

A Downtown Workspace with Rich Ammenities

±3,000 SF OFFICE SPACE FOR LEASE

827 SW 2ND AVE, PORTLAND, OR 97204



PRINCIPALS ONLY



EXECUTIVE SUMMARY



Position your business in the center of downtown Portland's dining, transit and waterfront district. Located above *Portland Food Hall*, 827 SW 2nd Avenue gives employees immediate access to ramen, Indian, Mexican, Vietnamese, Thai, coffee, boba and other dining options without leaving the building or the surrounding block.

The location also offers convenient access to primary care, dental and wellness services, fitness and yoga providers, downtown hotels, shopping and everyday services. Tom McCall Waterfront Park, Salmon Street Springs and the Willamette River promenade provide nearby space for walking, running, outdoor lunches and informal meetings.

With MAX light rail one block away, multiple bus lines, nearby parking and convenient bicycle and pedestrian access, 827 SW 2nd Avenue offers an exceptionally connected and amenity-rich workplace.



827 SW 2ND AVE, PORTLAND, OR

THE OFFERING



Address	827 SW 2ND Avenue, Portland, OR, 97204
Floor	2nd Floor (Direct access with an elevator or stairs)
Available SF	~3,000 SF
Lease Rate	\$4,450/month (\$1.48/SF/MO)
Lease Type	Modified Gross
Lease Term	2 year minimum, 5% annual escalation
Available Date	ASAP
HVAC	2-zone system
Parking	Many paid parking options available within 1 block (\$125/Mo option available for tenant)
Amenities	On-site kitchenette and shower, 2 Separate washrooms, 24/7 secure access, video-monitored front door, Dedicated elevator access



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SPACE HIGHLIGHTS



Central downtown Portland

One block from a TriMet stop, across from the World Trade Center, NW Natural, and Multnomah County Courthouse. You'd be located right in the center of Portland Business District.

Private Office Suite with Boardroom Setup

The space is ready for your client meetings, team presentations, or as your private executive office from Day 1.

On-site Kitchenette and Shower

A rare amenity that's great for bike commuters, a midday workout, or just a more comfortable workday. Kitchenette is equipped with a dishwasher and a refrigerator.

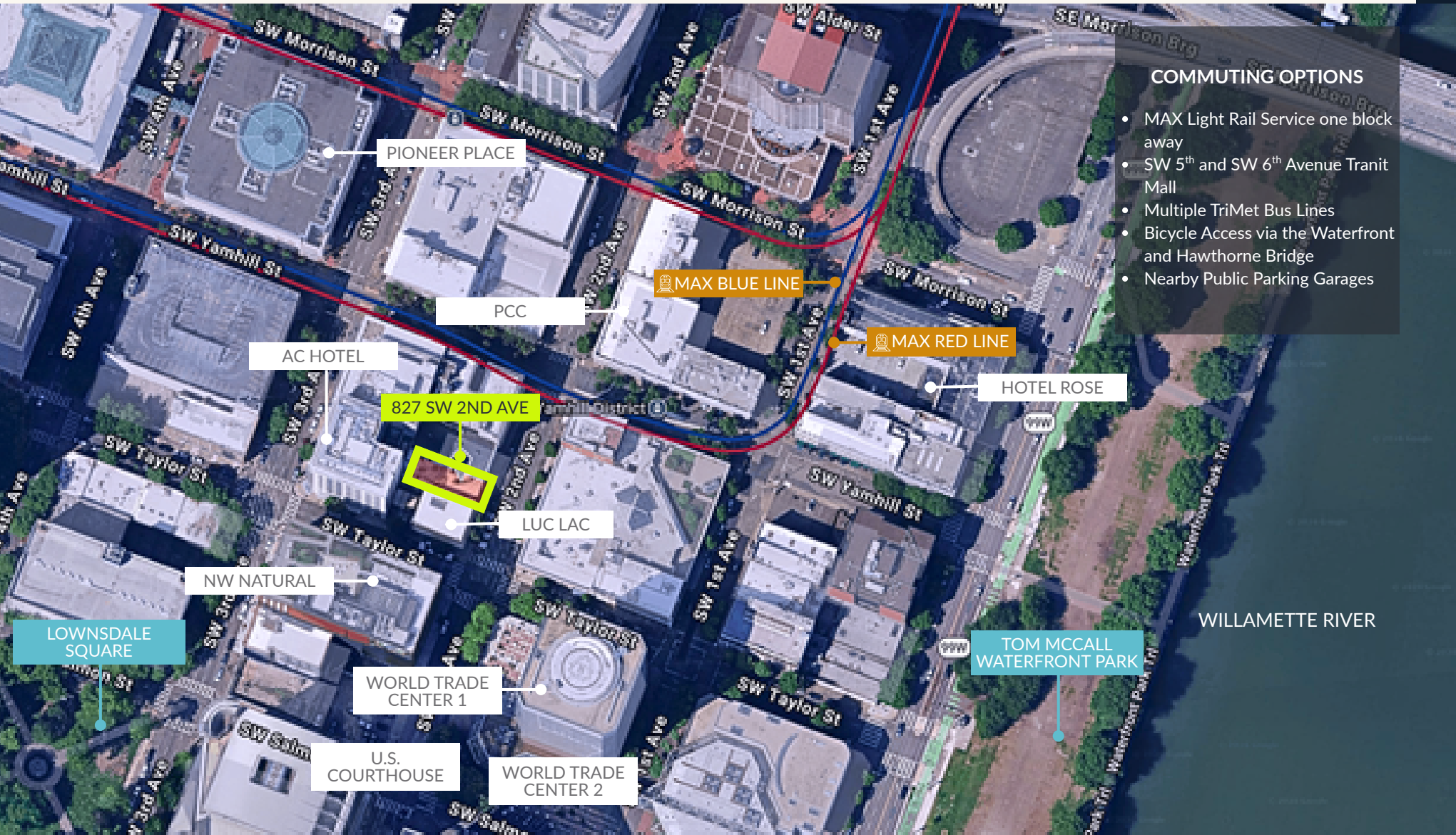
Advanced Internet Access

Cat5e wired throughout, with 2.5 Gbps fiber internet available on-site for \$100/month. This is enough bandwidth for data-heavy teams without needing to bring in a separate provider.

Flexible Configuration Meets Unlimited Uses

Whether you need an open floor plan, private offices, or a mix of both, the space configures to fit.

LOCATION MAP



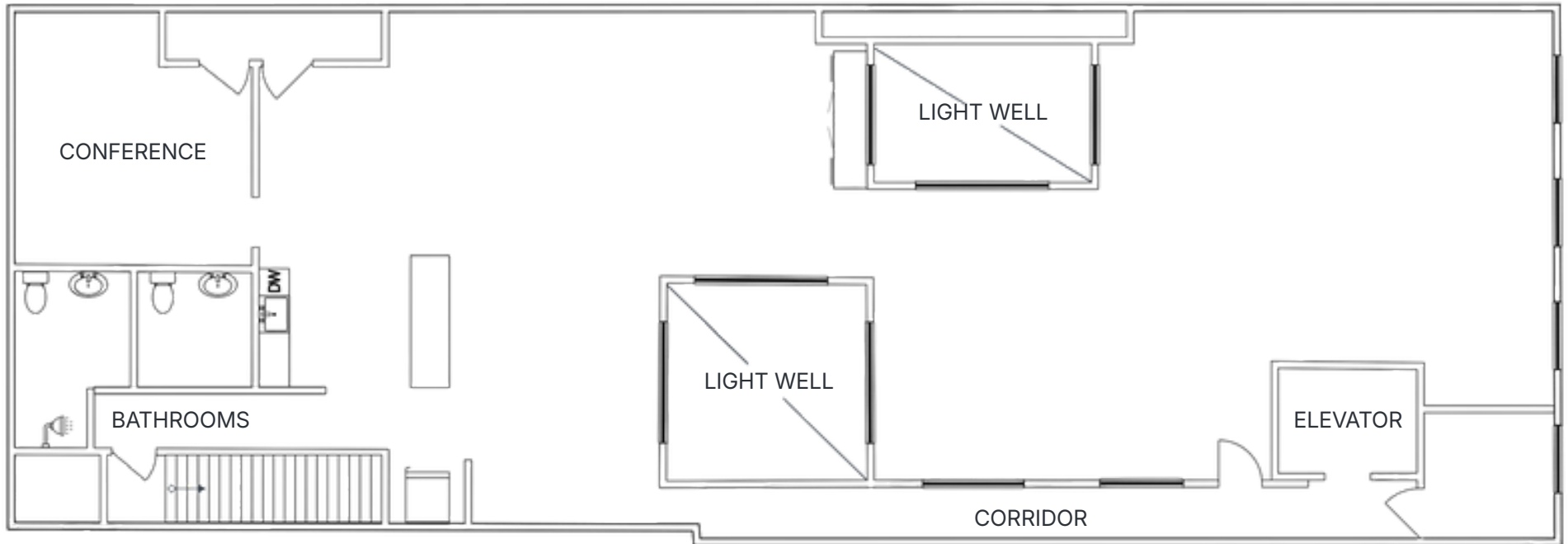
Source: Google Maps. Imagery ©2026 Google. Used with attribution under fair use guidelines for commercial real estate marketing.

A photograph of a modern office interior. The floor is covered in a dark carpet with a light-colored geometric pattern. In the background, there is a wooden bar or counter with three yellow pendant lights hanging above it. The ceiling has exposed wooden beams and modern lighting fixtures. A semi-transparent dark blue overlay covers the middle of the image, with the text "FLOOR PLAN AND PICTURES" in white, bold, sans-serif font.

FLOOR PLAN AND PICTURES

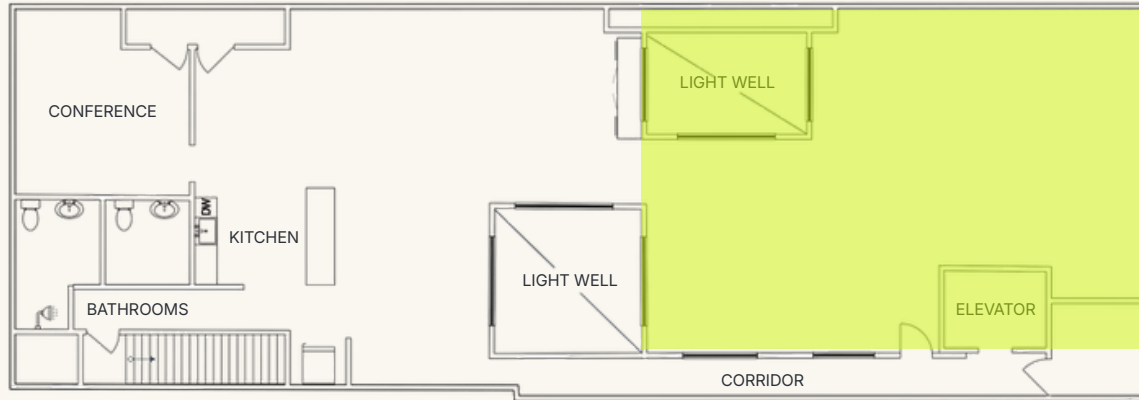
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OFFICE FLOOR PLAN



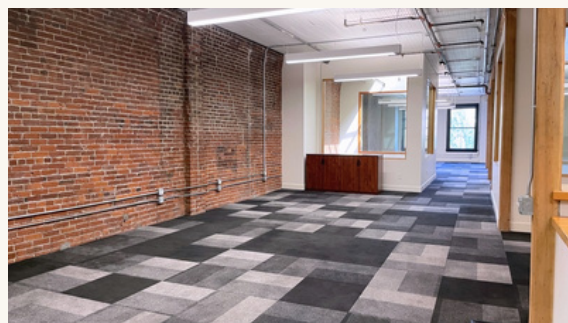
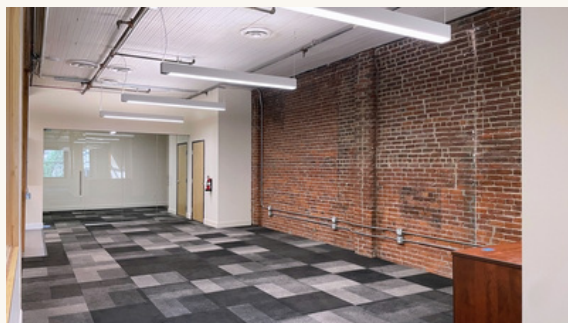
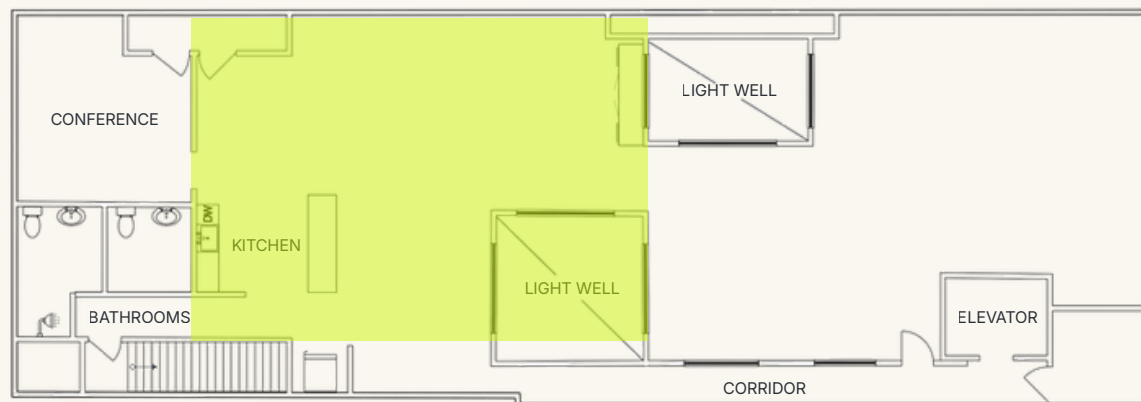
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PICTURES



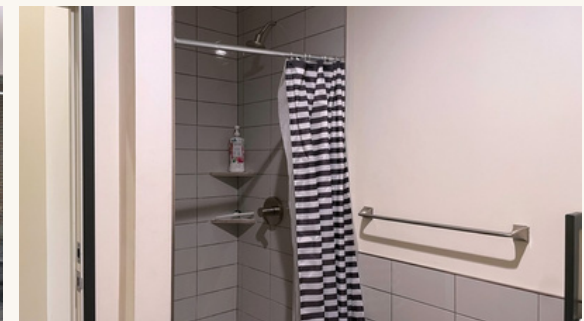
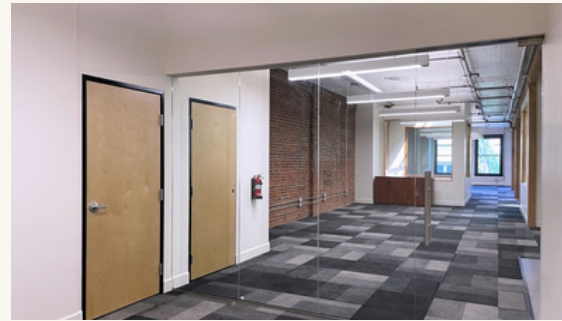
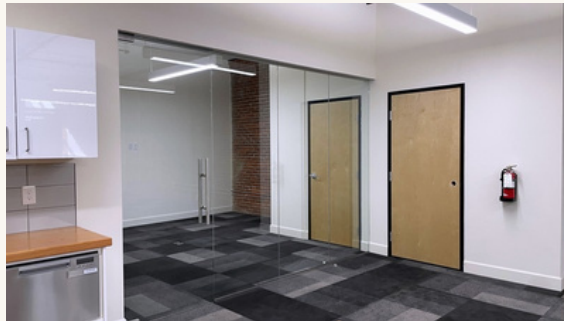
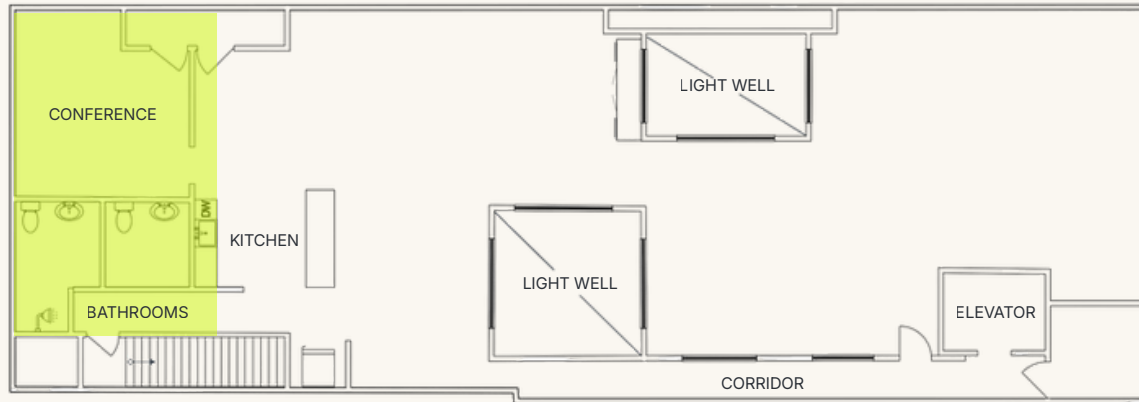
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PICTURES



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PICTURES



A photograph of a modern office interior. The floor is covered in geometric patterned carpet tiles in shades of blue, grey, and white. The ceiling features exposed wooden beams and modern lighting fixtures. Large windows with dark frames are visible in the background. A semi-transparent dark grey banner is overlaid across the middle of the image, containing the text "NEARBY AMMENITIES" in white, bold, sans-serif capital letters.

NEARBY AMMENITIES

827 SW 2ND AVE, PORTLAND, OR

FOOD AND BEVERAGE

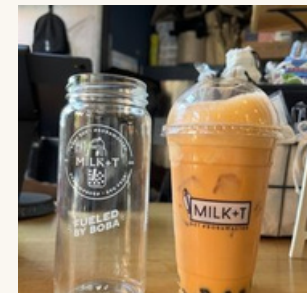


PORTLAND FOOD HALL- LOCATED INSIDE 827 SW 2ND AVE



Tenants get direct access to Portland Food Hall, located right downstairs, with a rotating mix of vendors open seven days a week. There is no need to leave the building for lunch, coffee, or a quick bite between meetings!

- **Kizuki Ramen & Izakaya:** Japanese ramen, izakaya dishes, and a full bar. A downtown favorite for a hearty lunch or an after-work drink.
- **Curry Naan:** Indian cuisine. Fresh curries and naan made to order.
- **Moosubi:** Hawaiian musubi and shaved ice. A quick, island-inspired bite that's easy to grab and go.
- **Milk+T:** Boba, specialty teas, and desserts. An easy afternoon pick-me-up without leaving the building.
- **BEST Coffee:** Coffee and espresso beverages. Steps from the elevator for a morning coffee run or a pre-meeting espresso.
- **Magico:** Mexican cuisine. Fresh tacos, burritos, and more for a quick lunch or dinner.



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FOOD AND BEVERAGE



RESTAURANTS AND COFFEE SHOPS WITHIN THE IMMEDIATE AREA

Lúc Lắc Vietnamese Kitchen: Vietnamese cuisine and cocktails

835 SW 2nd Avenue

Q Restaurant & Bar: Contemporary American dining and cocktails

828 SW 2nd Avenue

40 LBS Coffee Bar: Coffee, breakfast, light meals and beverages

824 SW 2nd Avenue

Bangkok Palace: Thai cuisine

300 SW Taylor Street

Chipotle Mexican Grill: Fast-casual Mexican food

240 SW Yamhill Street

Dragonwell Bistro: Chinese cuisine

735 SW 1st Avenue

Bottle + Kitchen: American dining, seafood and cocktails

Near SW Morrison Street and the waterfront

Yamhill Pub: Neighborhood bar

223 SW Yamhill Street

Paddy's Bar & Grill: Irish pub, lunch, dinner and cocktails

65 SW Yamhill Street

Side Hustle Bar: Sports bar, food and cocktails

327 SW Morrison Street

Punch Bowl Social: Restaurant, bar, games and group entertainment

Pioneer Place

Din Tai Fung: Dumplings, noodles and Taiwanese cuisine

Pioneer Place

Bridge City Café: Sandwiches, soups, salads and quick lunch

Pioneer Place

Raising Cane's: Fast-casual chicken

Pioneer Place

Mayrose: American bistro and bar

545 SW Taylor Street

Pizza Schmizza: Pizza and quick-service lunch

SW Taylor Street

Veggie Grill by Next Level: Plant-based burgers, bowls and salads

SW Taylor Street

Rialto Poolroom Bar & Café: Casual food, bar and billiards

529 SW 4th Avenue

Forte Portland: Coffee, wine and café service

900 SW 5th Avenue

Drip Drop Coffee: Coffee and espresso drinks

932 SW 4th Avenue

HEALTH AND MEDICAL SERVICES



PRIMARY CARE

- One Medical Downtown Portland: Primary care, preventive care and virtual-care access
Near SW 4th Avenue
- Multnomah County health and behavioral-health services: Public health, behavioral-health and community-resource offices
Near SW 4th Avenue
- Outside In Downtown Clinic: Medical and behavioral-health services

DENTAL SERVICES

- Portland Dental Smiles: General dentistry
Near SW 3rd Avenue
- Columbia Square Dental / Gentle Dental: General and specialty dental services
South on SW 2nd Avenue

VISION, CHIROPRACTIC AND WELLNESS CARE

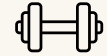
- Eyes on You: Optometry, eye examinations, eyewear and contact lenses
- Blyss Chiropractic: Chiropractic services

**Massage and bodywork providers throughout the downtown office district



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FITNESS AND WELLNESS



- Jewel Yoga PDX: Yoga studio
- Unbound Massage and Movement: Massage, movement and corrective exercise
- The Porter Meditation Spa and fitness center
- The Ritz Carlton Spa
- Revivewell Studio: Personal training gym
- Fuel Yoga Workout: HIIT workouts, Bootcamp, Sculpt Yoga
- Bodybalance Techniques: Personal training, Nutritional counseling
- 24 Hour Fitness Downtown Portland: Full-service gym within a longer downtown walk



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PARKS AND OUTDOOR AMENITIES



- Tom McCall Waterfront Park
- Salmon Street Springs
- Mill Ends Park
- Willamette River waterfront promenade
- Hawthorne Bridge pedestrian and bicycle connection
- Morrison Bridge access
- Pioneer Courthouse Square
- Director Park
- South Park Blocks, within a longer downtown walk



PRINCIPALS ONLY. PROSPECTIVE TENANTS AND THEIR PRINCIPALS ARE ENCOURAGED TO CONTACT US DIRECTLY.



For inquiries, reach out to:

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