

FOURTH & MONTGOMERY

RETAIL SPACE FOR LEASE



LOCATION

401 SW Harrison St, Portland, Oregon

AVAILABLE SPACE

Ground Floor Retail:

Retail A:	1,592 SF	}	Can be combined for 3,028 SF
Retail B:	1,436 SF		
Retail C:	680 SF	}	Can be combined for 1,726 SF
Retail D:	1,046 SF		
Retail F:	1,162 SF		



RENTAL RATE

Call for details

COMMENTS

- New 7-story PSU office and classroom building with ground floor retail. Designed to achieve a minimum of LEED Gold certification.
- Partnering with City of Portland Bureau of Planning + Sustainability Office, OHSU Classrooms and PCC Dental Clinic.
- Located within Portland State University's campus blocks with 27,285 total student enrollment and 6,338 employees (Fall 2018).
- Just across the street from MAX station and bus stop.
- Available Fall 2020!



SARA DALEY

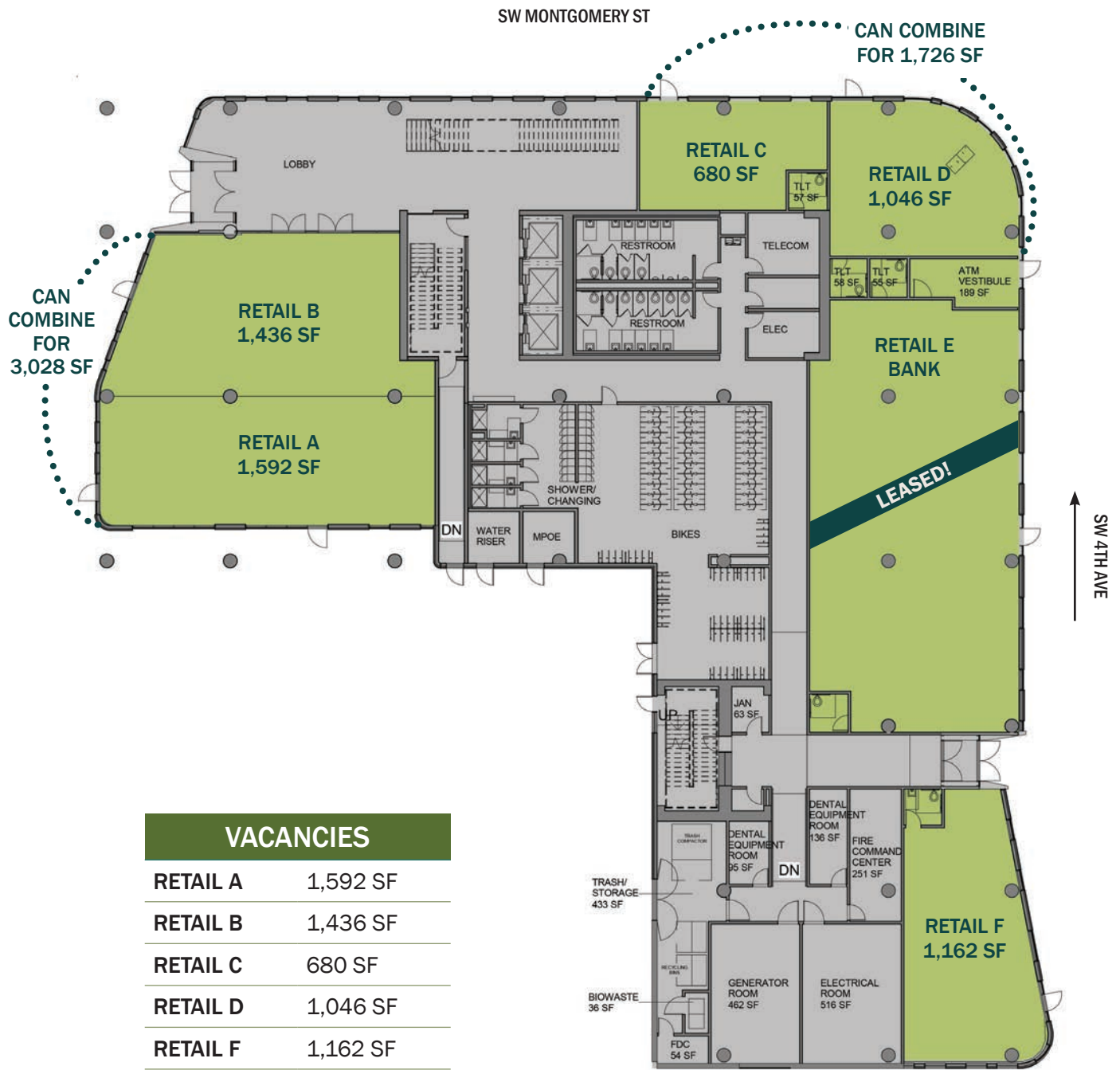
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Licensed brokers in Oregon & Washington

FOURTH & MONTGOMERY | SITE PLAN



FOURTH & MONTGOMERY | IMAGES



FOURTH & MONTGOMERY | NEIGHBORHOOD



PORTLAND, OREGON | CENTRAL BUSINESS & PSU DISTRICTS



DEMOGRAPHICS	½ MILE	1 MILE	3 MILE
Estimated Population 2020	13,354	28,834	184,085
Population Forecast 2025	13,594	29,388	187,789
Average HH Income	\$71,079	\$79,735	\$107,311
Employees	34,823	132,896	269,992

