



Full Floor
Sublease

Brand New High End Creative Office

221 SE Ankeny St | Portland, OR

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Opportunity



40,000 SF Full Floor Opportunity



Close-In SE



Available Now



Sublease through Aug 2028

NNN

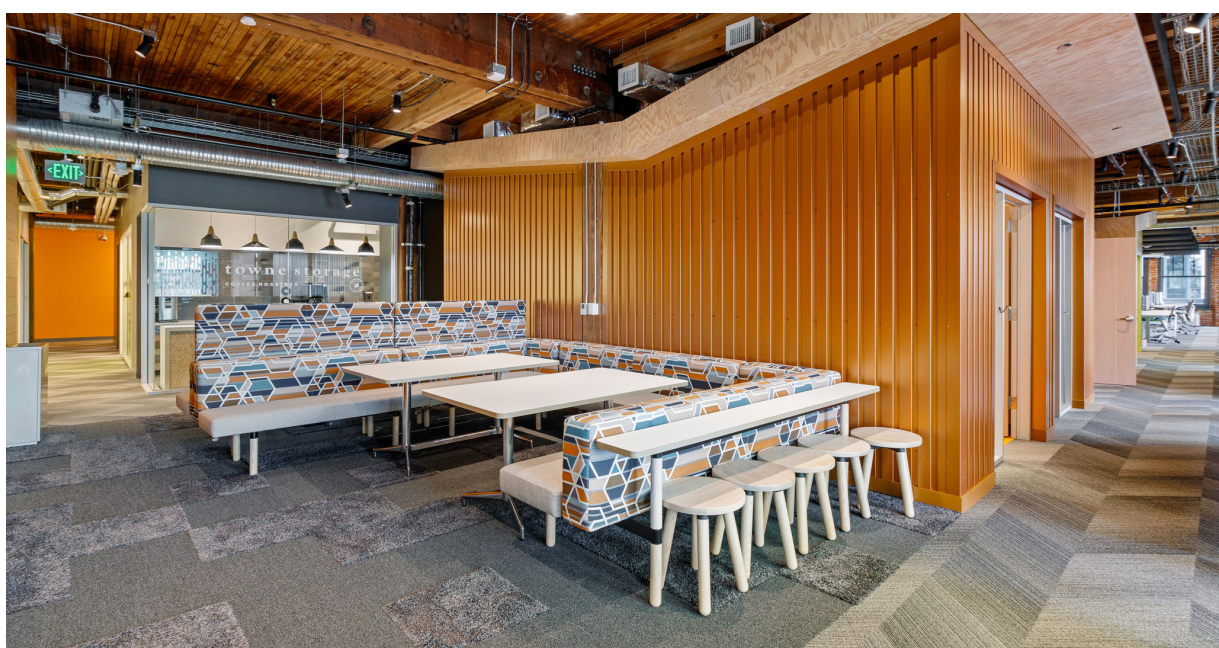
Call Broker for Rate



Surface and Covered Parking



Plug and Play





Features

High quality creative office improvements

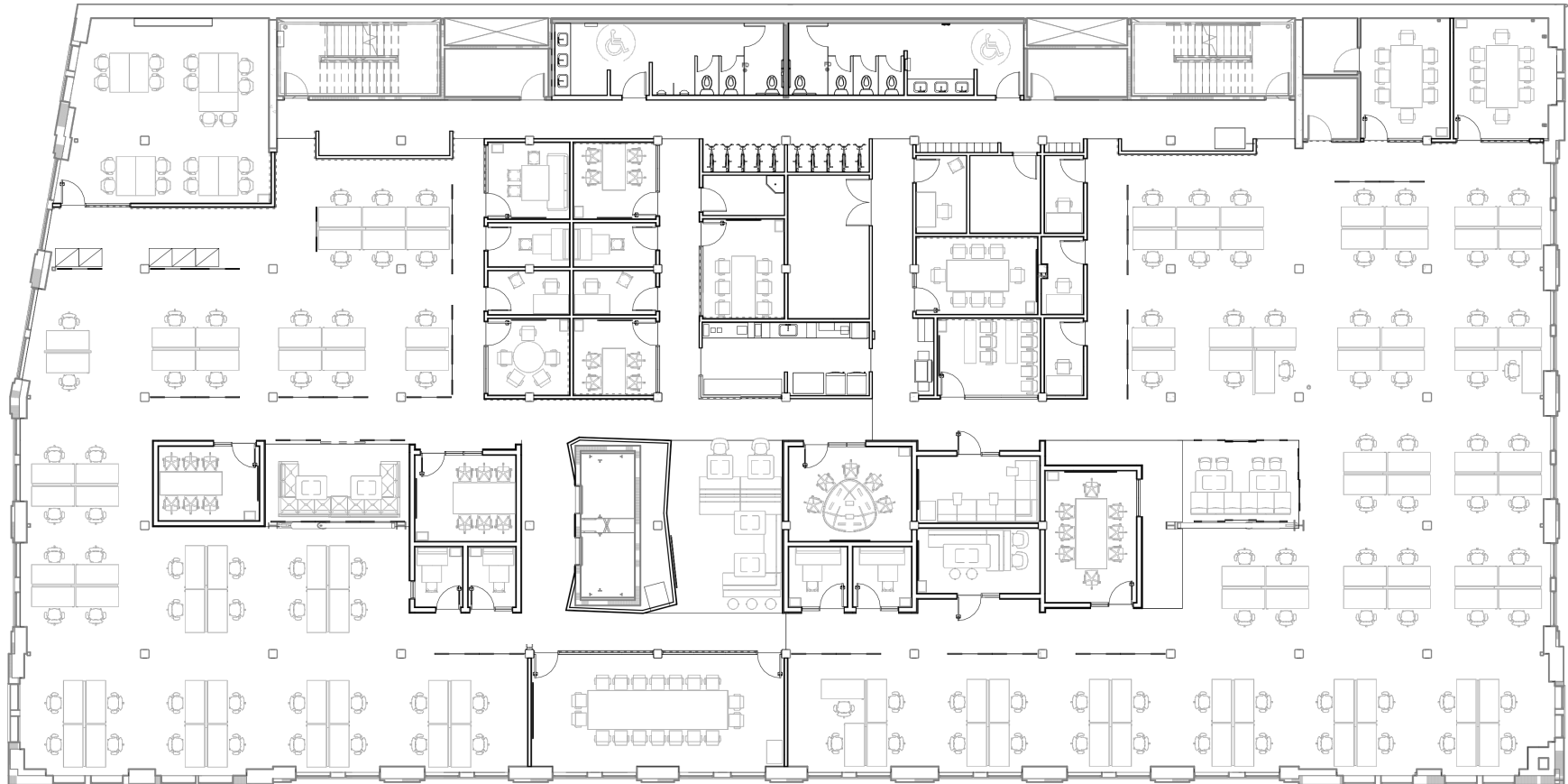
Lofty ceilings

Ample natural light

Private restrooms



3rd Floor Plan



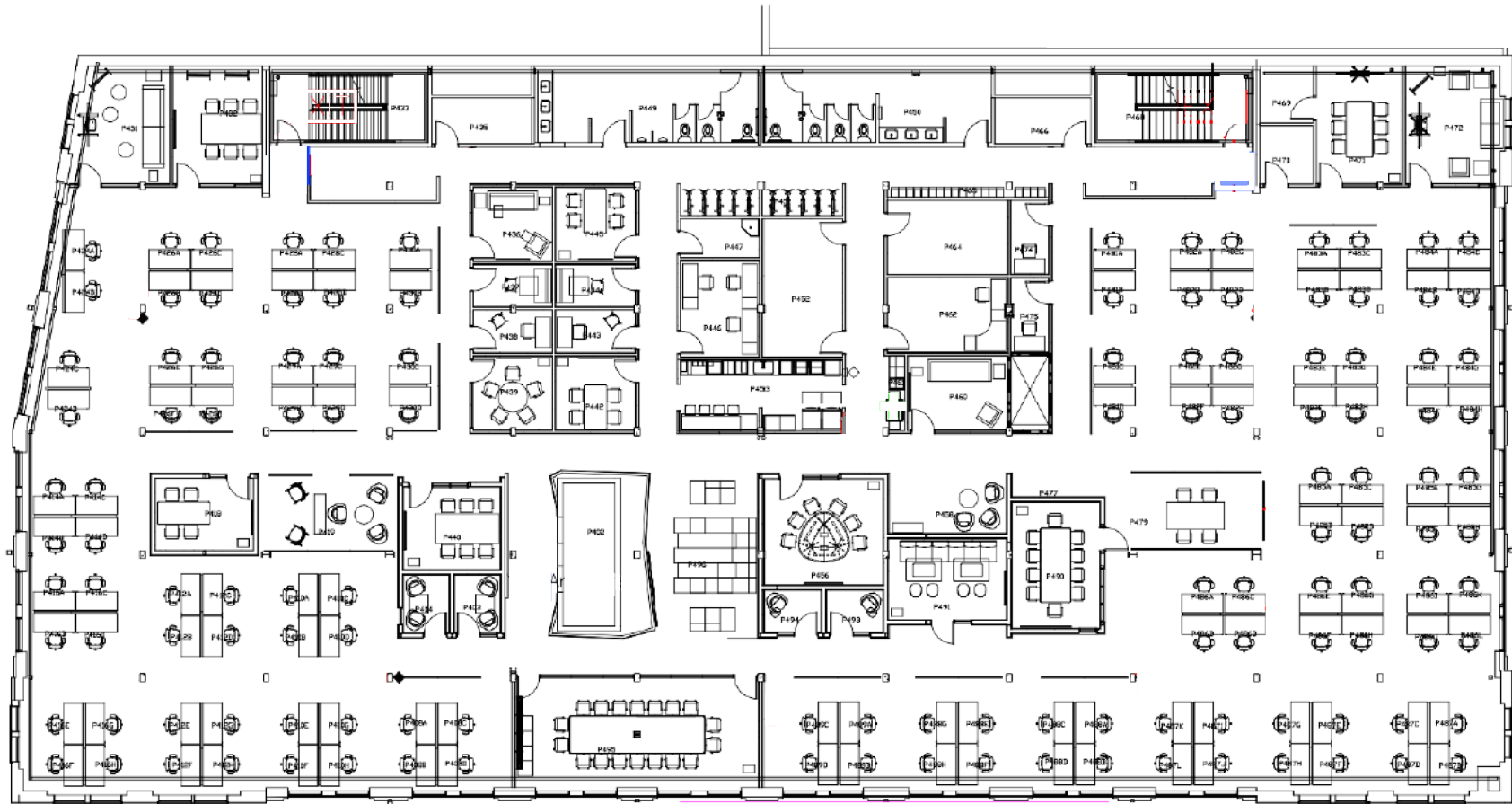
Sublease Space

Full Floor (3rd)
20,000 SF
8 Conference Rooms

2 Restrooms
132 Work Stations
11 Call Rooms

Centralized Break Room
Large Lounge
7 Huddle Rooms

4th Floor Plan



Sublease Space

Full Floor (4th)
20,000 SF
7 Private Offices

2 Restrooms
11 Conference Rooms
135 Work Stations

Centralized Break Room
8 Huddle Rooms
8 Call Rooms

Opportunity Highlights

Unique Aesthetic Appeal

Industrial-chic ambiance with exposed brick walls and high ceilings

Large operable windows allowing ample natural light

Flexible Space

Open floor plans adaptable to various office layouts and designs

Versatile spaces conducive to collaborative work and innovation

Prime Location & Accessibility

Located in Portland's Buckman District, a foodie's paradise and home to a wide array of local microbreweries

Proximity to public transportation options, including MAX light rail and bus lines



Traffic

SE Ankeny + SE 3rd Ave

Vehicles Per Day	2.5k	
Foot Traffic Per Day	3.2k	
Walk score	79	
Bike score	100	
Transit score	84	

Demographics

SE Ankeny + SE 3rd Ave

	1 mile	3 miles	5 miles
Population (workday)	117,397	366,345	568,931
Number of Housholds (total)	15,307	115,127	207,556
Household Income (average)	\$84.7k	\$130.3k	\$128.6k
Consumer Spending (annual)	\$886.2m	\$6.6b	\$16.6b
Consumer Spending (5yr forecast)	\$1b	\$9.6b	\$18.4b

Amenities Map



Coffee Shops

14. Happy Cup Coffee Bar
15. Concourse Coffee
16. Exquisite Creatures Coffee
17. Grendel's Coffee House

Retail

- 18. Innova NW: Security Systems
- 19. Office Depot
- 20. Next Adventure

Hotels

21. Hotel Grand Stark
22. Jupiter Hotel
23. Kex Hotel

Entertainment

24. Bossanova Ballroom
25. Imago Theatre
26. The Get Down Music Venue



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