



2ND GEN. RESTAURANT

FOR LEASE



2 & TAYLOR

135 SW TAYLOR STREET
PORTLAND, OREGON 97204

AVAILABLE

2nd Avenue: 2,513 RSF

RATES

\$32/SF NNN 2nd Generation
Restaurant Space

BUILDING HIGHLIGHTS

- Existing hood
- 7.5 ton HVAC distributed
- Shared grease trap
- Shared restrooms
- All new entry and window systems
- Complete exterior and interior rebranding

NICOLE ONDER

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Licensed in OR

2 & TAYLOR

FLOOR PLAN

AVAILABLE

2nd Avenue: 2,513 RSF

RATES

\$32/SF NNN

2nd Generation
Restaurant Space

FLOOR 1



Hennebery Eddy
Architects

SW TAYLOR ST.

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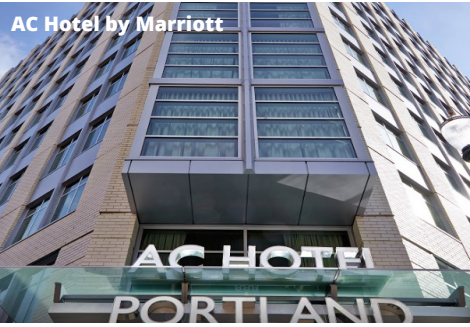
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PORTLAND RESTAURANT LOCATION

135 SW TAYLOR STREET | PORTLAND, OREGON 97204



LOCATION

- The new NW Natural HQ Building @ 250 Taylor (late 2019)
- The newly opened 16-story, four star Porter Hotel on SW Second & Jefferson
- 12-story AC Marriott
- Planned 20-story hotel south of 250 Taylor

FEATURES

- Join:
 - 40 LBS Coffee Bar
 - Fuel Yoga Workouts
 - Q Restaurant & Bar
- Exposed ceilings throughout, combined with steel and glass
- Two Green Globes awarded by the Green Building Initiative 2015

AREA DEMOGRAPHICS

	1 MILE	3 MILES
Population (2015)	32,587	173,823
Population (2020 Projection)	35,407	185,556
Population Growth (2015-2020)	8.65%	6.75%
Population by Occupation (2014):		
Civilian Employed	17,081 (59.02%)	99,804 (67.90%)
Civilian Non-Labor Force	10,192 (35.22%)	41,085 (27.95%)
Median Age	36 years	38 years
Median Household Income	\$28,219	\$54,715
Housing Units (2010):		
5-19 Units	1,362 (6.35%)	12,929 (13.62%)
20+ Units	18,450 (85.99%)	36,671 (38.64%)
Education Level (2014)		
Associate Degree	2,692 (9.41%)	12,638 (8.63%)
Bachelor Degree	7,631 (26.62%)	44,990 (30.71%)
Advanced Degree	5,916 (20.64%)	35,266 (24.07%)
Traffic Counts (2014):		
SW Yamhill & SW Second Ave.	17,966	
SW Taylor & SW Third Ave.	22,363	
Pedestrian Counts (June 2018):		
SW Taylor & SW Second Ave.	8,659	
SW Morrison & SW Fifth Ave.	15,531	



95 WALK SCORE
"Walker's Paradise"



93 BIKE SCORE
"Biker's Paradise"



95 TRANSIT SCORE
"Rider's Paradise"

2 & TAYLOR

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PORTLAND, OREGON 97204



NW Natural New HQ



20 Story Hotel
3rd & Salmon



RESTAURANTS

1. Luc Lac
2. Q Restaurant & Bar
3. Great Harvest Bread Co.
4. Portland Food Hall
5. Paddy's Bar & Grill
6. Rock Bottom Brewery
7. Huber's
8. Chipotle
9. Farm House Cafe
10. Freshii
11. MOD Pizza
12. Dragonwell Bistro

CAFES

1. Barista
2. Spella Cafe
3. Coco Donuts
4. Kure Juice Bar
5. Starbucks
6. 40 LBS Coffee

SERVICES

1. Pioneer Place
2. Apple Store
3. Banner Bank
4. Microsoft Store
5. US Agencies Credit Union
6. The UPS Store

NEW DEVELOPMENTS

1. New NW Natural HQ @ 250 Taylor (completion late 2019)
2. The Porter Hotel
3. James Beard Public Market
4. Marriott AC Hotel
5. Hi Lo Hotel
6. Planned 20-story hotel SW 3rd & Salmon