

CUSTOMIZED PROFESSIONAL OFFICE SPACES IN LLOYD DISTRICT

Mont Blanc Building 1836 NE 7th Avenue, Portland OR 97212

FOR LEASE



The Mont Blanc Building blends the Irvington neighborhood's historic beauty with bright, open spaces and polished cement floors. Exposed old-growth timbers accent floor to ceiling windows in modern retail, creative office, and commercial kitchens spaces. Aglow with natural light, this mixed-use building offers a distinctly Portland sort of charm: Street Level tenants capture high-visibility retail space in the surging Lloyd District; Upper Level creative and tech offices enjoy a vista over the city; and commercial kitchen and catering spaces house some of Portland's hottest epicureans.

This 35,000 sq. ft. historic building has been sustainably updated for ease of use: You'll have off-street parking options, ADA accessible facilities, luxurious restrooms with a commuter shower, a passenger elevator, and secure bike storage. Close-in Portland, the Mont-Blanc's creative office and retail space for rent lies at the southwestern corner of the Irvington Historical Neighborhood. The old growth timbers are here to stay, but space at the Mont Blanc is going fast. Give us a call today to secure your spot.

Tricia Anderson

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northrimpx.com

819 SE Morrison Street, Ste 110, Portland OR 97214 | [503.525.1925](tel:503.525.1925)

Matthew Schweitzer | matt@northrimpx.com | [503.381.3134](tel:503.381.3134)

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Walk Score



"Walker's Paradise"

Transit Score



"Excellent Transit"

Bike Score



"Biker's Paradise"



SUITE #108

FOR LEASE

Commuter Amenities

- On-site parking available
- Secure bike storage lockers
- Shower facility

Property Details

- Optional storage space available
- Main-floor furnished lobby with modern furniture and artwork
- Overhead doors on the 1st floor
- City views from the 2nd floor
- Passenger elevator
- ADA accessible
- LED lighting
- High-speed fiber internet

Location Details

- Historic Irvington neighborhood near Lloyd Center Mall, Moda Center, and the Convention Center
- Close to bus lines and street car access
- Walking distance to the Broadway Bridge

Demographics (within 1 mile)

- Population (2022): 24,010
- Projected Population (2027): 25,069
- Estimated Average Household Income (2022): \$120,080
- Median Age (2022): 40.36

Daily Traffic Count (within 1 mile)

TOTAL: 77,970

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SUITE #206



SUITE #205



SUITE #103



SUITE #109

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FLOOR PLAN

1st Floor



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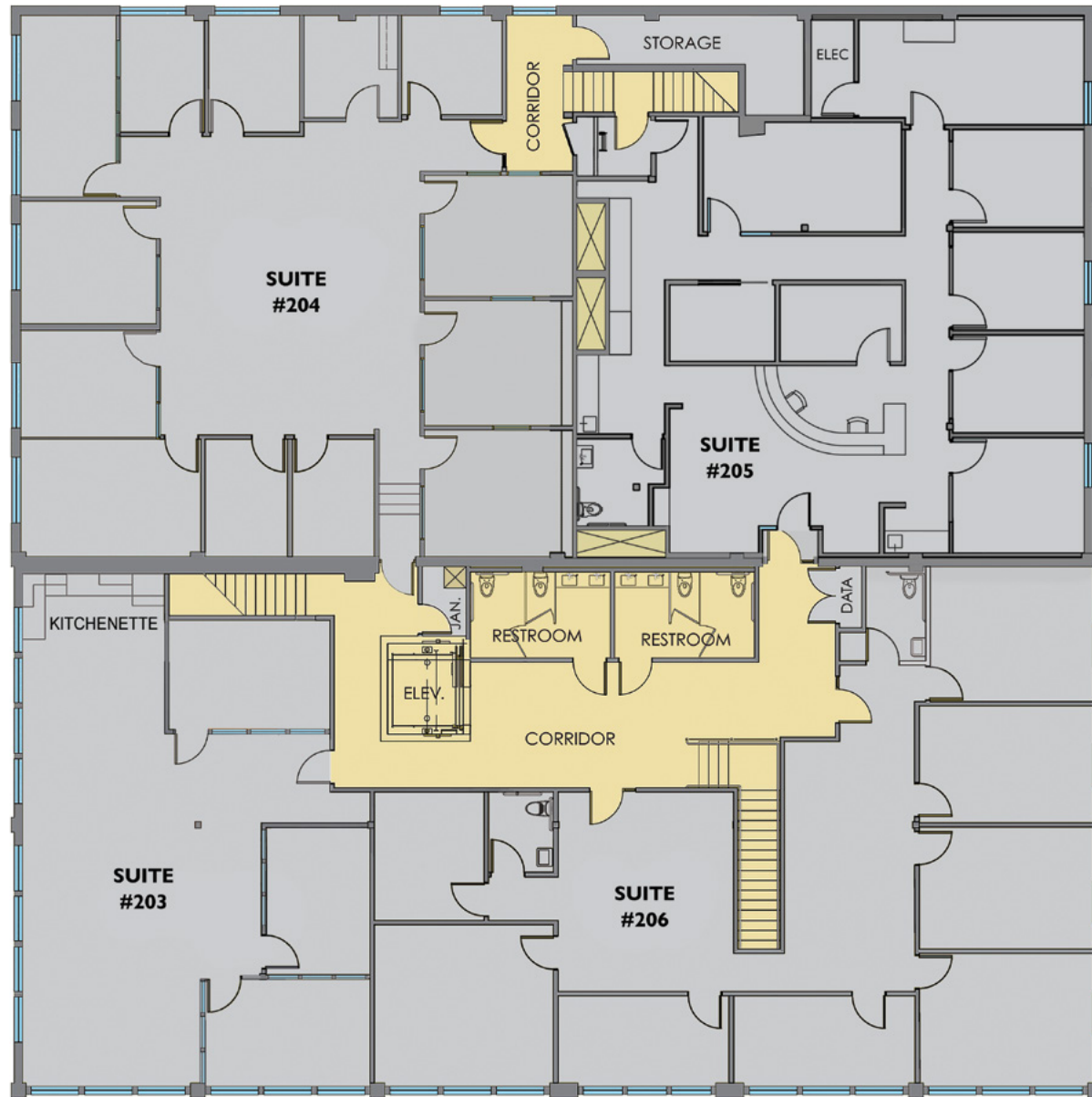
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FLOOR PLAN

2nd Floor



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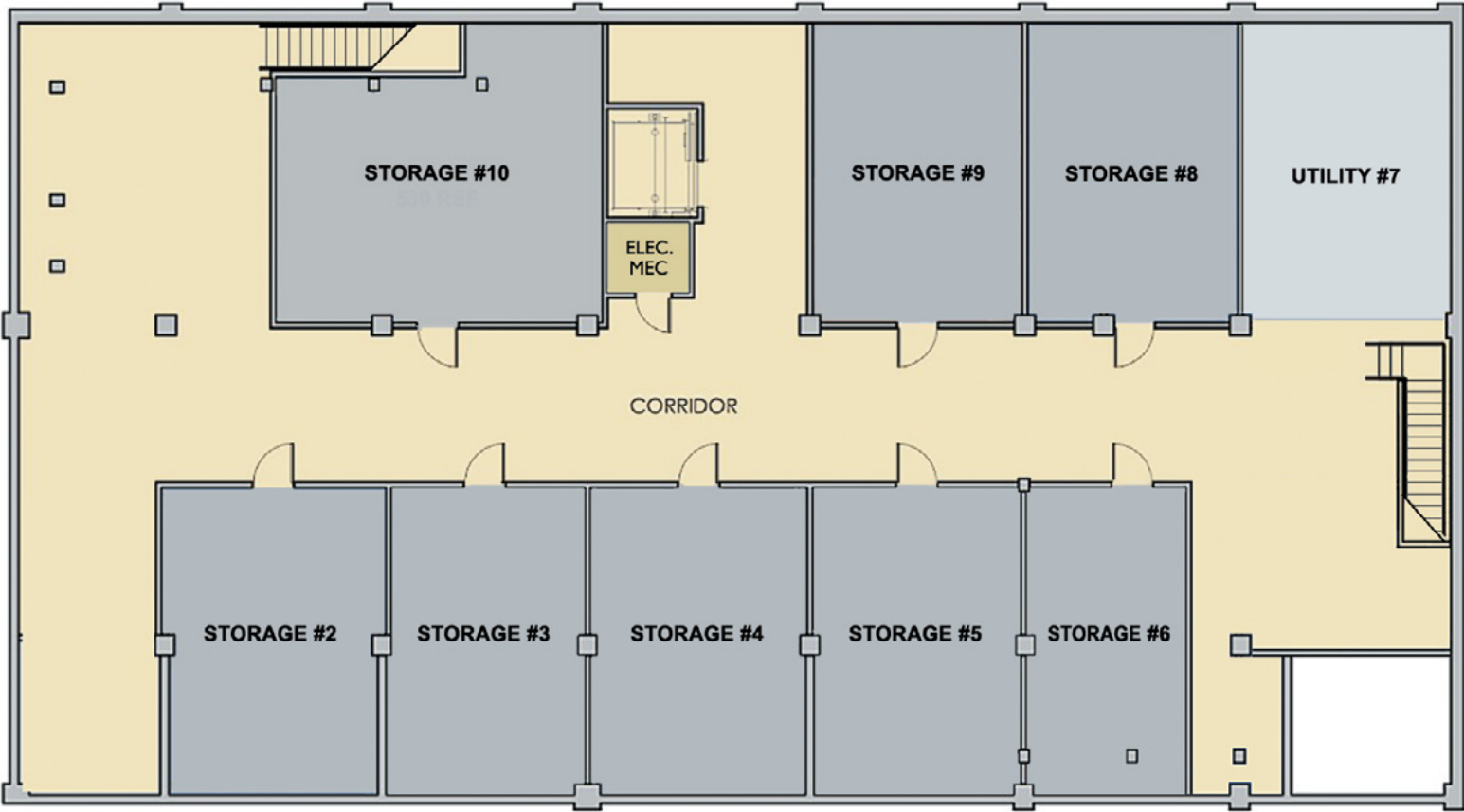


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FLOOR PLAN
Basement



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