

OFFICE SPACE FOR LEASE

707 NE KNOTT STREET • PORTLAND, OREGON



LOCATION

707 NE Knott St, Portland, OR 97212

AVAILABLE SPACE

- ~800 SF Office Space

LEASE TERMS

Base rent: \$1,700/month plus one-third of the building's shared expenses, currently estimated at \$646/month. Tenant pays own internet, garbage, and janitorial.

TRAFFIC COUNTS

NE Knott St – 6,306 ADT ('25)
7th Ave – 6,109 ADT ('26)

HIGHLIGHTS

- Located on the west end of a freestanding building at NE 7th Avenue and Knott Street in Portland. The building is shared with Platinum Properties, a real estate office.
- Space features three private offices, kitchen, private bathroom, and shared storage area
- Nine exclusive parking spaces with private entrance off the parking lot



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

Robbie Kimmelman 503.449.2591 | rob@cra-nw.com

503.274.0211
www.cra-nw.com

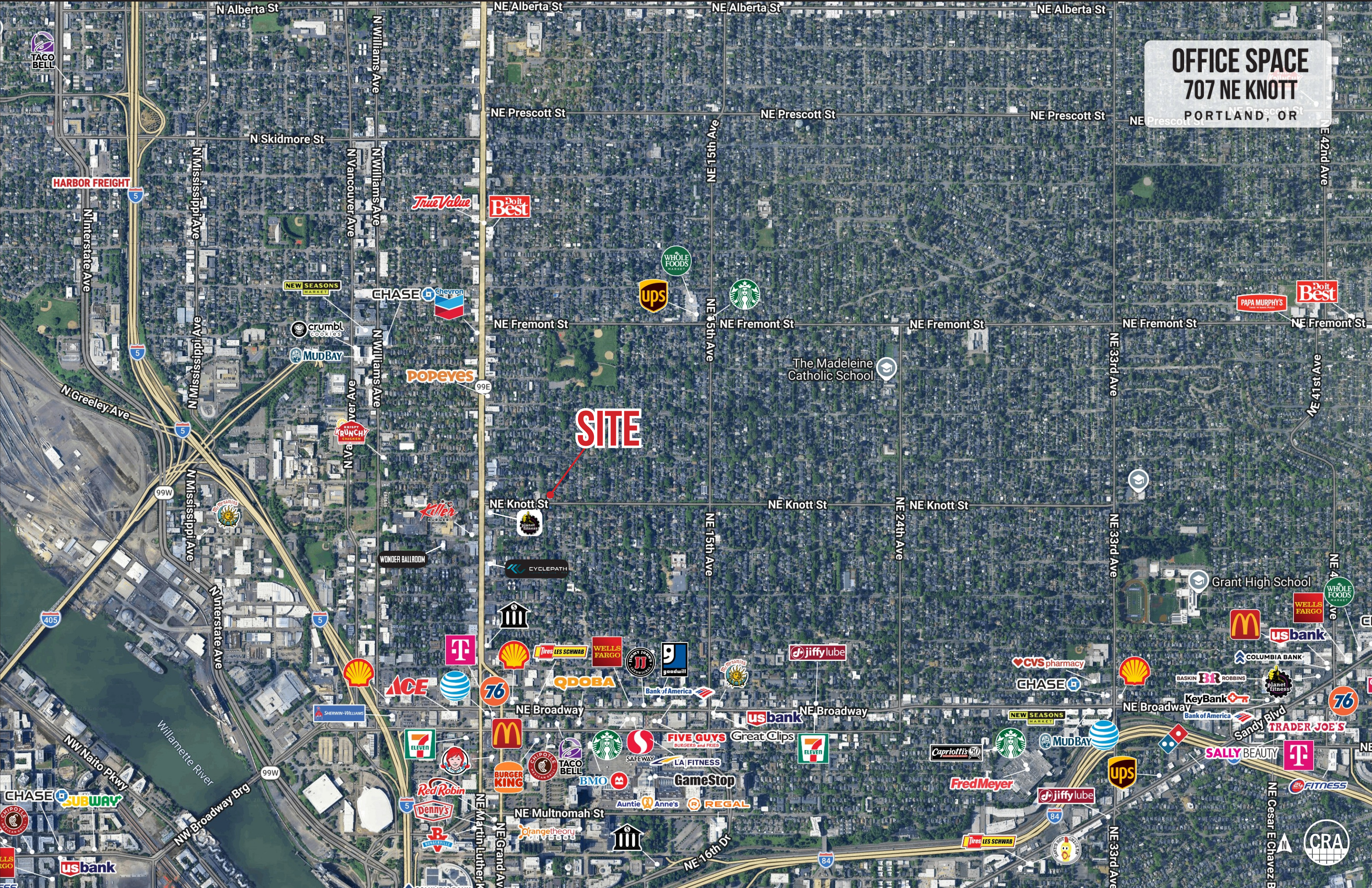
PHOTOS

OFFICE SPACE 707 NE KNOTT PORTLAND, OR



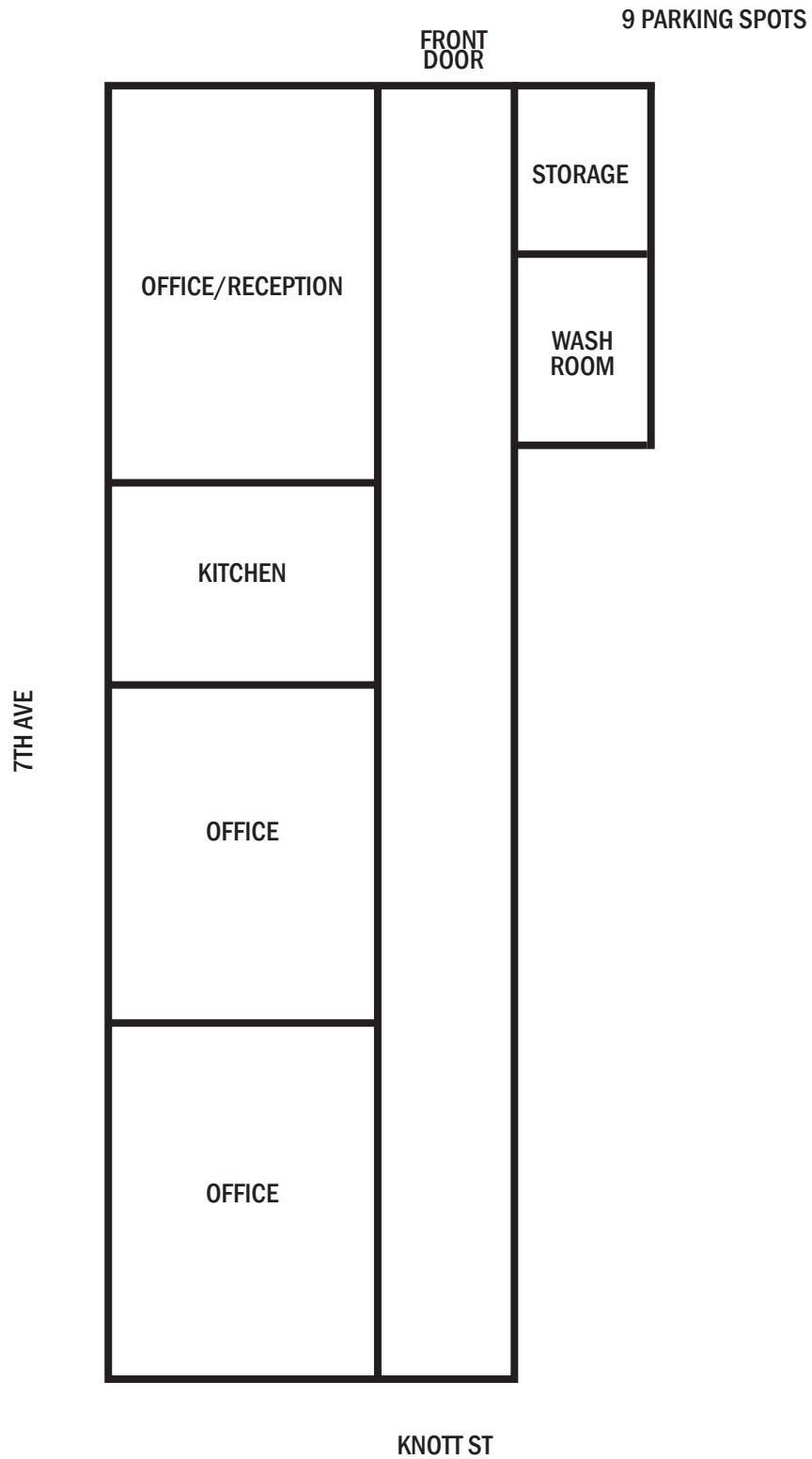
Photos are representative only and for marketing purposes

OFFICE SPACE
707 NE KNOTT
PORTLAND, OR



FLOOR PLAN

OFFICE SPACE 707 NE KNOTT PORTLAND, OR



Floor plan for marketing purposes only

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DEMOGRAPHIC SUMMARY

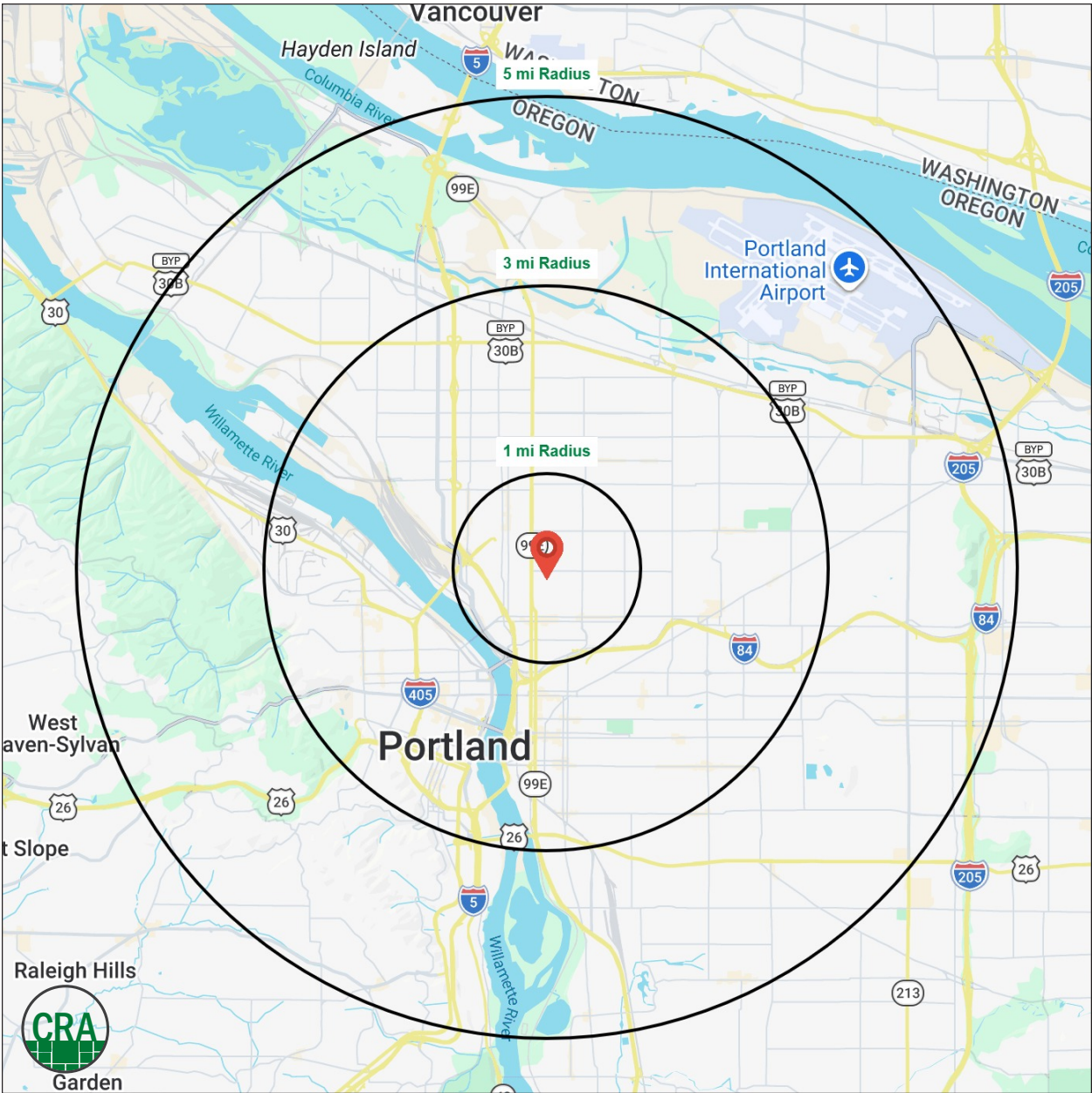
Source: Regis – SitesUSA (2026)	1 MILE	3 MILE	5 MILE
Estimated Population 2026	29,788	238,130	405,191
Estimated Households 2026	14,995	120,962	195,209
Average HH Income	\$146,484	\$136,774	\$140,449
Median Home Value	\$763,565	\$707,343	\$675,070
Daytime Demographics 16+	41,717	298,556	432,500
Some College or Higher	83.4%	85.0%	84.3%

238,130

Estimated 2026 Population
3 MILE RADIUS

\$146,484

Average Household Income
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5423/-122.6583

707 NE Knott St Portland, OR 97212	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	29,788	238,130	405,191
2031 Projected Population	29,771	238,899	403,428
2020 Census Population	30,763	227,619	399,070
2010 Census Population	22,961	190,962	346,487
Projected Annual Growth 2026 to 2031	-	-	-
Historical Annual Growth 2010 to 2026	1.9%	1.5%	1.1%
2026 Median Age	37.9	38.4	38.7
Households			
2026 Estimated Households	14,995	120,962	195,209
2031 Projected Households	14,971	121,871	194,816
2020 Census Households	14,499	113,440	185,811
2010 Census Households	10,730	92,469	158,115
Projected Annual Growth 2026 to 2031	-	0.2%	-
Historical Annual Growth 2010 to 2026	2.5%	1.9%	1.5%
Race and Ethnicity			
2026 Estimated White	71.7%	73.6%	72.9%
2026 Estimated Black or African American	10.2%	6.9%	6.3%
2026 Estimated Asian or Pacific Islander	5.6%	6.6%	7.5%
2026 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2026 Estimated Other Races	11.7%	12.1%	12.4%
2026 Estimated Hispanic	10.3%	10.9%	11.3%
Income			
2026 Estimated Average Household Income	\$146,484	\$136,774	\$140,449
2026 Estimated Median Household Income	\$100,619	\$101,706	\$105,398
2026 Estimated Per Capita Income	\$74,236	\$69,862	\$68,048
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.3%	1.7%
2026 Estimated Some High School (Grade Level 9 to 11)	3.3%	2.3%	2.6%
2026 Estimated High School Graduate	12.7%	11.4%	11.4%
2026 Estimated Some College	14.5%	15.9%	16.5%
2026 Estimated Associates Degree Only	5.1%	5.8%	6.1%
2026 Estimated Bachelors Degree Only	35.5%	36.5%	35.3%
2026 Estimated Graduate Degree	28.4%	26.9%	26.3%
Business			
2026 Estimated Total Businesses	2,816	24,742	35,866
2026 Estimated Total Employees	33,624	235,108	321,562
2026 Estimated Employee Population per Business	11.9	9.5	9.0
2026 Estimated Residential Population per Business	10.6	9.6	11.3

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For more information, please contact:

ROBBIE KIMMELMAN 503.449.2591 | robbie@cra-nw.com



KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

 15350 SW Sequoia Parkway, Suite 198 • Portland, Oregon 97224



www.cra-nw.com



503.274.0211

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