

FOR LEASE

BRUUN DOCKS

MICRO
COMMERCIAL
SPACE

AVAILABLE

TWO CHARACTER-RICH MICRO UNITS AVAILABLE NOW!

ADDRESS

2329-2339 SE Grand Avenue | Portland, Oregon 97214

AVAILABLE

Short Term/Long Term and Lease Scenarios Available

- **Space 104**
 - 449 SF
 - 14ft ceiling heights
 - Operable windows/garage door, dock-height entry and ADA accessible.
 - Modified Gross Lease \$1,750 month plus Tenant pays utilities
- **Space 105**
 - 403 SF + 115 SF mezzanine
 - 14ft ceiling heights
 - Operable windows/garage door, dock-height entry and ADA accessible.
 - Modified Gross Lease \$1,750/month plus Tenant pays utilities

HIGHLIGHTS

- The Bruun Docks is ideally situated on the Mass Transit line, (MAX Orange Line) and close-by to SE Division business corridor, OMSI/Water Avenue businesses and close proximity to downtown Portland and Central Eastside's bustling commercial corridor. The Oregon Rail Heritage Center is immediately adjacent to the Bruun Docks and hosts events, train rides and is open to the public year-round. This micro-office/creative space provides the perfect hidden gem for anyone looking for creative office/flex or maker space with off-street parking. Common building single toilet restrooms. The building is ADA compliant.
- Available Now!
- Call to schedule a tour/details.

Walk Score

74

Bike Score

99

Transit Score

73



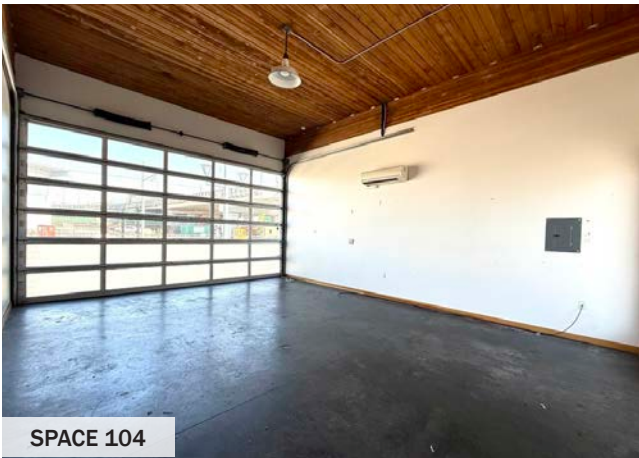
COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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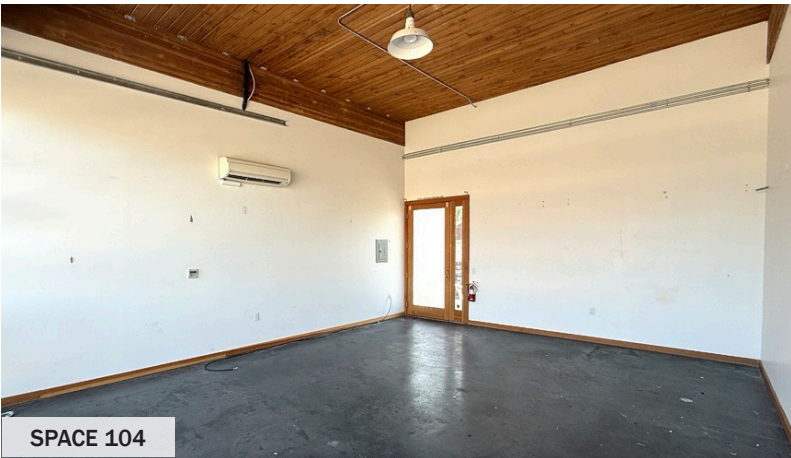
503.274.0211
www.cra-nw.com

BRUUN DOCKS
2329-2339 SE GRAND AVENUE
PORTLAND, OR

PHOTOS



SPACE 104



SPACE 104



SPACE 105



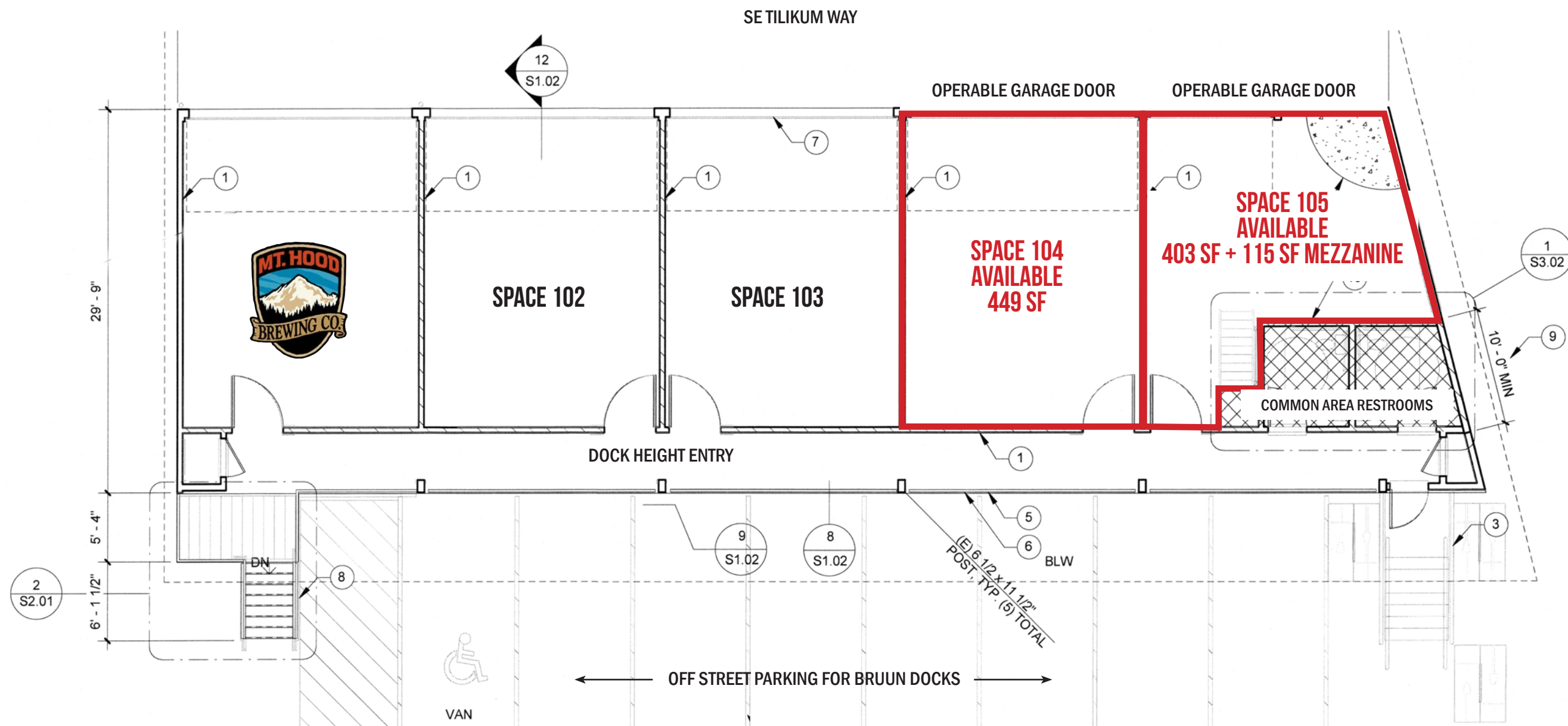
SPACE 105



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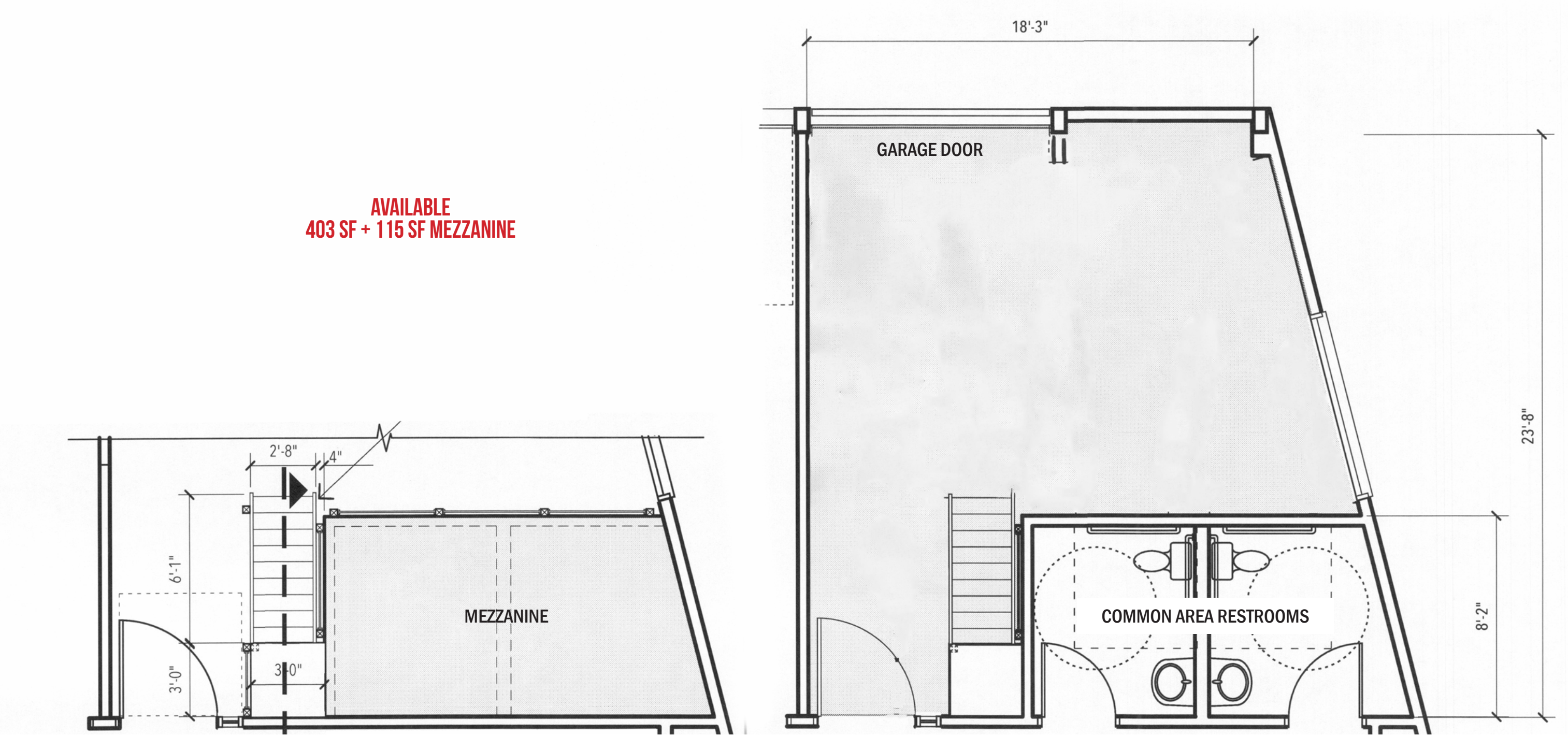


OREGON RAIL
HERITAGE CENTER



SITE PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY

AVAILABLE
403 SF + 115 SF MEZZANINE



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DEMOGRAPHIC SUMMARY

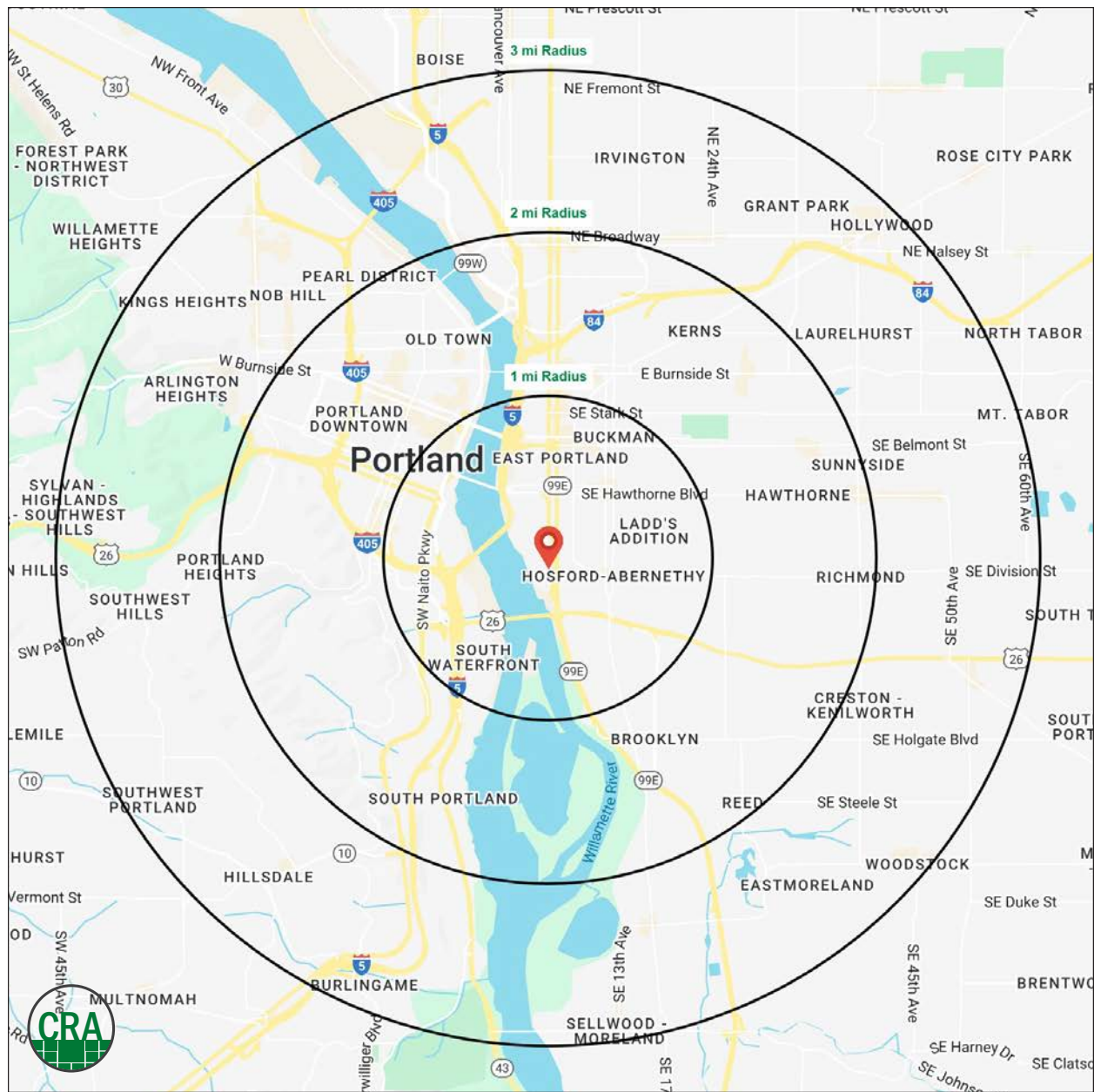
Source: Regis – SitesUSA (2025)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	23,214	115,352	221,309
Estimated Households	13,503	61,180	114,064
Average HH Income	\$130,947	\$120,411	\$140,154
Median Home Value	\$668,037	\$652,053	\$699,792
Daytime Demographics 16+	49,089	190,693	276,524
Some College or Higher	88.3%	84.0%	86.0%

\$130,947

Average Household Income
1 MILE RADIUS

38

Median Age
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5064/-122.6616

Bruun Docks	1 mi	2 mi	3 mi
Portland, OR 97214	radius	radius	radius
Population			
2024 Estimated Population	23,214	115,352	221,309
2029 Projected Population	23,829	114,707	217,996
2020 Census Population	21,977	102,051	211,371
2010 Census Population	16,693	84,548	176,060
Projected Annual Growth 2024 to 2029	0.5%	-0.1%	-0.3%
Historical Annual Growth 2010 to 2024	2.8%	2.6%	1.8%
2024 Median Age	38.0	38.2	38.9
Households			
2024 Estimated Households	13,503	61,180	114,064
2029 Projected Households	13,957	61,791	113,589
2020 Census Households	12,139	57,095	109,642
2010 Census Households	9,140	45,674	88,931
Projected Annual Growth 2024 to 2029	0.7%	0.2%	-
Historical Annual Growth 2010 to 2024	3.4%	2.4%	2.0%
Race and Ethnicity			
2024 Estimated White	75.3%	74.7%	76.6%
2024 Estimated Black or African American	4.0%	4.7%	4.2%
2024 Estimated Asian or Pacific Islander	8.4%	7.8%	7.2%
2024 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.7%
2024 Estimated Other Races	11.3%	12.0%	11.3%
2024 Estimated Hispanic	9.8%	10.6%	9.9%
Income			
2024 Estimated Average Household Income	\$130,947	\$120,411	\$140,154
2024 Estimated Median Household Income	\$103,119	\$87,475	\$103,224
2024 Estimated Per Capita Income	\$76,642	\$64,423	\$72,648
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	1.2%	2.0%	1.6%
2024 Estimated Some High School (Grade Level 9 to 11)	1.6%	2.6%	2.2%
2024 Estimated High School Graduate	8.8%	11.4%	10.2%
2024 Estimated Some College	16.7%	17.5%	15.6%
2024 Estimated Associates Degree Only	5.9%	6.0%	5.5%
2024 Estimated Bachelors Degree Only	35.8%	34.9%	37.0%
2024 Estimated Graduate Degree	29.9%	25.7%	27.9%
Business			
2024 Estimated Total Businesses	4,164	15,045	23,988
2024 Estimated Total Employees	42,362	155,700	214,709
2024 Estimated Employee Population per Business	10.2	10.3	9.0
2024 Estimated Residential Population per Business	5.6	7.7	9.2

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

Licensed brokers in Oregon & Washington

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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.