

CREATIVE
SPACE

FOR LEASE

SPECIAL OFFER

Year 1 - \$5,000 + Utilities and Janitorial

Year 2 - \$6,000 + Utilities and Janitorial

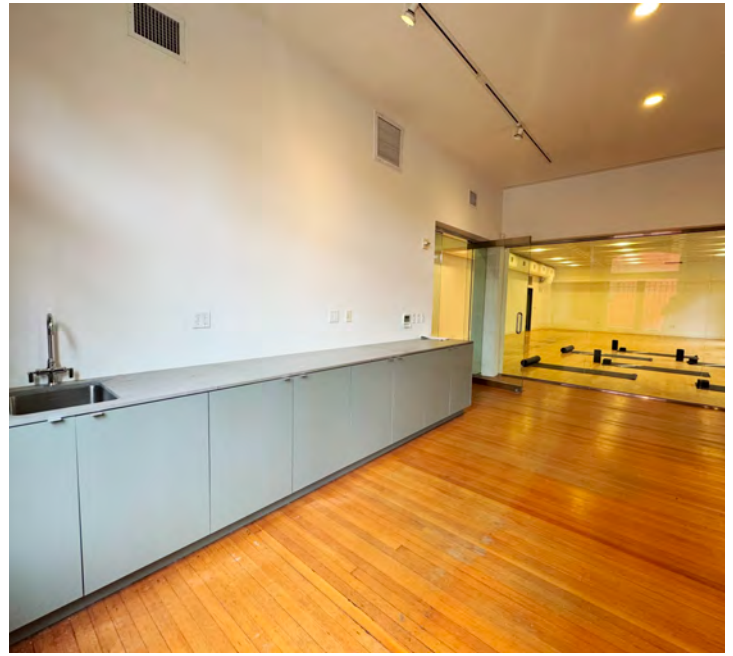
Year 3 - \$7,500 + Utilities and Janitorial



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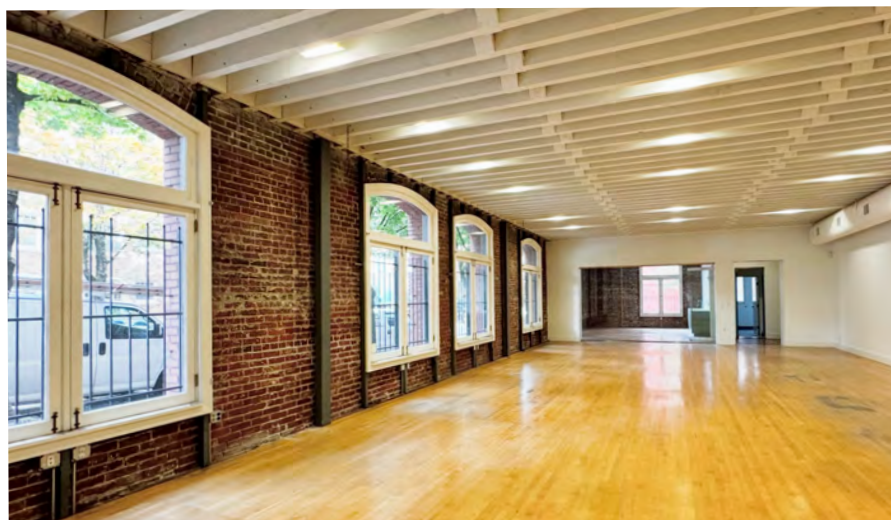
IRWIN PAUL BUILDING
1532 SW Morrison St - 1st Floor
5,479 SF
~~—\$20/SF (Modified Gross)—~~

THE BUILDING



Located in downtown's vibrant Goose Hollow, the historic Irwin Paul Building offers this beautiful 1st floor creative space suitable for many possibilities of use. Featuring a mainly open floor plan and loads of natural light, brick and exposed beams. Glass wall to conference room and plenty of storage.

Just Blocks to Providence Park and The MAX Light Rail Station and centrally located right in the sweet spot public transit, Lincoln High School, Multnomah Athletic Club and literally over 1000 apartment units on all adjacent blocks. The beautiful Hotel deLuxe is walking distance and is home to Gracie's and The Driftwood Room for your dining and drinking pleasure. Gilda's Italian - right across the street!



Highlights:

- **Stunning First Floor Flex Space**
- **Secure Lobby, Elevator Served**
- **High Ceilings, Hardwood Floors**
- **Gracious, Flexible Floor Plan**
- **2 Separate, Adjacent Spaces**
- **3 Restrooms- 1 Private Restroom with Shower**
- **Full Kitchen with Break Area**
- **Secure Garage with Ample Additional Storage**
- **On Max Line & Blocks to Providence Park & MAX Station**



Walker's Paradise

Daily errands do not require a car.



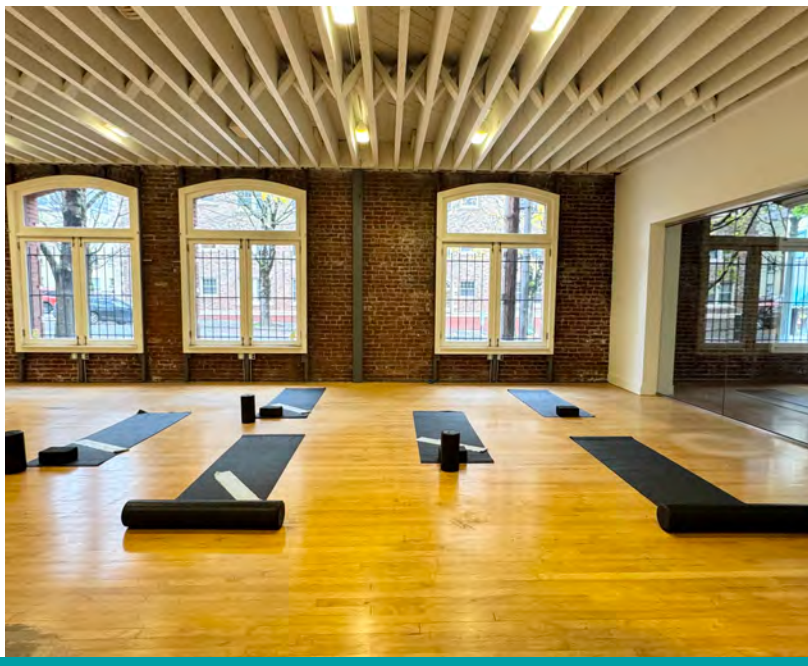
Excellent Transit

Transit is convenient for most trips.

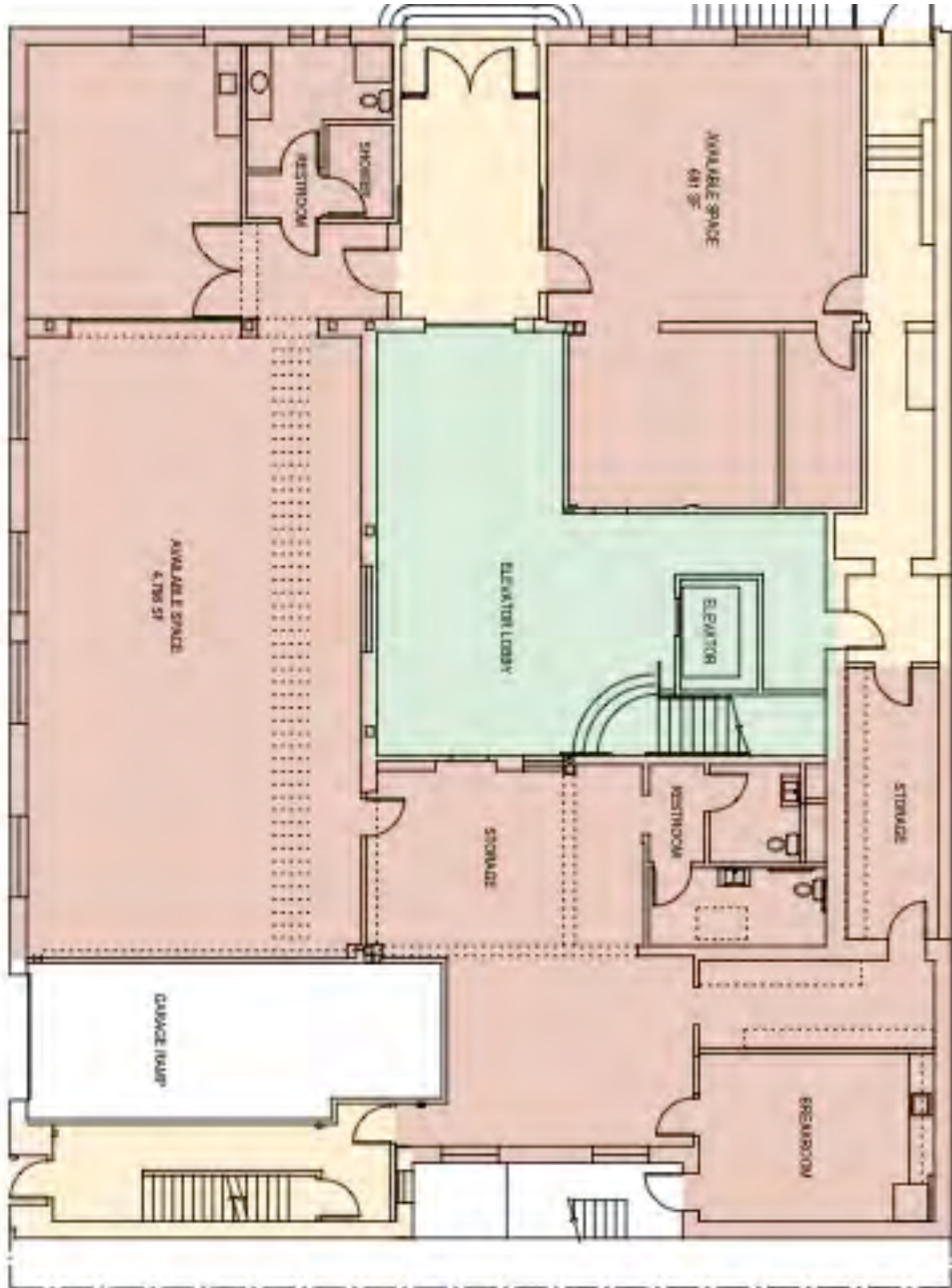


Biker's Paradise

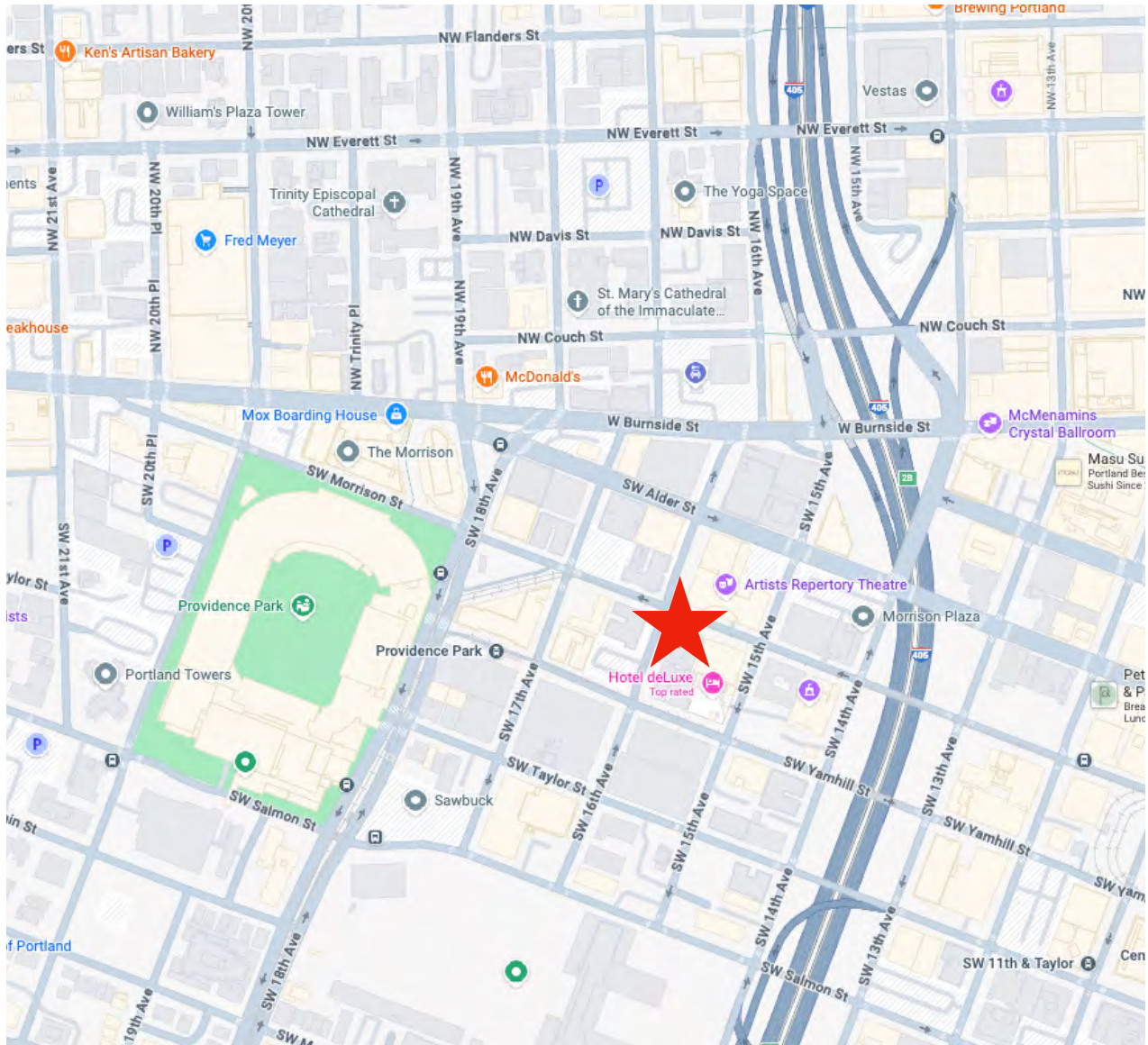
Flat as a pancake, excellent bike lanes.



THE LAYOUT



THE NEIGHBORHOOD



SHOP

Vans
Powell's City Of Books
Whole Foods Market
Aesop
Patagonia
Dr. Marten's
Urban Outfitters
Williams Sonoma
Anthropologie
Canoe
West End Bikes

EAT

Nong's Khoa Man Gai
Gracie's American
CoCo Donuts
Masu Sushi
Gilda's Italian Restaurant
Superjoy Coffee
Dolly Olive
Screen Door Pearl
Jkimonon Ramen
Petunia's Pies and Pastries
Pearl Thai Cafe

PLAY

Crystal Ballroom
Portland Visitor Center
Living Room Theatre
Ground Control
Roseland Theatre
Pioneer Courthouse Square
Lan Su Chinese Garden
Portland Art Museum
Cycle Portland Bike Tours
Skeleton Key Odditorium
Union Station

STAY

McMenamin's Crystal Hotel
Mark Spencer Hotel
Hi-Lo Hotel
Mark Spencer Hotel
The Benson Portland
Hotel deLuxe
Dossier Hotel
Ritz Carlton
Sentinel
Hyatt Centric
Moxy Portland

The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

DEMOGRAPHICS

Households by Income

Average Household Income: \$119,928

\$150,000 to \$200,000: 20,880

\$200,000 or more: 33,622

Population

2029 Projection 418,889

2024 Population 424,414

Households

Median Home Value : \$679,982

Owner Occupied Households: 88,518

Renter Occupied Households: 106,878

Traffic Volume

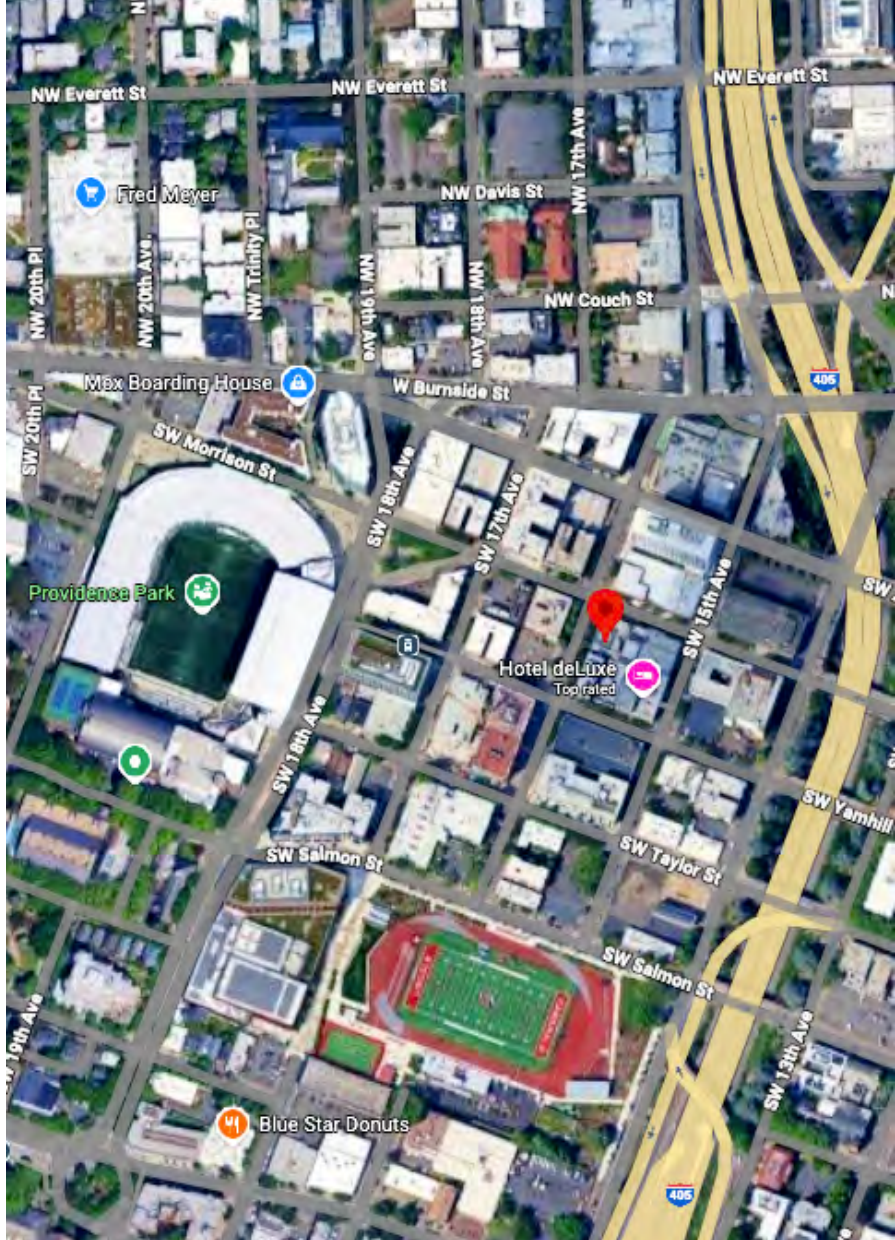
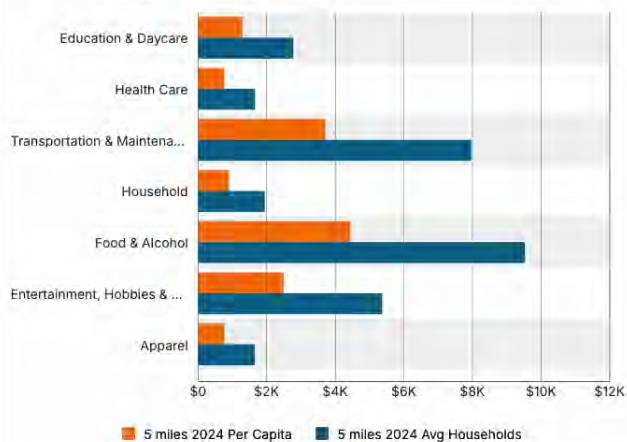
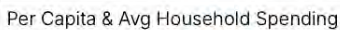
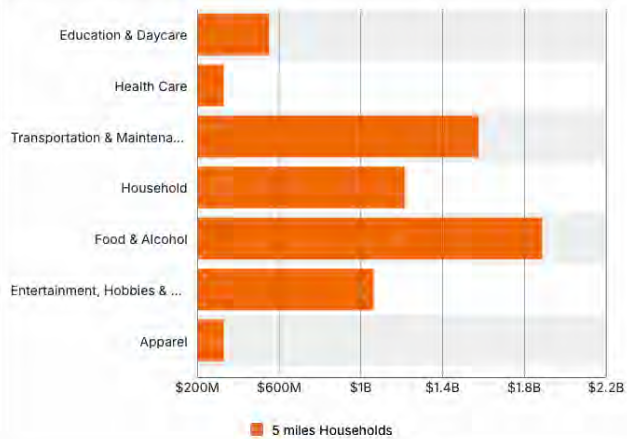
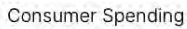
SW Alder St & SW 15th Ave NW: 6,579

SW Alder St & SW 15th Ave SE: 7,955

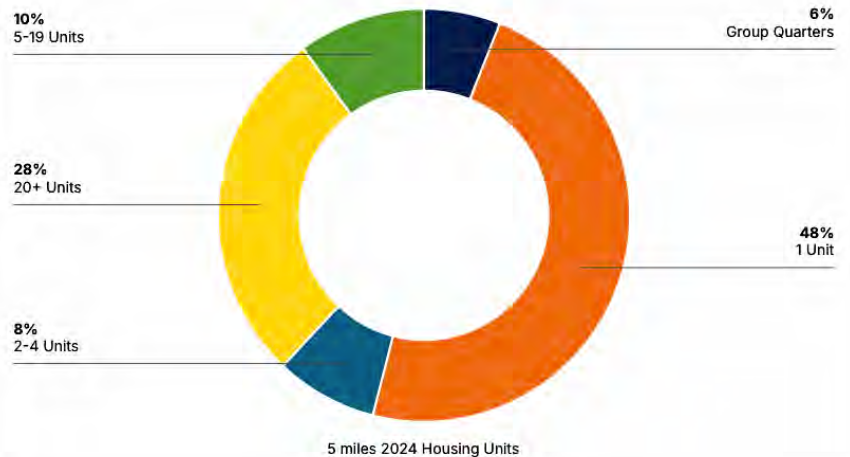
SW 14th Ave & SW Alder St NE: 7,231

SW 15th Ave & SW Alder St SW: 3,912

DEMOGRAPHICS 0-5 MILES (2022-2024)



Housing Type



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