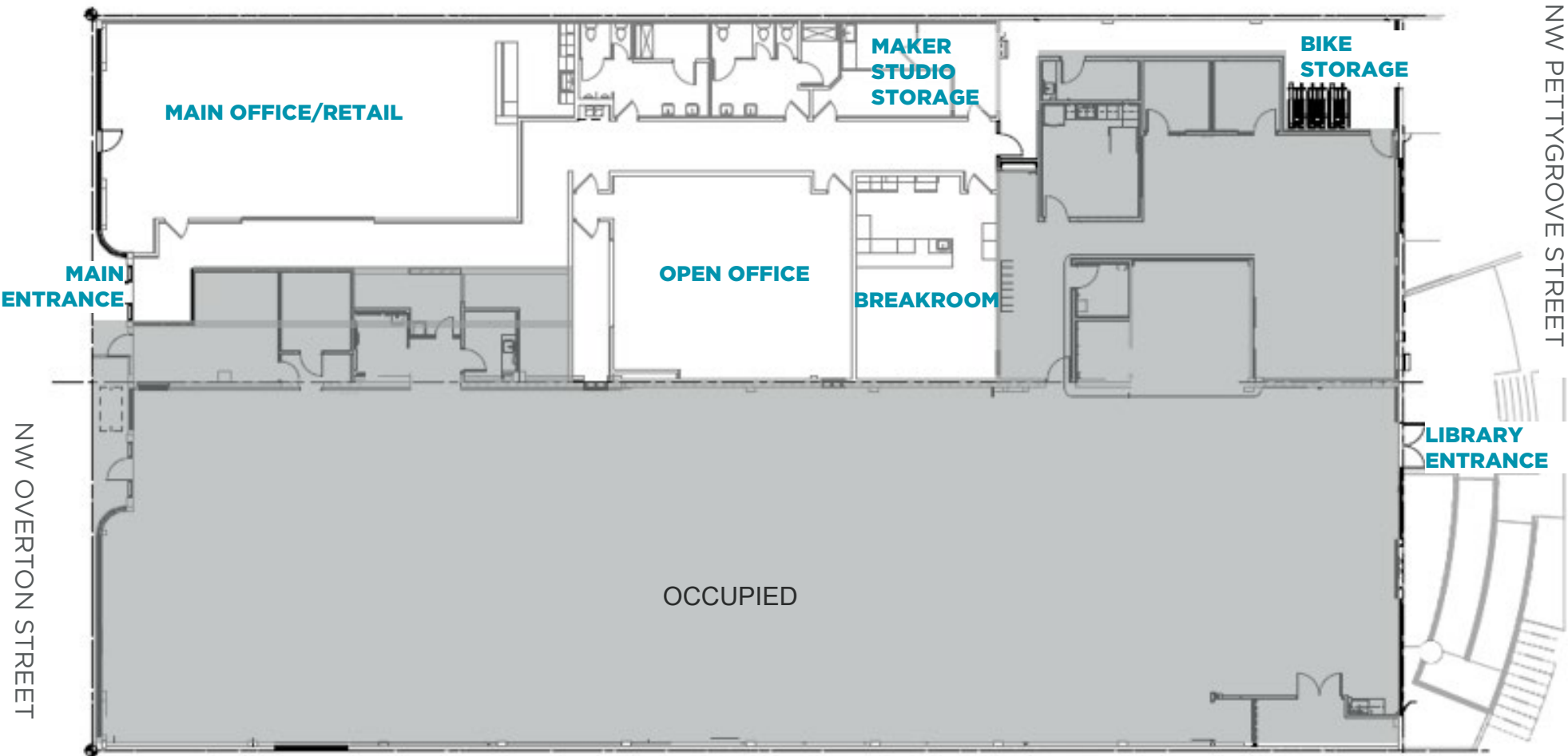
TRANSIT
SCORE

56

GOOD
TRANSIT

FLOOR PLAN | 2025 NW OVERTON STREET

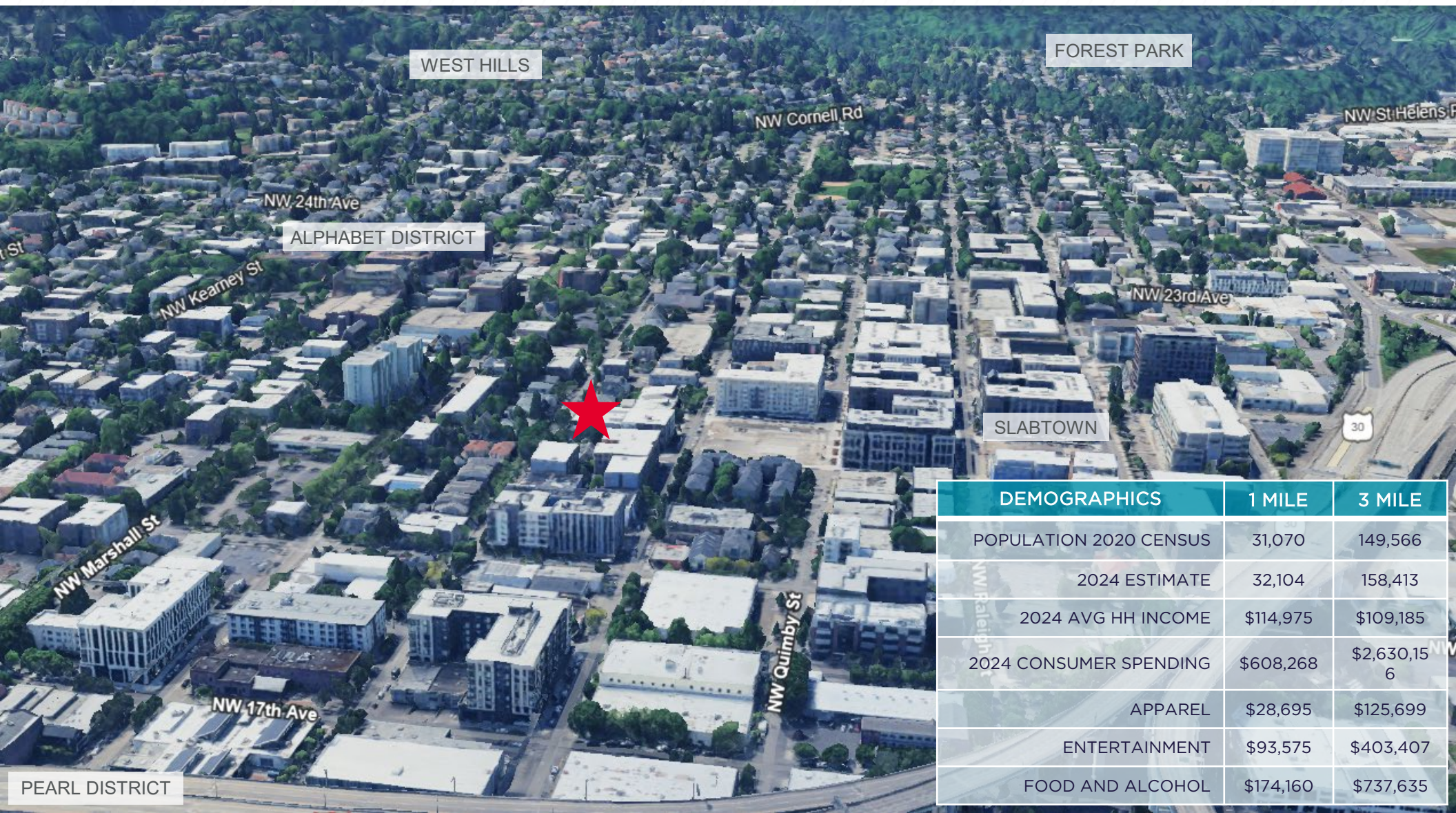
UP TO 5,117 SF AVAILABLE



| | | |
|-------------|-----------|--|
| Main Office | 2,401 RSF | Street-facing, featuring storefront windows and kitchen |
| Open Office | 427 RSF | Interior space with small storage or staging room, clerestory windows |
| Breakroom | 1,500 RSF | Interior space featuring a kitchen with modern finishes and clerestory windows |
| Maker Space | 789 RSF | Perfect small maker studio with sink or storage |

Estimated RSF - subject to final measurement

AERIAL | 2025 NW OVERTON STREET



| DEMOGRAPHICS | 1 MILE | 3 MILE |
|------------------------|-----------|-------------|
| POPULATION 2020 CENSUS | 31,070 | 149,566 |
| 2024 ESTIMATE | 32,104 | 158,413 |
| 2024 AVG HH INCOME | \$114,975 | \$109,185 |
| 2024 CONSUMER SPENDING | \$608,268 | \$2,630,156 |
| APPAREL | \$28,695 | \$125,699 |
| ENTERTAINMENT | \$93,575 | \$403,407 |
| FOOD AND ALCOHOL | \$174,160 | \$737,635 |

UNPARALLELED ACCESSIBILITY TO EXCEPTIONAL DESTINATIONS

The recent development of Slabtown has tied together the Pearl District and Northwest Portland into a seamless destination for food, entertainment, and shopping.

LOCAL AMENITIES | 2025 NW OVERTON STREET



Located in the heart of Portland's dynamic Northwest District, a thriving neighborhood spanning roughly 12 city blocks—an eclectic mix of residential and industrial-chic buildings, local eateries, airy coffee shops, craft distilleries, and award-winning breweries.



CONTACT

DOUG DEURWAARDER

(503) 317 2176

200 SW Market Street Suite 200

Portland, OR 97201

Doug.Deurwaarder@cushwake.com

MATT JOHNSON

(503) 317 8053

200 SW Market Street Suite 200

Portland, OR 97201

Matt.Johnson@cushwake.com