



The Shogren Building

1235 SE Grand Ave, Portland, OR 97214

Andy Munson

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The Shogren Building

\$14.00 - \$18.00 /SF/Yr

At the corner of S.E. Grand Avenue at Main Street sits the finest Showroom, Office, Retail or Restaurant location to be found anywhere in the bustling Central Eastside. Originally built in 1924, we completed a major renovation during 2003, which included a complete and thorough seismic upgrade, all new plumbing and electrical, roof system, windows and doors, and high capacity, individually controlled HVAC units for each space, and stained concrete floors.

Our tenants' businesses enjoy excellent traffic counts, with over 30,000 vehicles per day passing in front of your business, along with Tri-Met & Portland Street Car providing regular service on Grand Avenue. All of this exposure helps build and maintain your business and profits....

- Exposed Old Growth Beams
- Lots of natural light
- Excellent traffic counts



Rental Rate:	\$14.00 - \$18.00 /SF/Yr
Property Type:	Retail
Property Subtype:	Storefront
Gross Leasable Area:	7,840 SF
Year Built:	1925
Walk Score ®:	83 (Very Walkable)
Transit Score ®:	76 (Excellent Transit)
Taxes:	\$0.18 USD/SF/Mo
Operating Expenses:	\$0.51 USD/SF/Mo
Rental Rate Mo:	\$1.17 USD/SF/Mo

1st Floor Ste 1225

Space Available	2,870 SF
Rental Rate	\$14.00 /SF/Yr
Date Available	September 01, 2020
Service Type	Triple Net
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	1 - 5 Years

Warm, inviting, open space with tall ceilings and skylights letting in ample natural light. (2) offices located in the back of the space, kitchenette with sink, refrigerator and cabinets. Full seismic upgrade in 2003, excellent traffic counts (30K +/- day) and proximity to Portland Streetcar on Grand. Motorcycle parking on corner of Grand and Main. April 2020- August 2020 sublease opportunity, with rents discounted up to \$2k/ month (negotiable w/ current tenant). Portland Streetcar service out front on Grand Ave. .

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1st Floor Ste 1235

Space Available	2,900 SF
Rental Rate	\$18.00 /SF/Yr
Date Available	Now
Service Type	Triple Net
Built Out As	Standard Retail
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 - 5 Years

At the corner of S.E. Grand Avenue at Main Street you will find a premium space ready for your showroom, office, retail, event space to grow with the bustling Central Eastside. A great opportunity to secure the highly desirable and visible (30,000+ cars a day) corner suite of the Shogren Building. Corner Suite description and information:

- Approximately 2,900 net rentable sq. ft. with 33 feet of frontage on Grand Avenue.
- 1000 sq. ft. Common area: Rear hallway with beautiful Men's' & Ladies' restrooms, janitorial closet and dumpster area with roll-up door on Main Street side of building.
- Beautiful exposed old-growth beams add warmth
- High capacity HVAC units for each suite with individual controls in your space.
- Windows feature both Southern and Eastern exposures providing warm & natural light, along with front to back track lights provide warm & natural lighting.
- Individual electric meter with circuit panel and 110V outlets throughout your space.
- Base telephone system & internet installed.
- Plumbing and water installed and small sink provided, ready for kitchen or breakroom build out.
- Current Layout includes 2 offices and a conference room in addition to ample open areas.
- Complete seismic upgrade in 2003, so no risk your business will be interrupted for retrofit like some spaces in Portland
- Other Amenities: Professionally diamond ground and acid etched concrete floors – absolutely stunning Top quality clad wood windows and entrance doors. Rear door for egress into the rear hallway, bathrooms and common area. Originally built in 1924, we completed a major renovation during 2003, which included a complete and thorough seismic upgrade, all new plumbing and electrical, roof system, windows and doors, and high capacity, individually controlled HVAC units for each space, and stained concrete floors.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Glacier Exterior Solutions Inc	2,352	
Neyborly Event Space	-	



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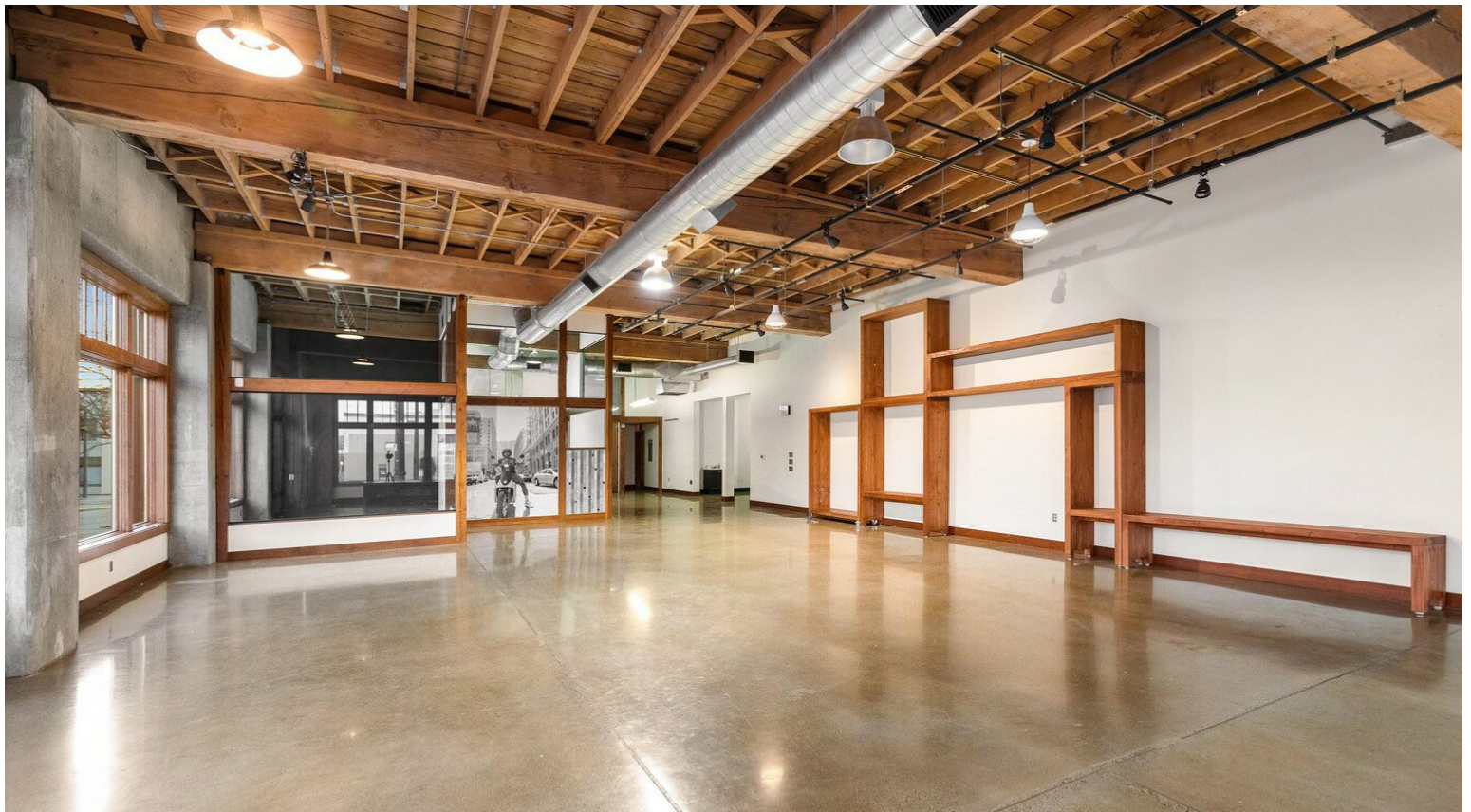
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Property Photos



Suite 1 Showroom



Suite 1 Showroom

Property Photos



Suite 1 Showroom

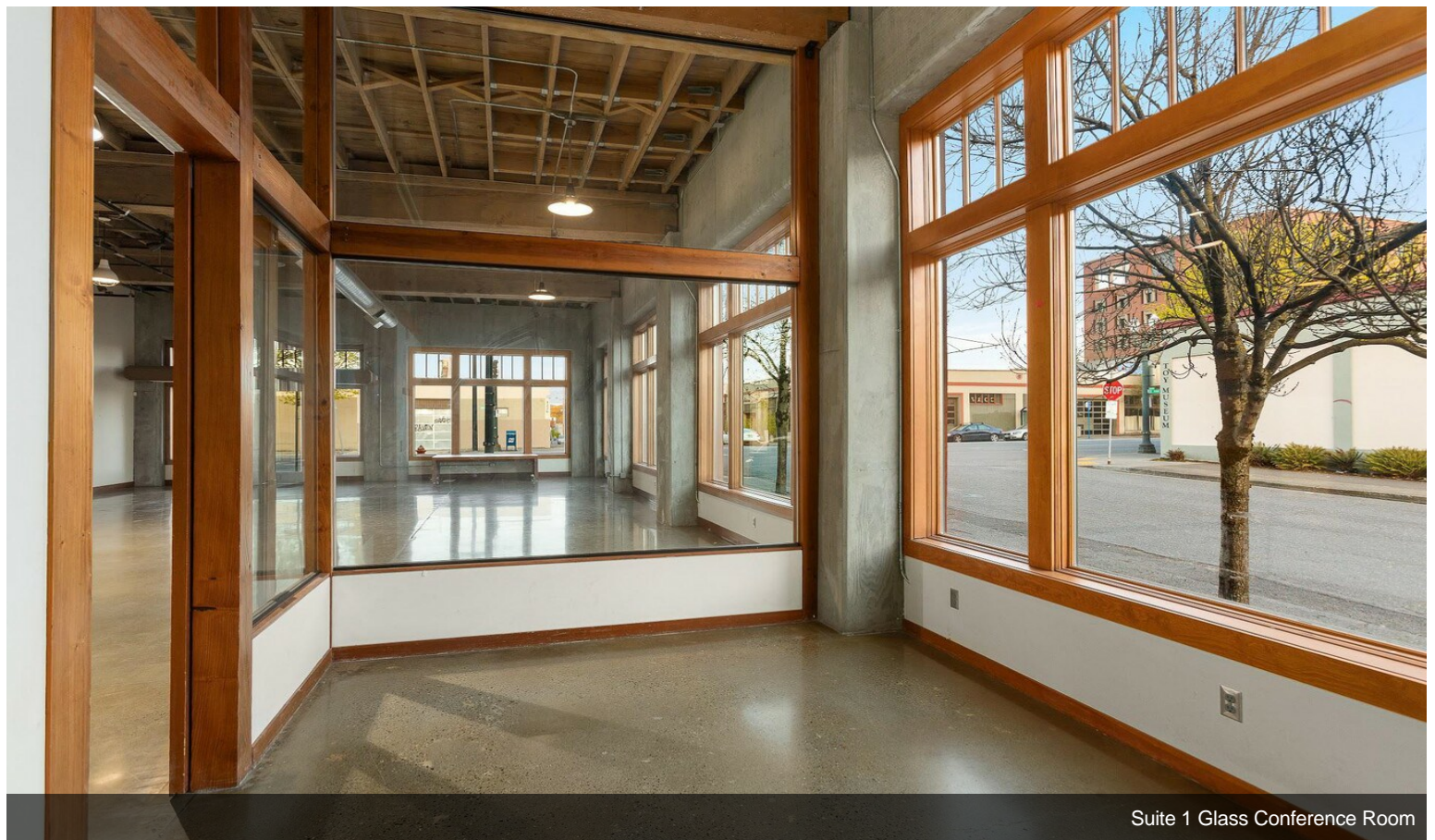


Suite 1 Showroom

Property Photos

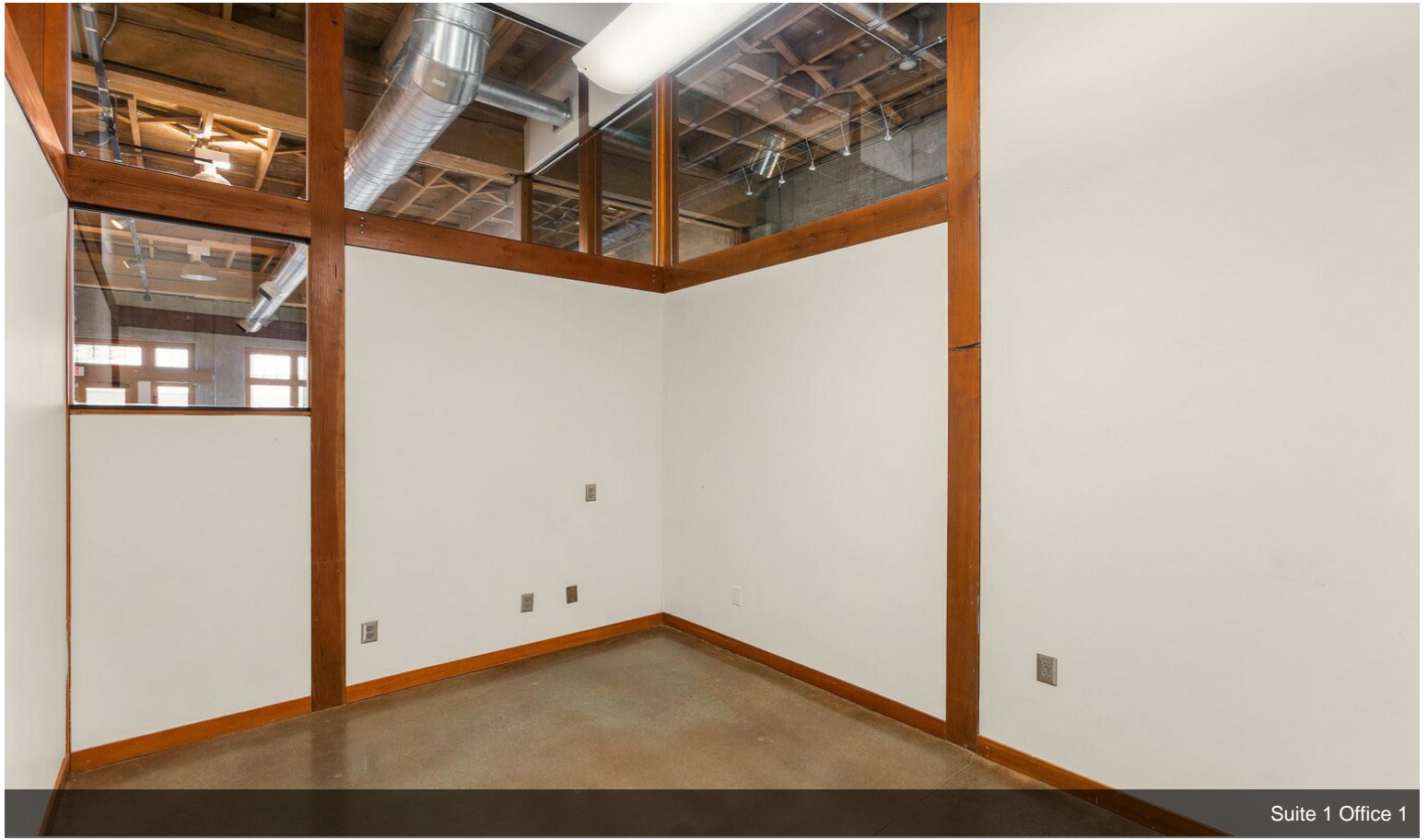


Suite 1 Entrance

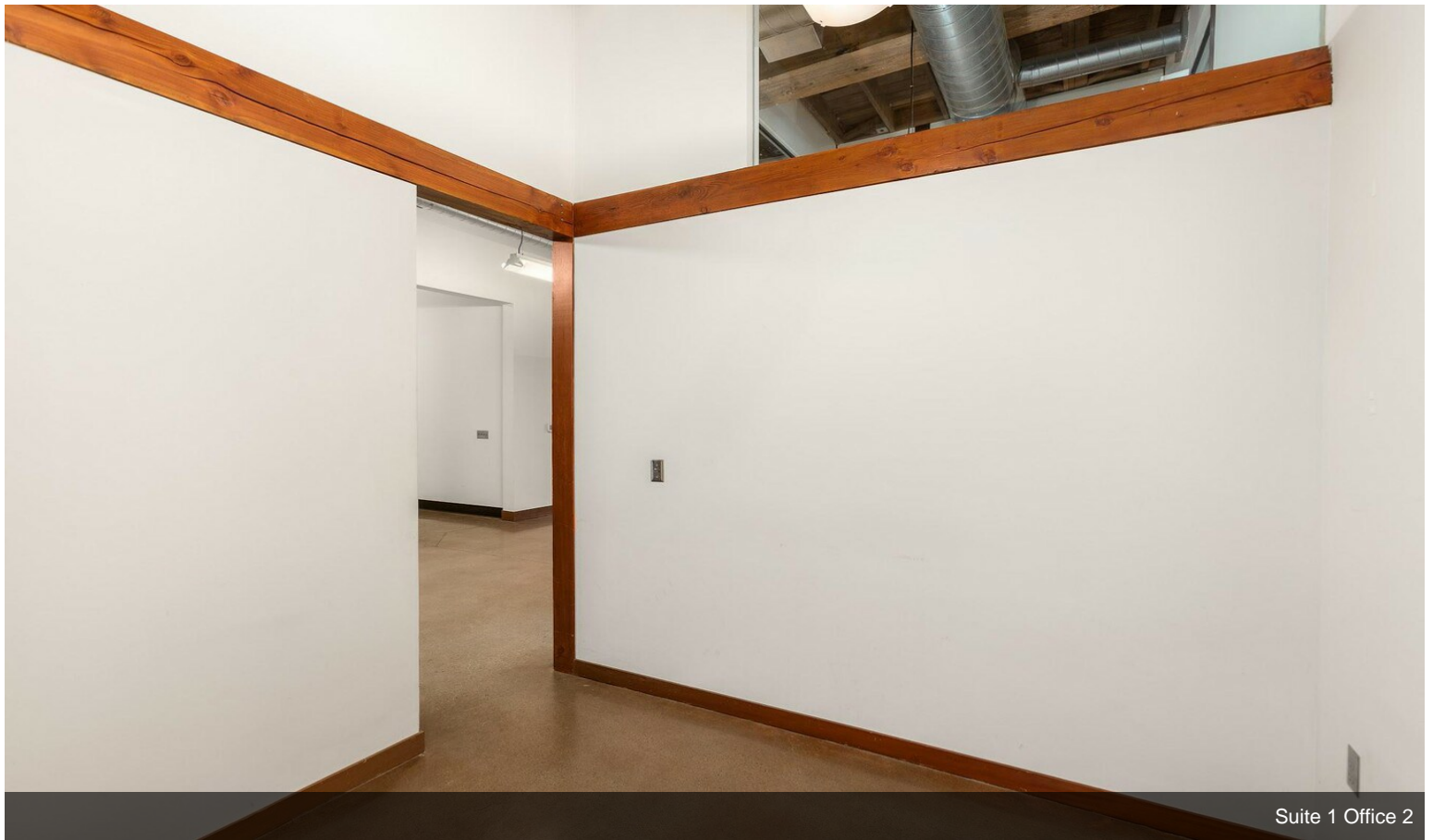


Suite 1 Glass Conference Room

Property Photos

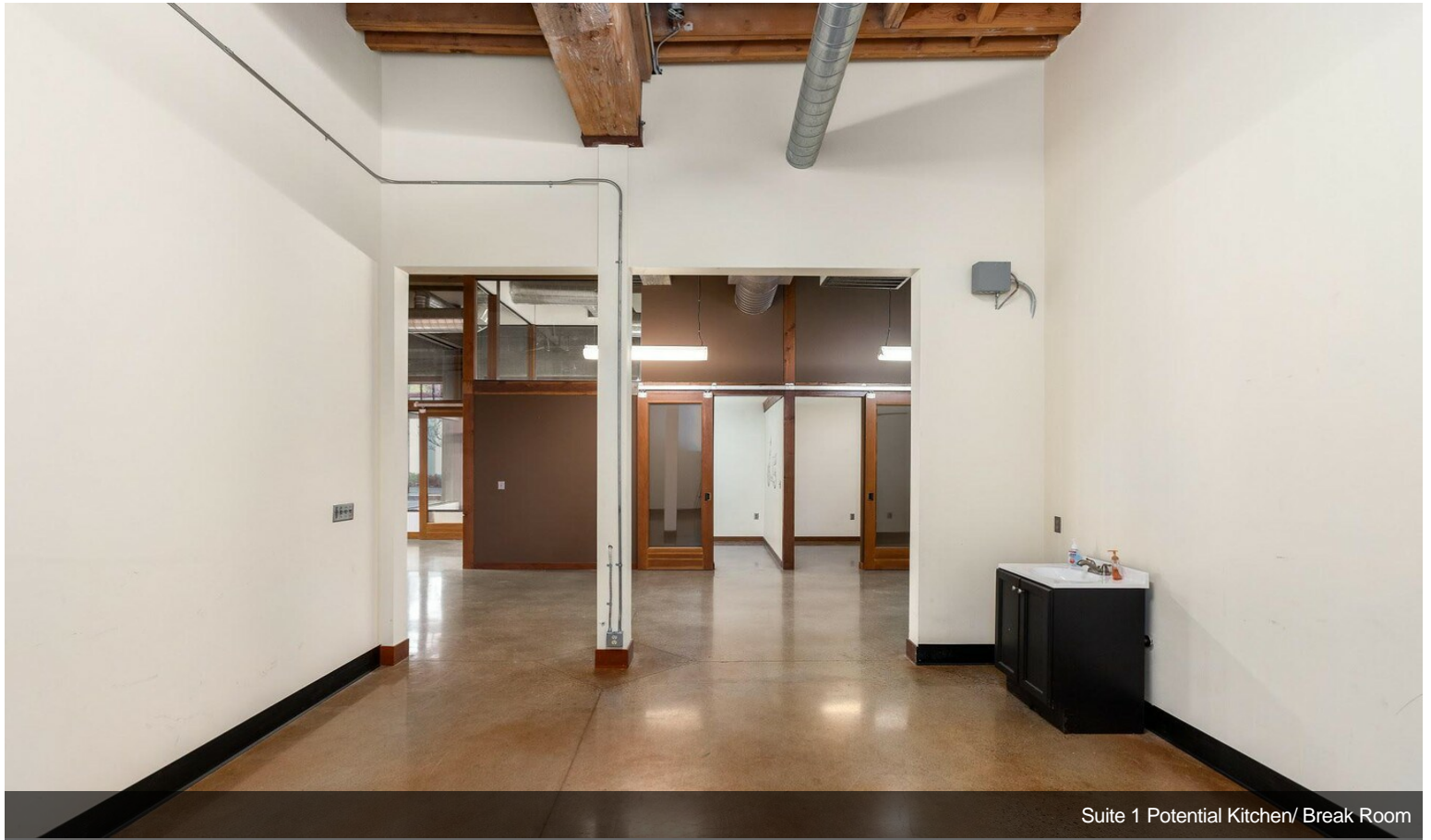


Suite 1 Office 1

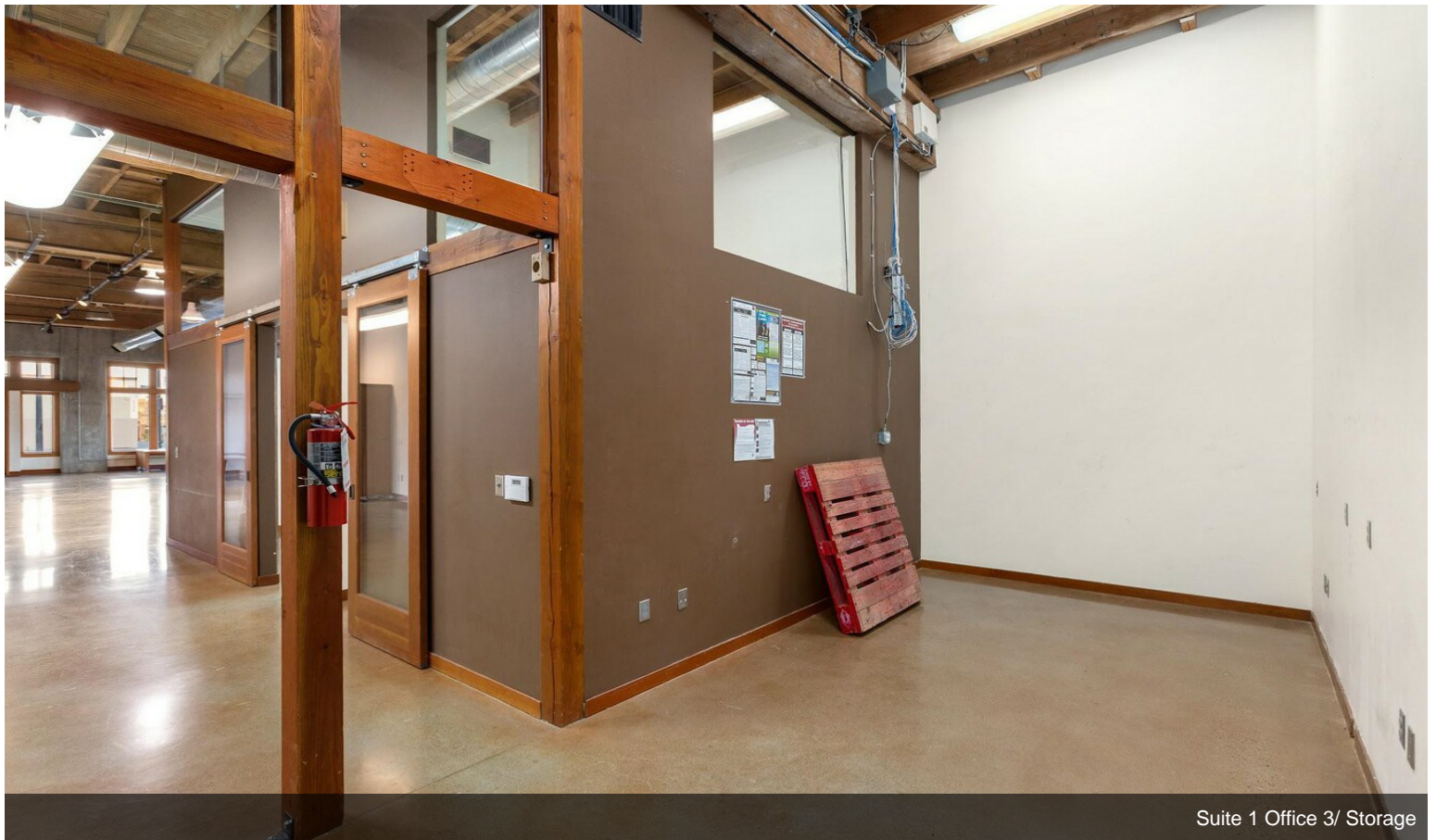


Suite 1 Office 2

Property Photos

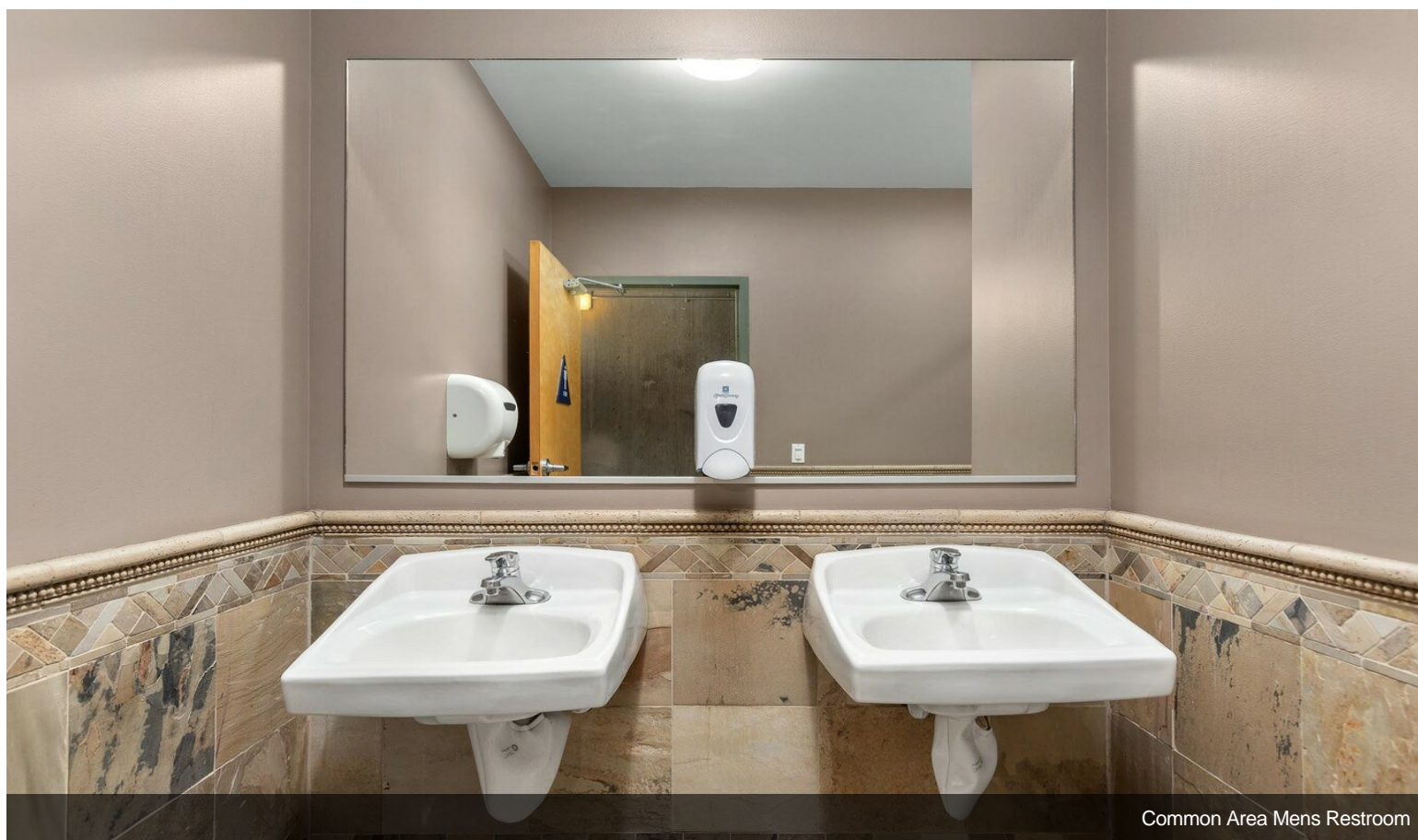
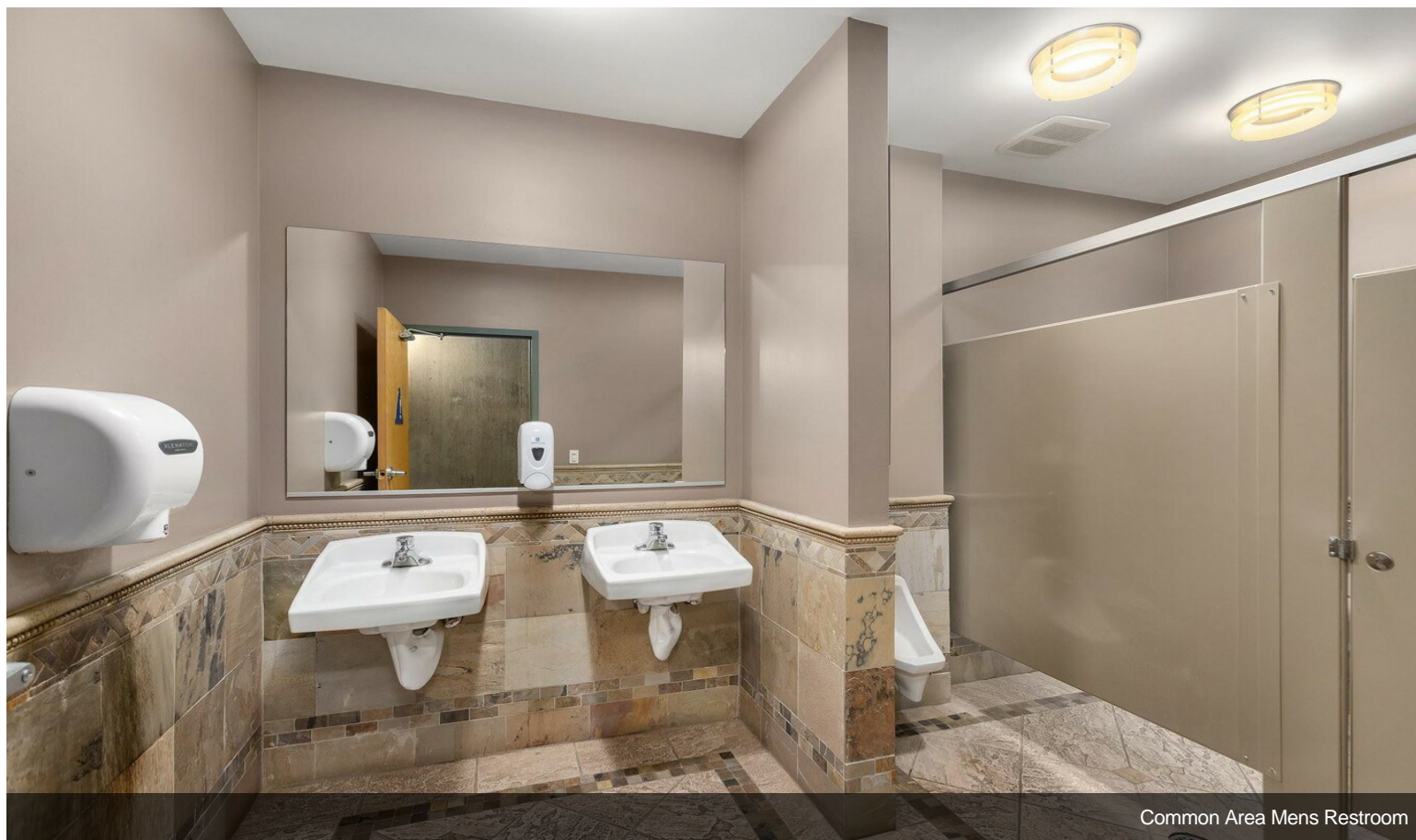


Suite 1 Potential Kitchen/ Break Room

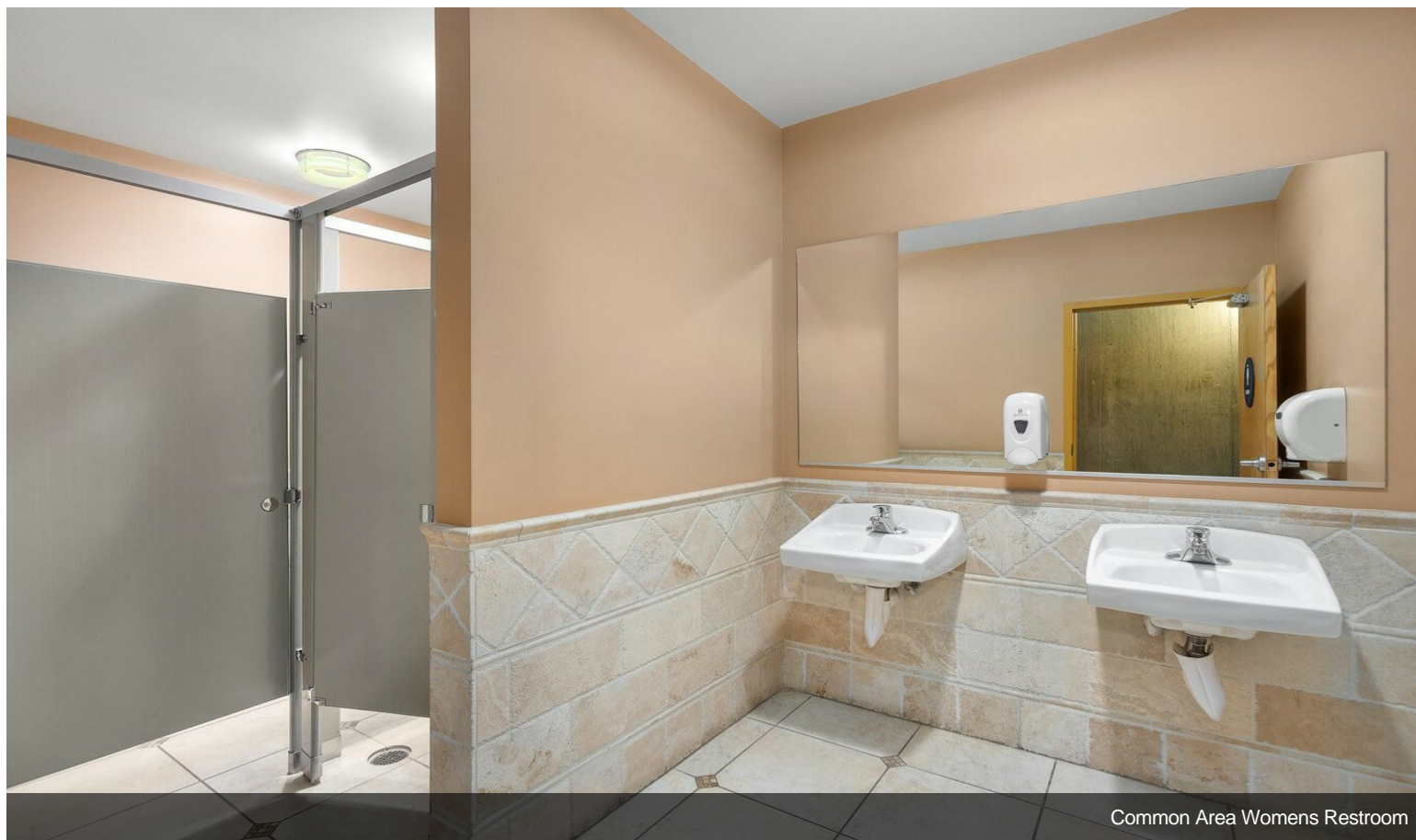


Suite 1 Office 3/ Storage

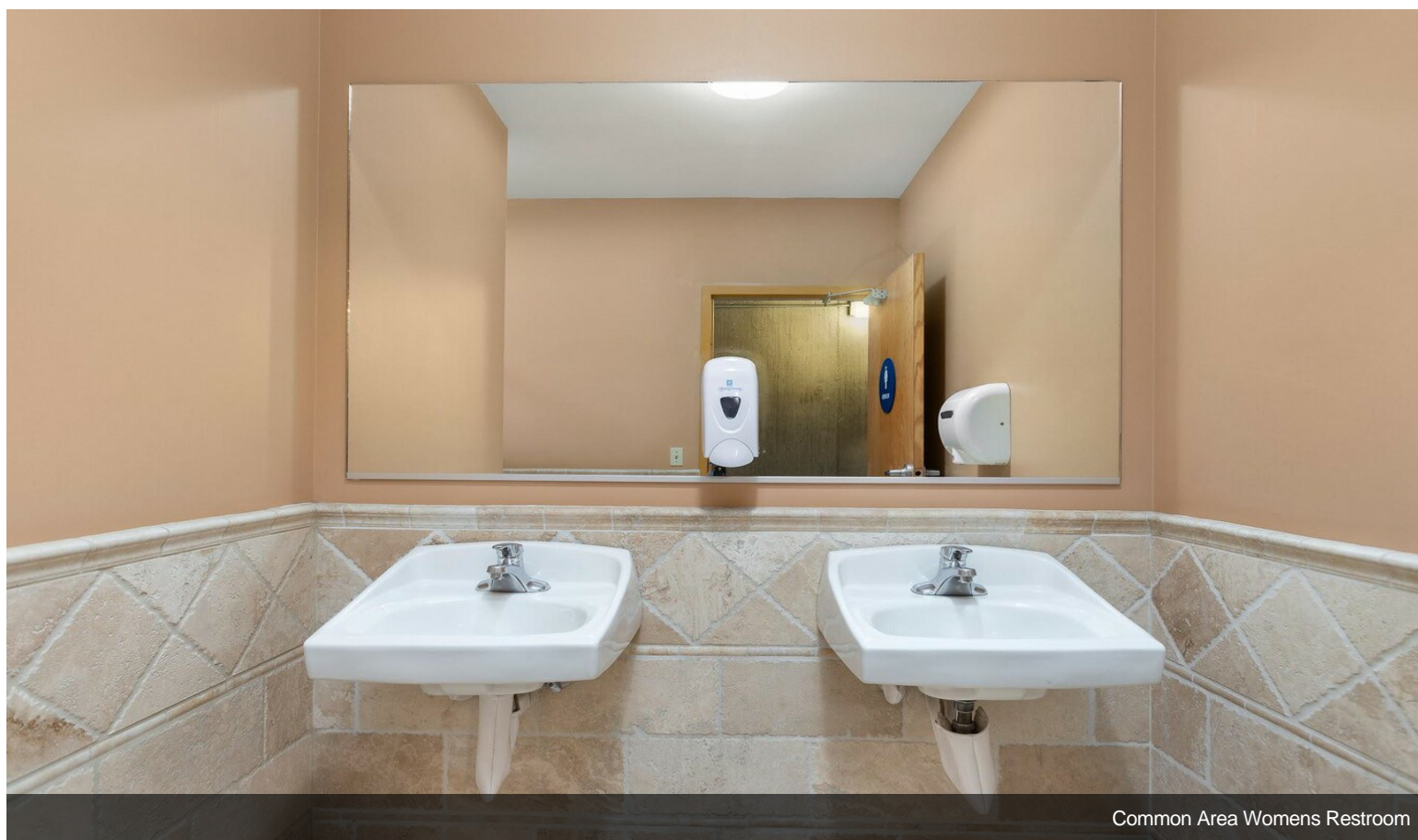
Property Photos



Property Photos

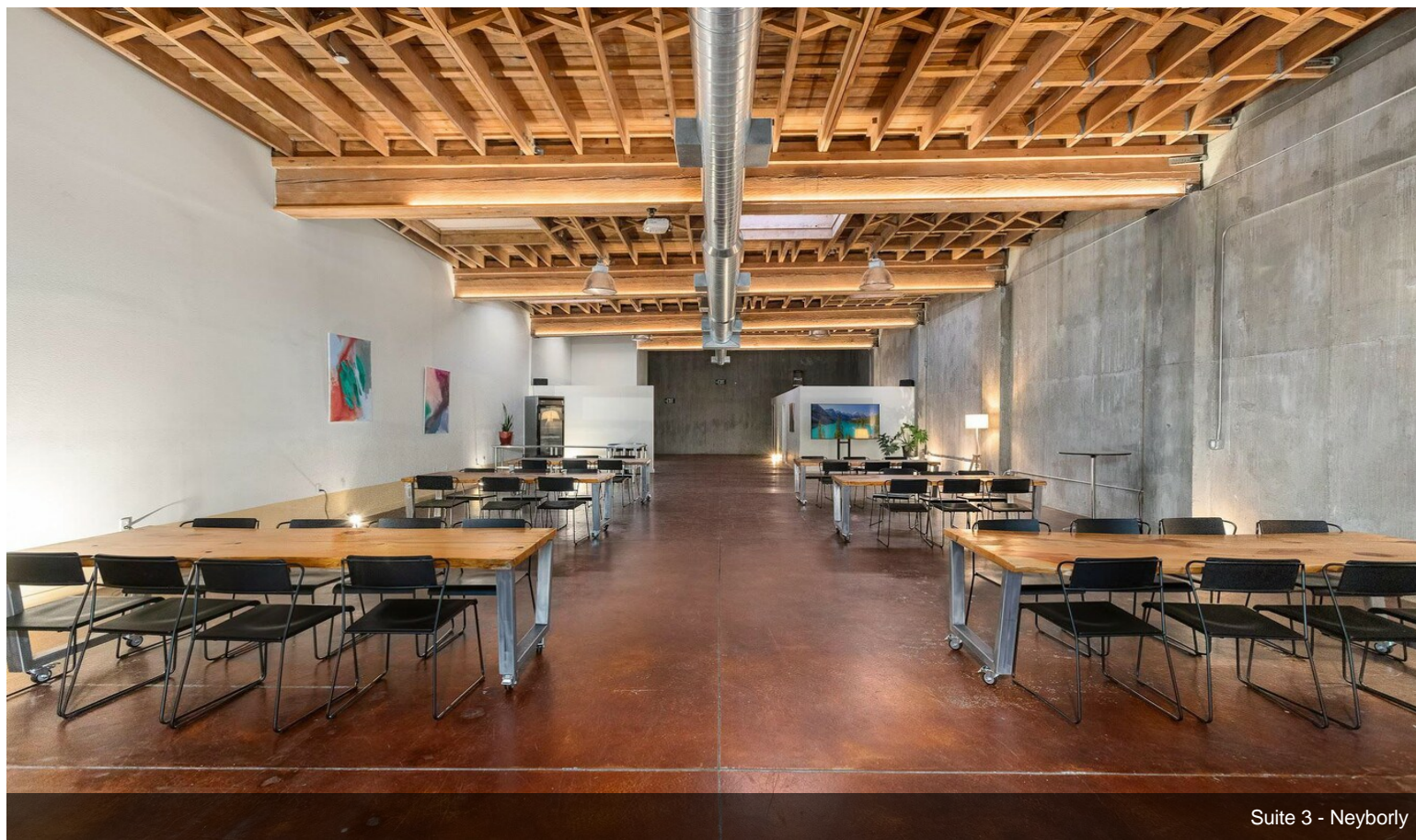


Common Area Womens Restroom

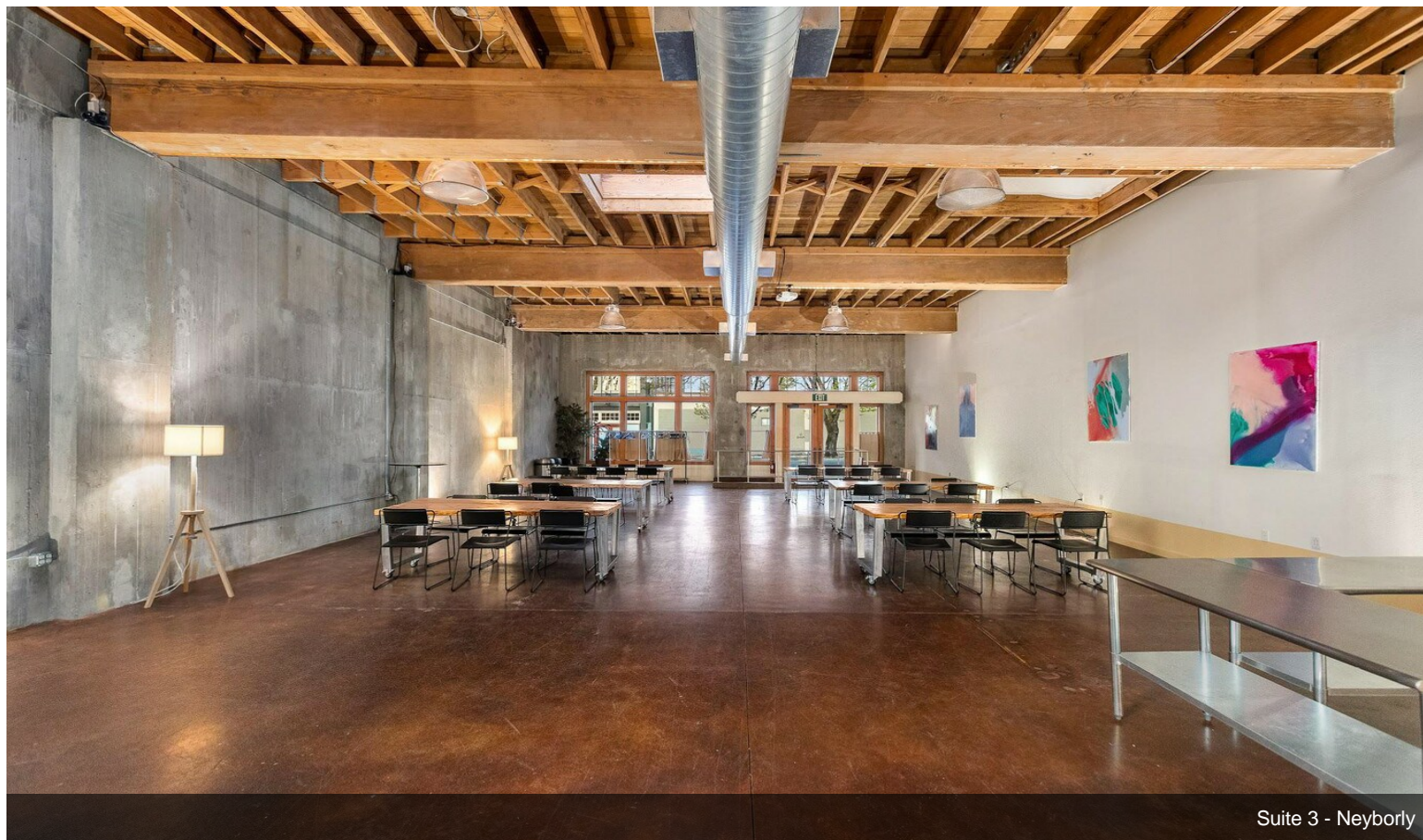


Common Area Womens Restroom

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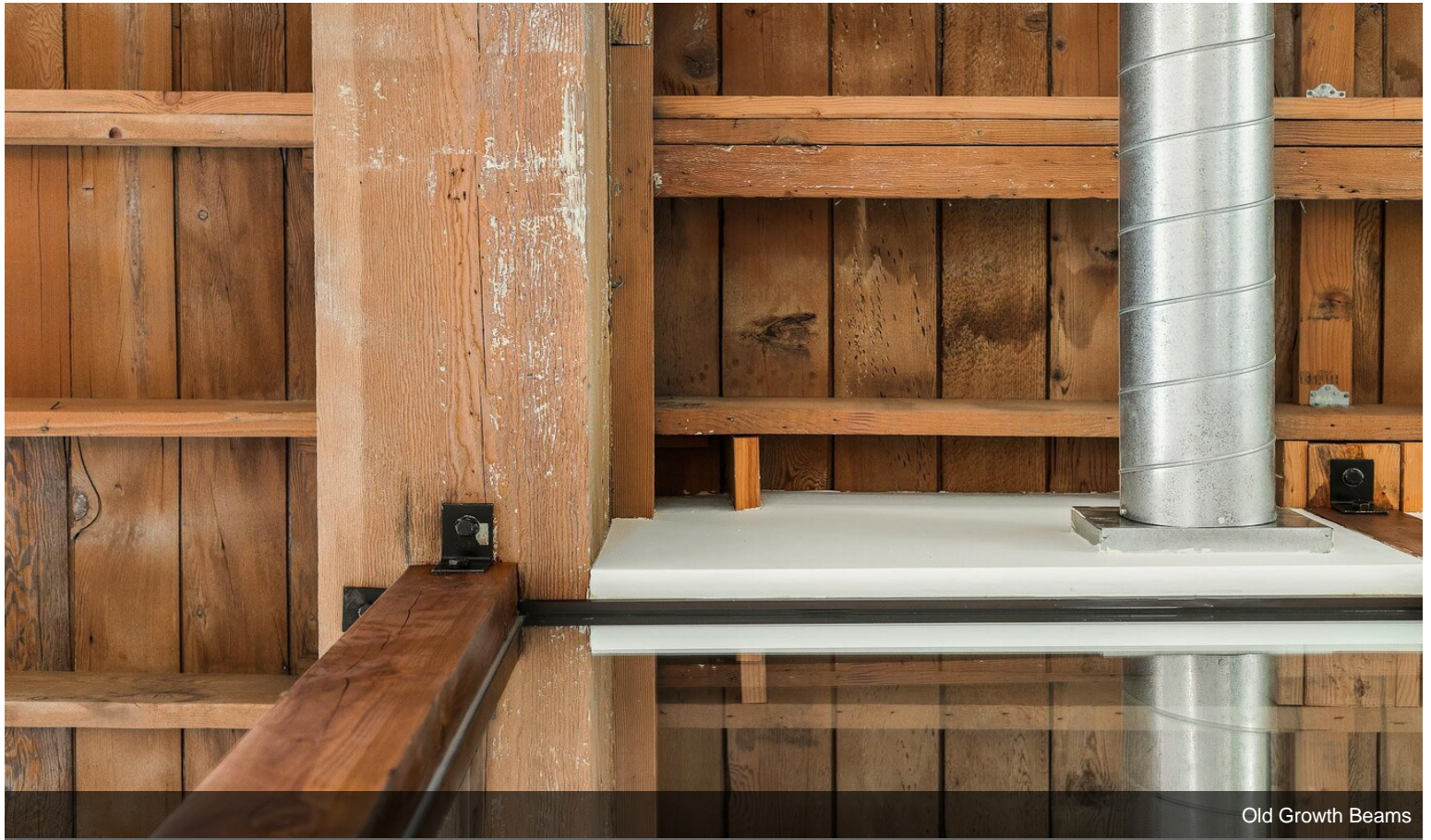


Suite 3 - Neyborly

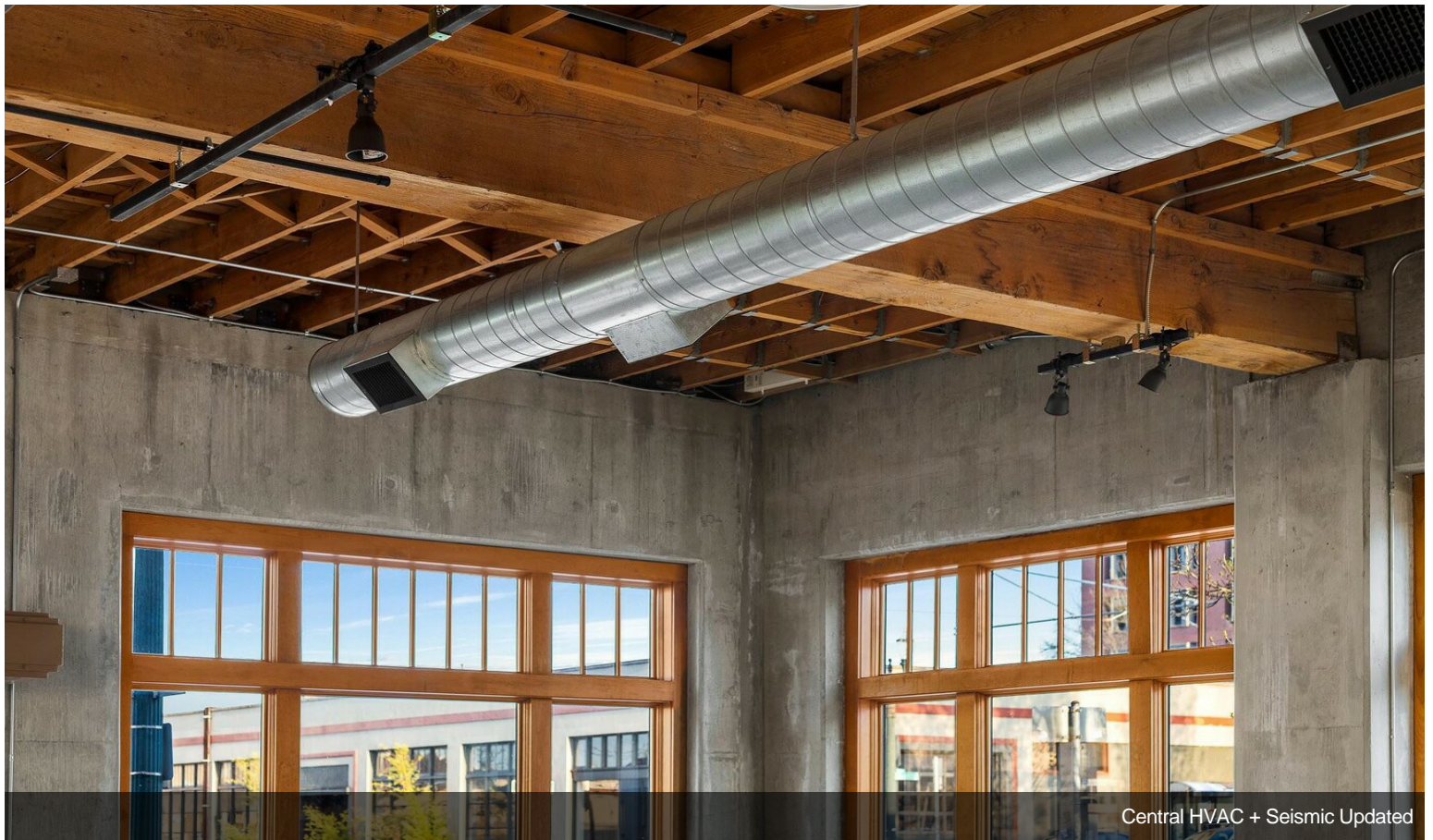


Suite 3 - Neyborly

Property Photos

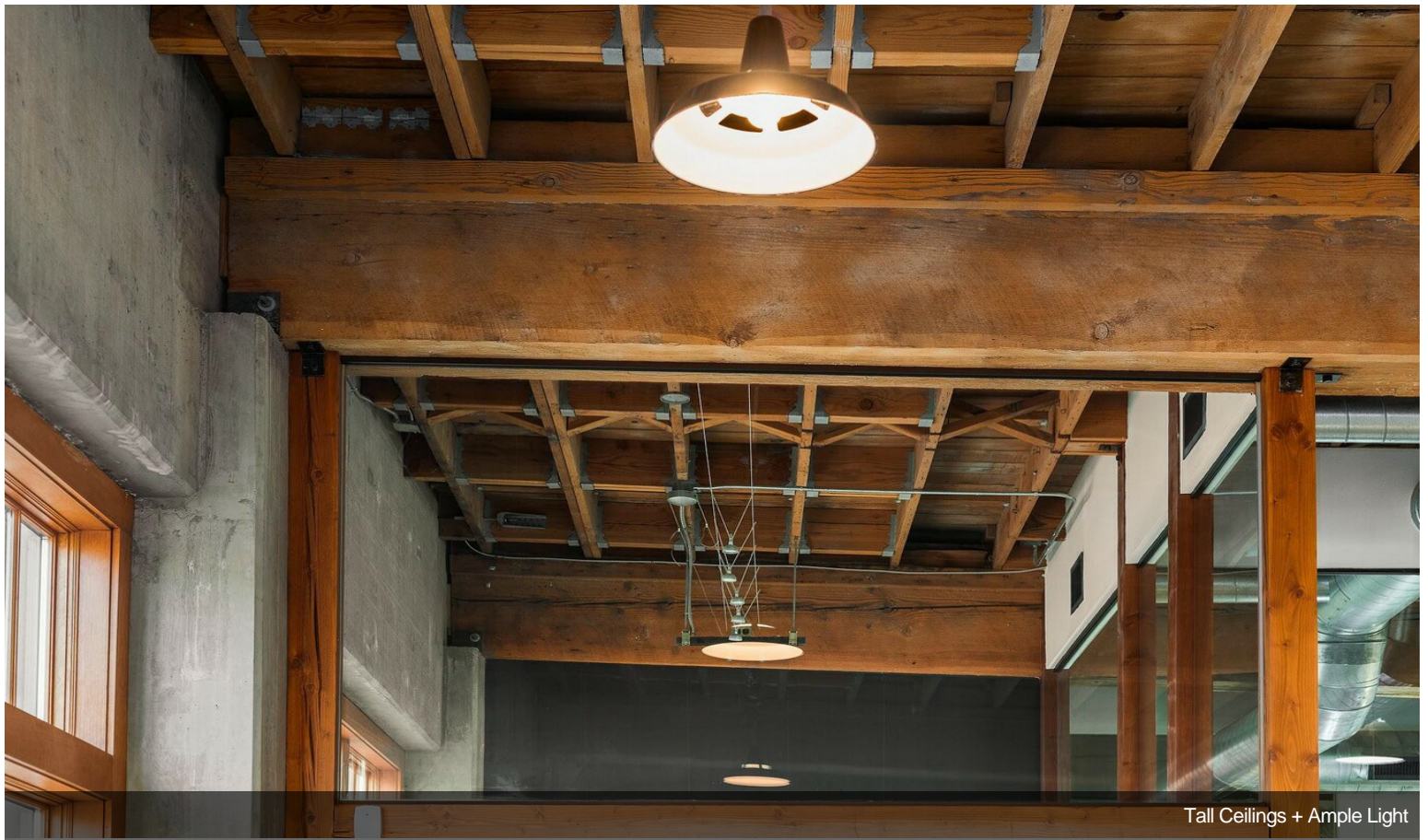


Old Growth Beams

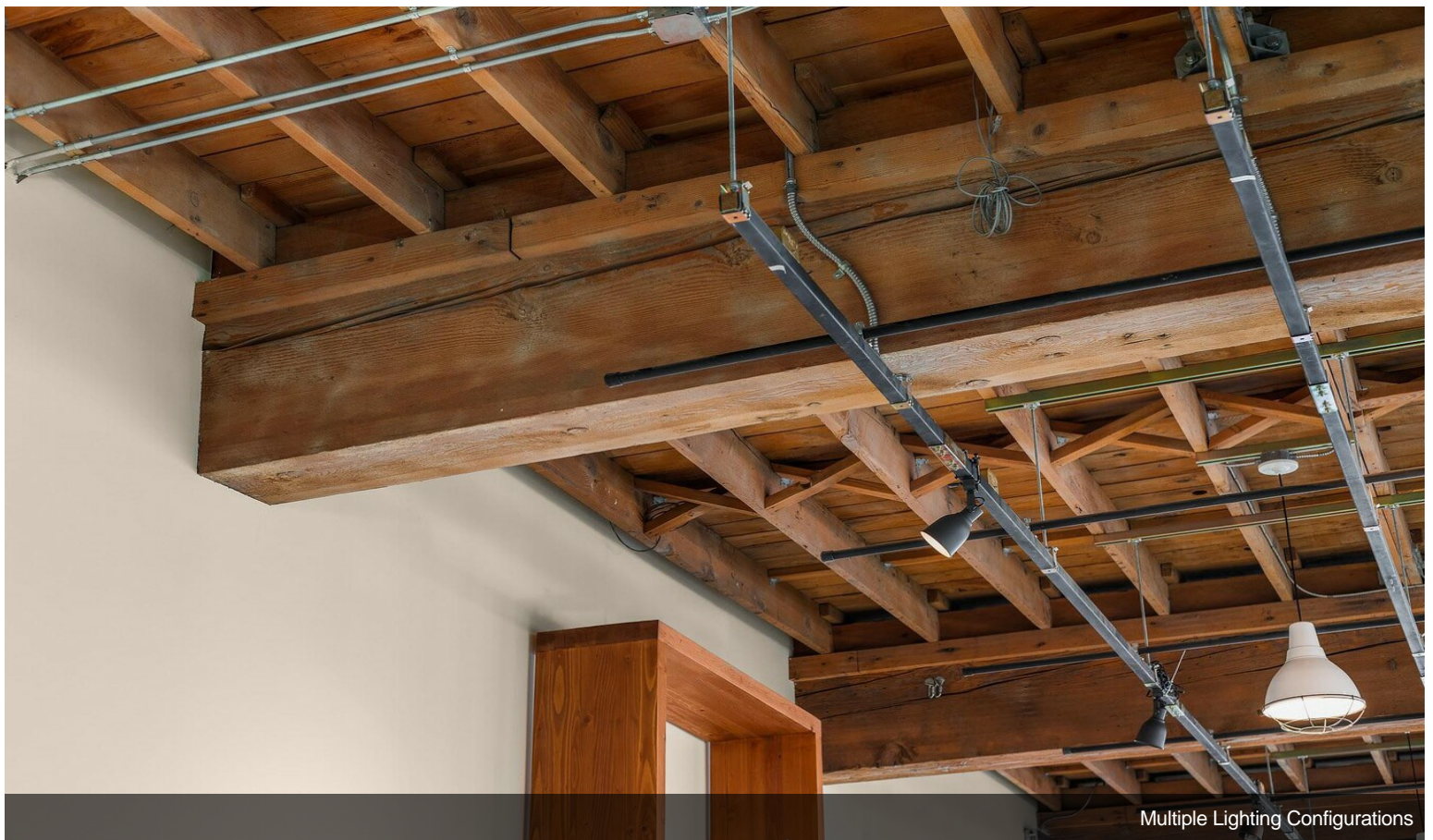


Central HVAC + Seismic Updated

Property Photos

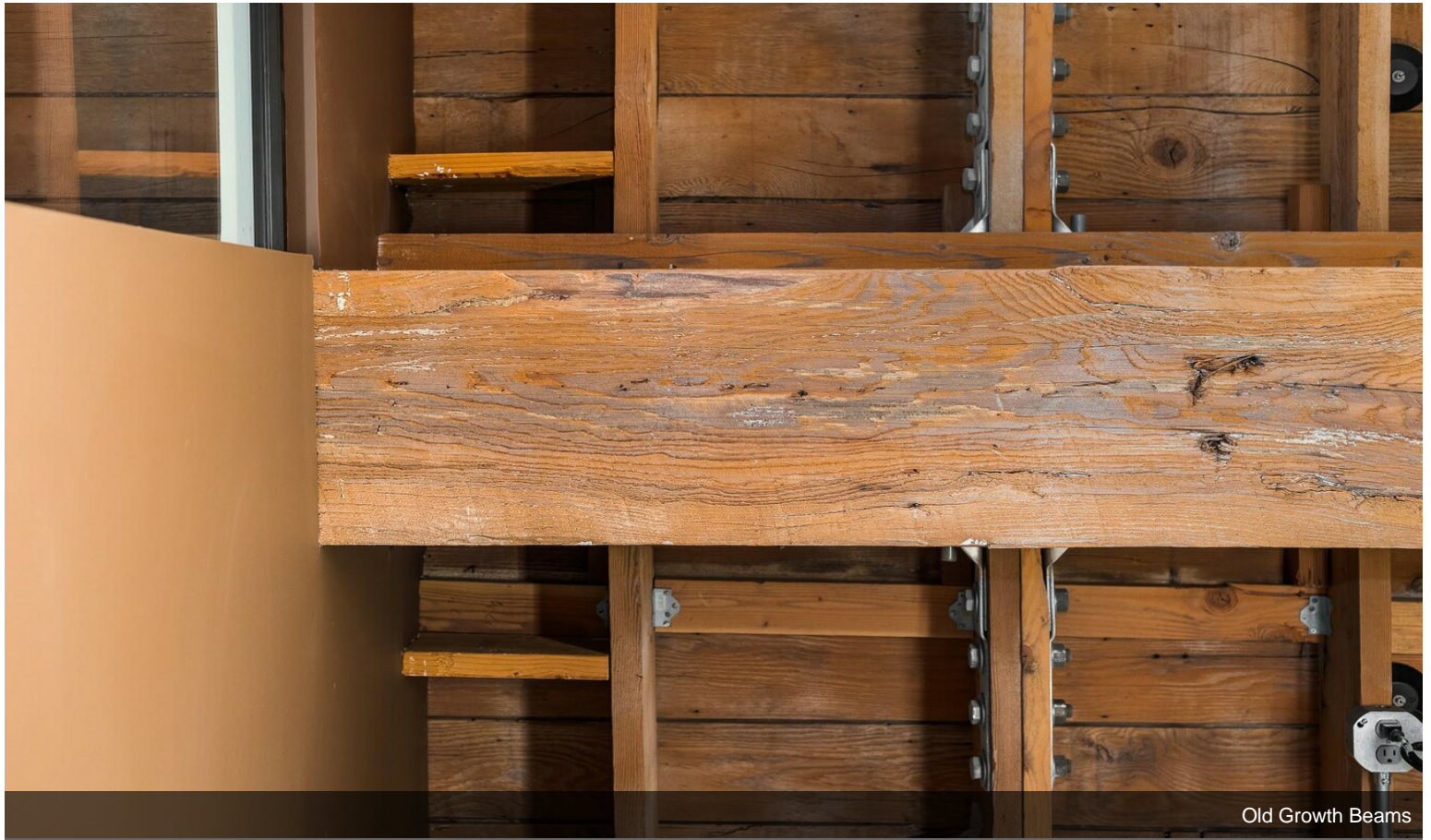


Tall Ceilings + Ample Light

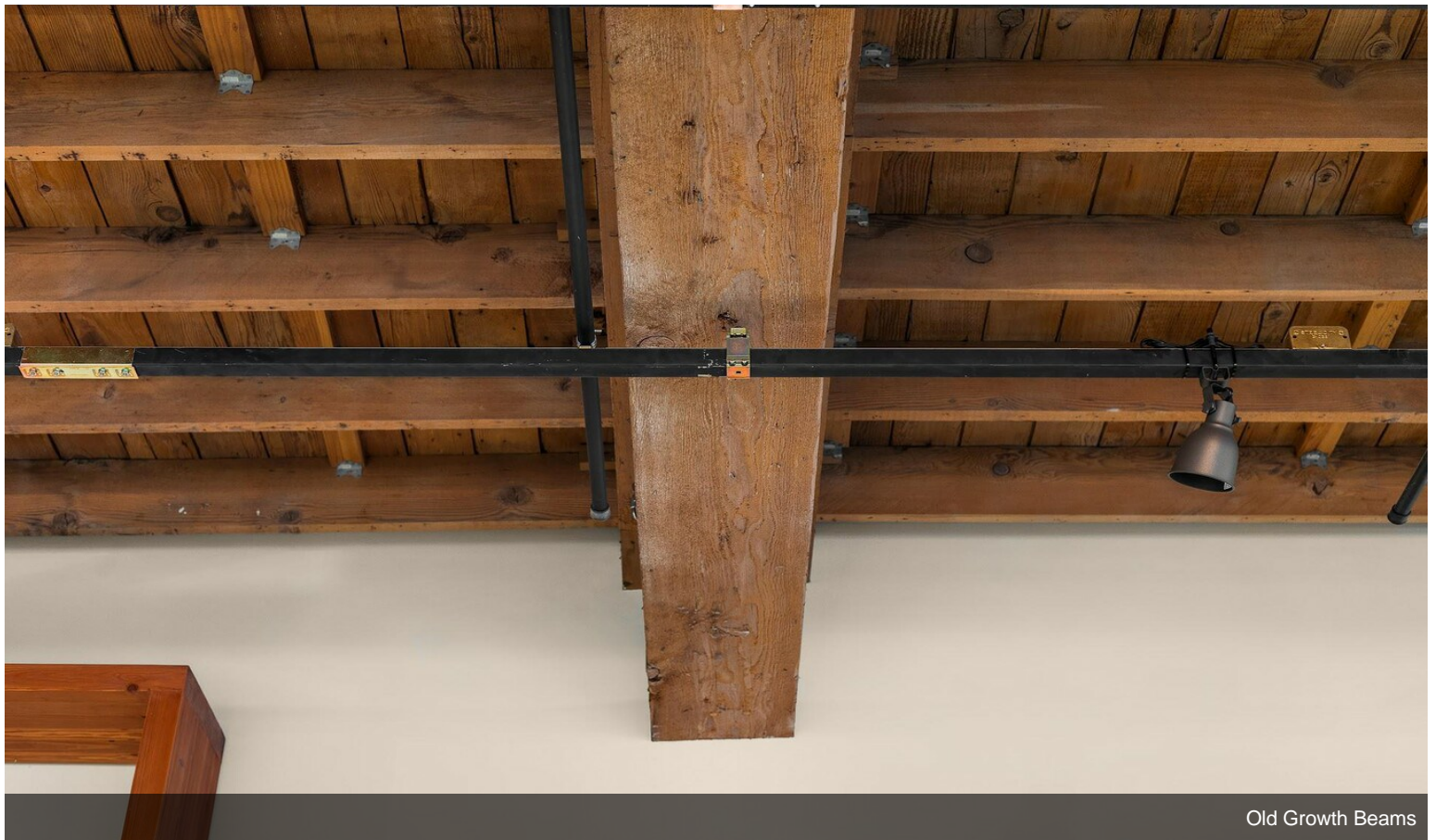


Multiple Lighting Configurations

Property Photos

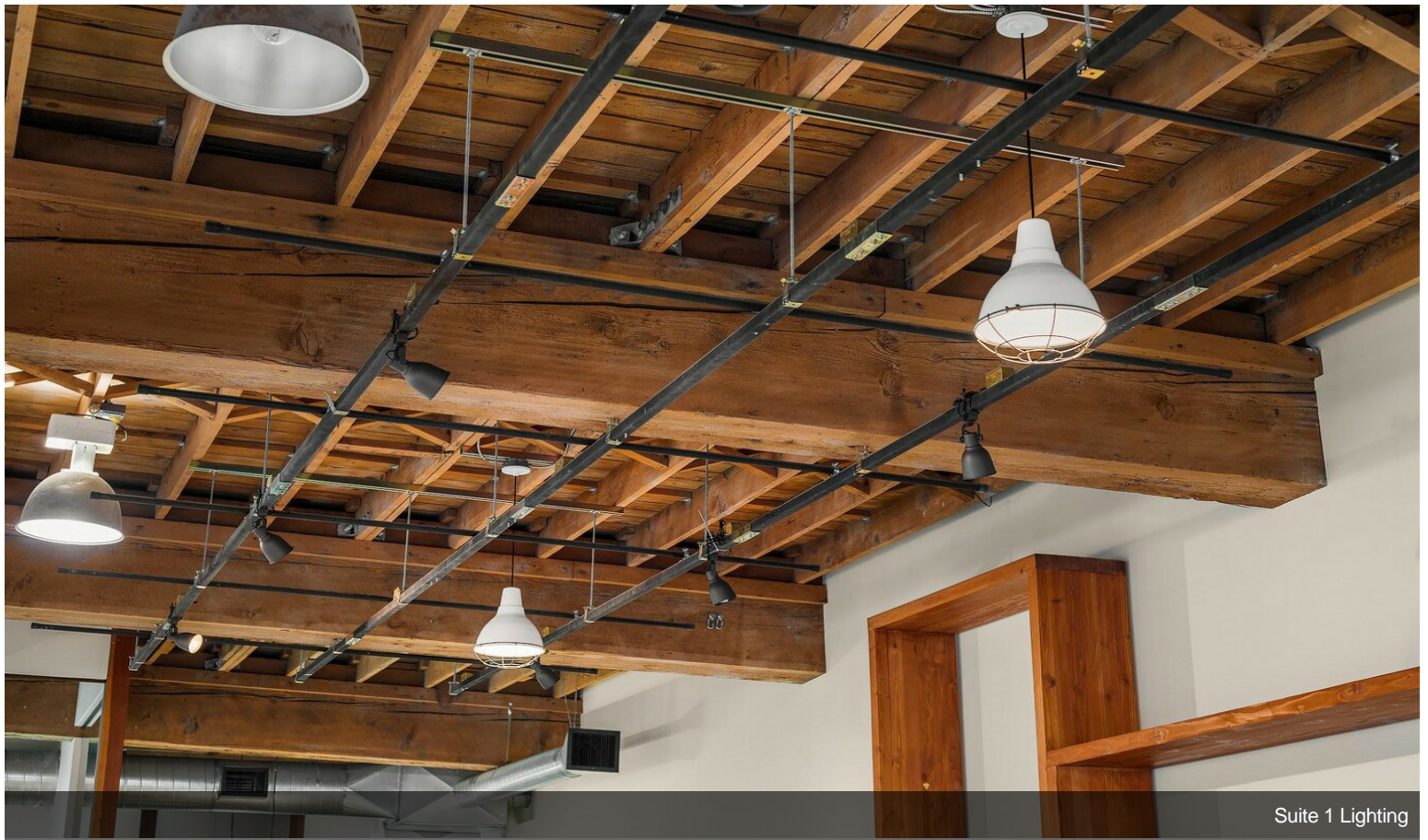


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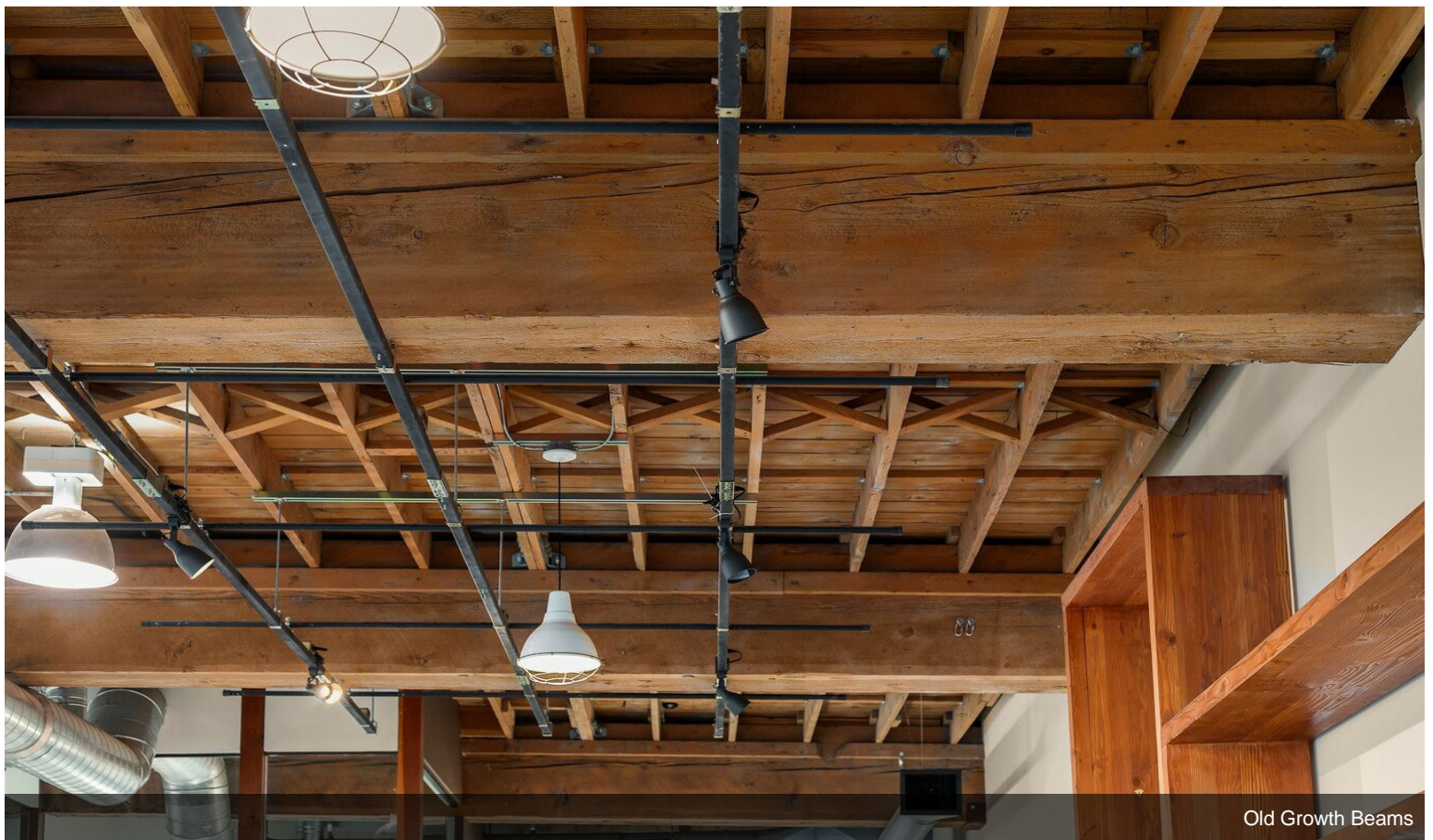


Old Growth Beams

Property Photos



Suite 1 Lighting

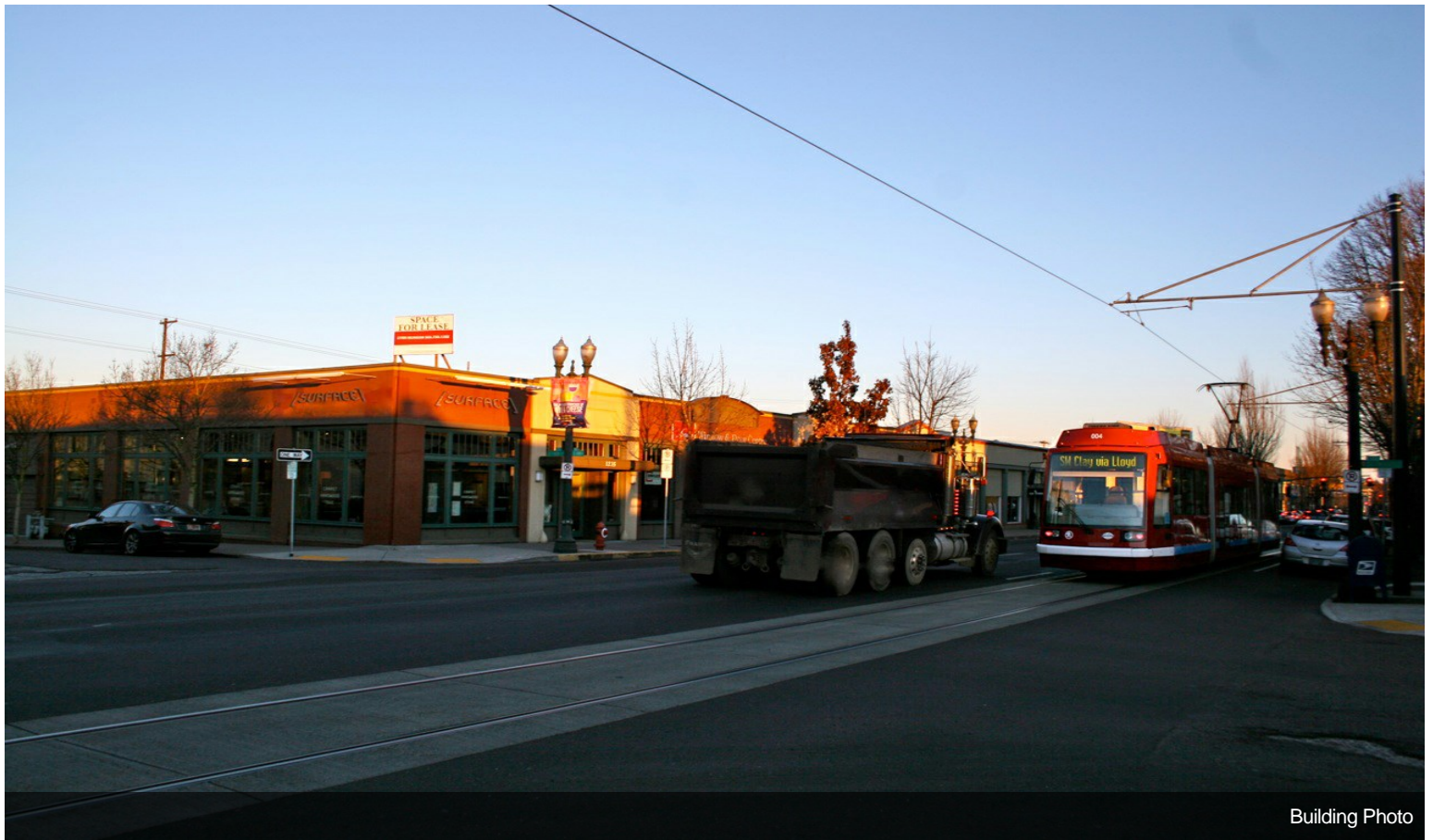


Old Growth Beams

Property Photos



Building Photo



Building Photo

Property Photos

