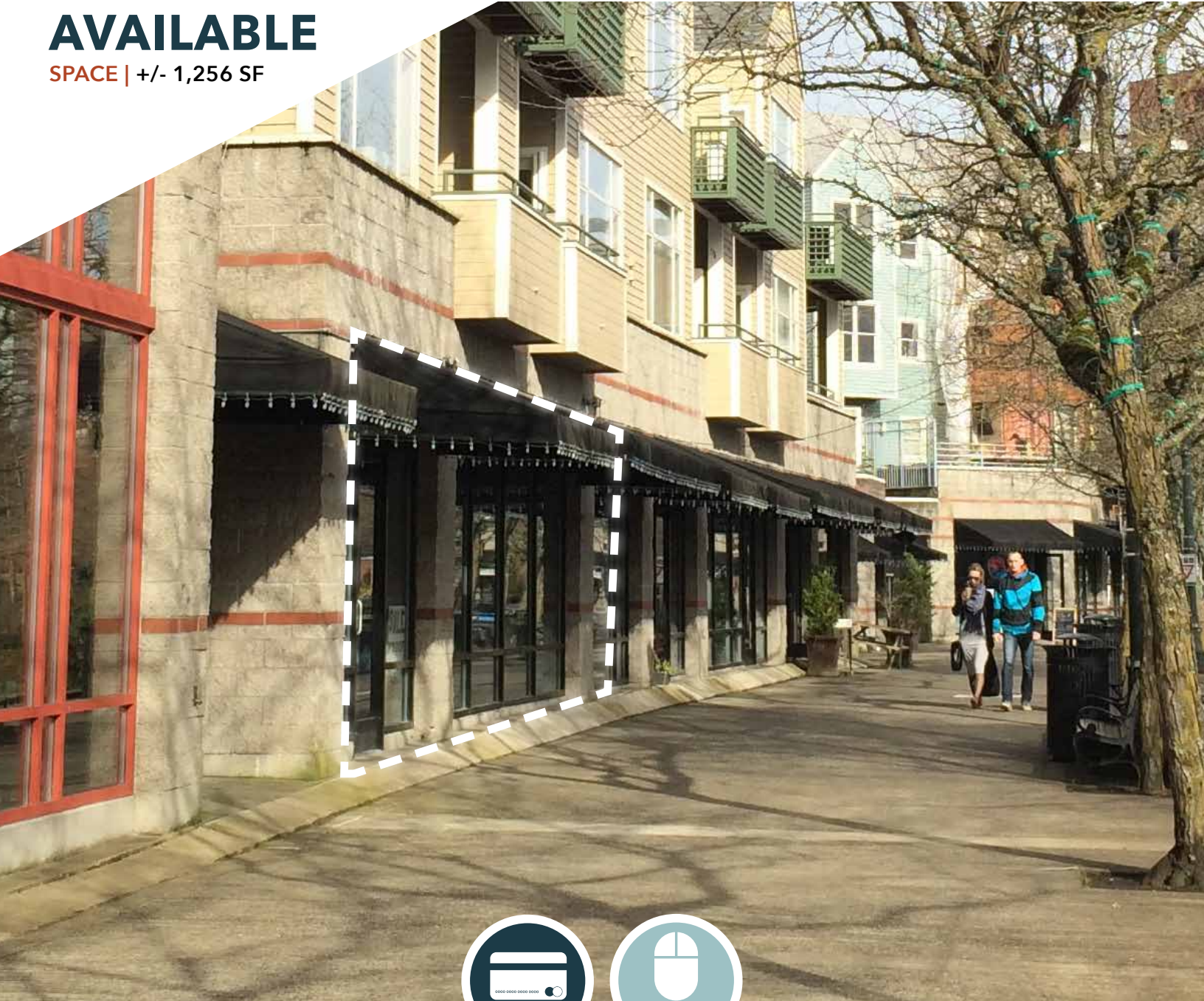


# FOR LEASE

URBAN  
WORKS

## AVAILABLE

SPACE | +/- 1,256 SF



RETAIL



CREATIVE

## RIVERPLACE ESPLANADE

### TURNKEY RETAIL / CREATIVE OFFICE SPACE

TYLER BRUSS | NICOLE ONDER | 503.228.3080  
WWW.URBANWORKSREALESTATE.COM

# RIVERPLACE ESPLANADE



## ABOUT

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Fully built-out second generation retail/office space in the heart of Portland's Riverplace District, located next to the iconic McCormick and Schmick's Harborside at the Marina.

**ADDRESS |** 0315 SW Montgomery ST. Suite 120

**USES |** Retail / Creative Office    **SPACE |** +/- 1,256 SF

**AVAILABLE |** January 2019

## BUILDING SPECIFICS

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- ✓ Polished concrete floors
- ✓ Available on-site parking
- ✓ Dedicated restroom
- ✓ Dedicated office and/or storage
- ✓ Esplanade facing storefront with incredible views
- ✓ Storefront signage opportunity
- ✓ New approved ADA boardwalk: Q2 2019



INTERIOR

## LOCATED IN RIVERPLACE NEIGHBORHOOD

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The Riverplace District is defined by strong borders including the Willamette River along its east edge. The marina and adjacent park give this unique neighborhood a strong connection to the water. The north end of the neighborhood creates an edge for "The Bowl" that hosts numerous open air public events like the Waterfront Blues Festival. With planned development to the south, the conceptualized long term look and feel is a merger of both trade areas to create one overall neighborhood.

# NEIGHBORHOOD & DEMOS



	1 Mile
2018 POPULATION (estimated)	25,719
2021 POPULATION (projected)	25,533
TOTAL EMPLOYEES	98,555
TOTAL HOUSEHOLDS	13,748
CONSUMER SPENDING (per capita)	\$4,303
AVERAGE AGE	36.1



# TRANSIT

