

# 1452 NE 28th Ave

Presented by  
MODERN REALTY

1452 NE 28th Ave, Portland, OR 97232



## Price: \$35.00 /SF/Yr

Located in the heart of Portland's historic Hollywood District and in the popular Sullivan's Gulch neighborhood, 1452 NE 28th Avenue offers a completely renovated building with top of the line amenities. This two-story building features a gorgeous retail and office space on the first floor and a residential area on the second floor. The building features new sheetrock, siding, drywall, plumbing, electrical, HVAC, a crawl space, and a furnace with separately metered systems. The interior has been equipped with high-end kitchen appliances with a pre-installed grease trap, Cat 6 cabling and 20+ electrical floor plugs, roll-up/garage doors that allow businesses to take advantage of nice weather, and an ADA compliant restroom. Multiple business types would thrive in this stand-out space. Coffee and wine bars will appreciate the kitchen amenities and can either entertain customers on the outdoor patio or in the large, open space that features reclaimed wood from 1909, while tech companies and real estate firms can impress employees and clients alike by rolling up the garage doors on nice days and hosting events. This extremely bikeable and walkable area will benefit both employees and consumers, with a Trimet bus station less than 500 feet away, a MAX light rail station less than two miles away, and a bike score of 93. The building offers a designated parking spot and loading dock for business use, and there is abundant street

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Completely renovated building featuring high-end retail space in the transit-friendly Sullivan's Gulch neighborhood.

There is parking available on the street and in neighboring grocery store's lot, and a Trimet bus stop is located less than 500' from the building.

The building offers businesses roll-up doors for when the weather's nice, modern designs throughout, and reclaimed wood finishes.

The historic Hollywood District is sure to bring consumers by, and a new 52-unit apartment complex is being built across the street.

Tenants will appreciate the heavy foot traffic, Cat 6 cabling, and 20+ electrical floor plugs that allow for customization.

Could be made available for sale, and the residential 2nd floor is currently being used as an Airbnb- contact the broker for more details.



**Santino Filipelli**

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**MODERN REALTY**

1455 NW Irving St  
Portland, OR 97209



# 1452 NE 28th Ave

For more listing information visit  
<https://www.loopnet.com/Listing/1452-NE-28th-Ave-Portland-OR/18992818/>

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View from Roll Up Door

## Listing space

### 1st Floor

Space Available	1,700 SF
Rental Rate	\$35.00 /SF/Yr
Date Available	30 Days
Service Type	Triple Net
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable



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## Property Photos



Modern Interior Finishes



Exposed Wooden Beams and Abundant Natural Light

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## Property Photos



Large Open Area Facing Roll Up Door



Large Open Area Lends Well to Multiple Business Types



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ADA Compliant Bathroom



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## Property Photos



High-End Kitchen Appliances



Private Patio

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## Property Photos



Patio View of Roll Up Door



Extremely Walkable Area



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## Property Photos



Extremely Walkable Area



Extremely Walkable Area



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## Property Photos



Extremely Walkable Area



Extremely Walkable Area



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## Property Photos



Surrounded by Potential Consumers



Proximity to a Grocery Store

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## Location

