

FOR LEASE



Alberta Central

1723-1747 NE Alberta Street

- Complete renovation recently completed
- Very cool/creative space with exposed concrete, high ceilings, roll-up doors, reclaimed wood throughout.
- Ground floor tenants include: Umpqua Bank, Barista, Aviary and several others.
- The building features green construction which include; covered bike storage, onsite shower, reused building materials, as well as energy efficient heating/cooling lighting fixtures, operable windows throughout and recycled wood floors.
- All offices have climate controlled dedicated server rooms with Cat-6 cabling throughout

CONTACT

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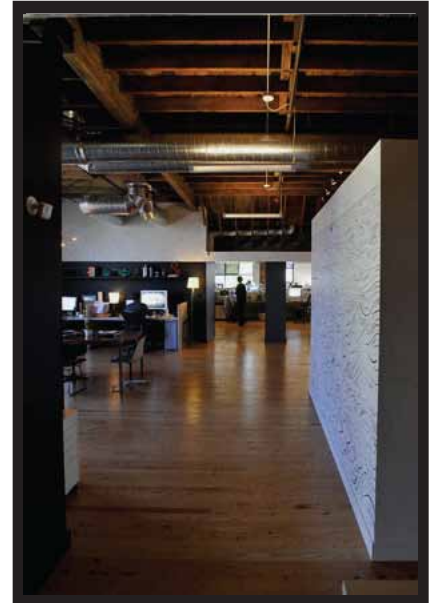
1723-1747 NE Alberta Street

Availability

- 1,312 RSF.
- Available 9/1/13.
- Rate: \$22/SF/NNN

Space Overview

- Second generation space, architecturally designed
- 3 private offices each w/ operable window
- Conference room
- Kitchenette
- Tons of light/Windows on 3 sides of space
- Wood floors
- Cat-6 cableing w/ climate controlled server room
- Unique old growth wood details throughout.



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The Area

One of Portland's oldest neighborhoods, the Alberta Arts District has seen a revival in recent years as a lively community with a diverse blend of cultures. The neighborhood is thriving today, with a healthy mix of retailers and food & drink establishments supported by the dense neighborhoods that surround it, as well as numerous visitors to the neighborhood. Some of the areas most notable restaurants include Ciao Vito, Pine State Biscuits, Bernie's Southern Bistro, and Aviary. These are accompanied by a slew of noteworthy drinking establishments within the neighborhood. Last Thursday of each month throngs of visitors flock to the area for "Last Thursday", a long-lasting art gallery walk that has morphed into a celebratory street-party.

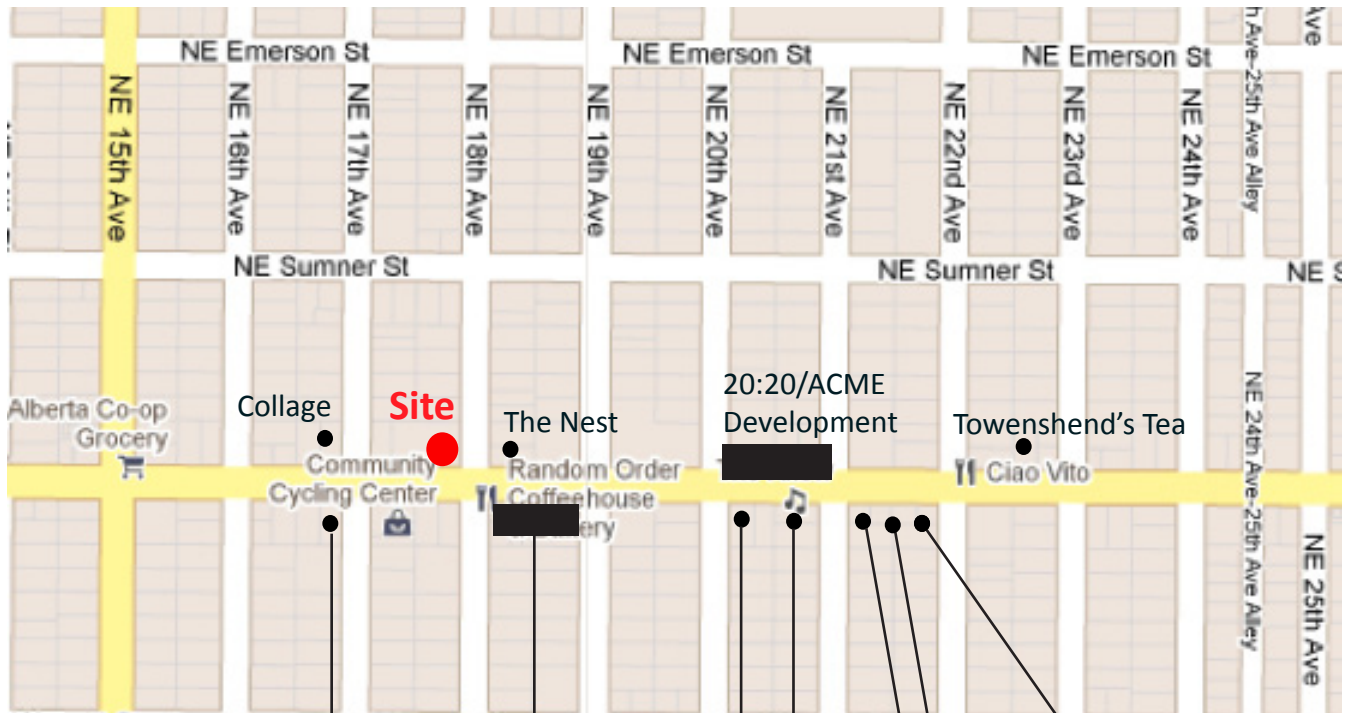


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Area Map



- Collage
- Community Cycling Center
- Helser's
- The Nest
- Random Order Coffeehouse
- Zilla Sake
- Bumbleweed
- Grasshopper
- Le Petit Provence
- Trade Up Music
- 20:20/ACME Development
- The Know
- Bishops Bolt
- Ped X
- Pine State Biscuit
- Towenshend's Tea
- Ciao Vito
- Hana Sushi

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