

COMMERCIAL PRODUCTION KITCHEN 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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Walk Score



"Walker's Paradise"

Bike Score



"Biker's Paradise"

Transit Score



"Excellent Transit"



KITCHEN #104

Commuter Amenities

- On-site parking available
- Secure bike storage lockers
- Shower facility
- 2,712 RSF fully-equipped commercial kitchen
- Roll-up door for deliveries and loading/unloading
- Renovated in 2016; health department approved
- Provided equipment serviced by landlord
- Main-floor furnished lobby with modern furniture and artwork
- Passenger elevator
- ADA accessible
- LED Lighting

Location Details

- Historic Irvington district 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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Standard Kitchen Features*

- Walk-in cooler
- American range 36" 6-burner range with full-sized oven
- Blodgett gas convection oven
- Pitco gas fryer
- 12' Captive air hood
- Upright low-temp dishwasher
- 1-Compartment sink with drainboard
- (2) 15" Wall mount hand sink with splash guards
- 3-Compartment sink with 18" x 24" tubs and dirty dish table
- 48" Clean dish table
- Krowne wall mount pre-rinse unit
- (2) 30" x 72" Stainless work tables with undershelf

Outfitted by

PITMAN
RESTAURANT
EQUIPMENT

**Kitchen equipment is subject to change;
photos are for illustrative purposes only*



Sample Kitchen
Virtual Tour



tinyurl.com/SampleKitchenAlyeskaA

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3D
Sample Kitchen
Virtual Tour



tinyurl.com/MontBlancKit104



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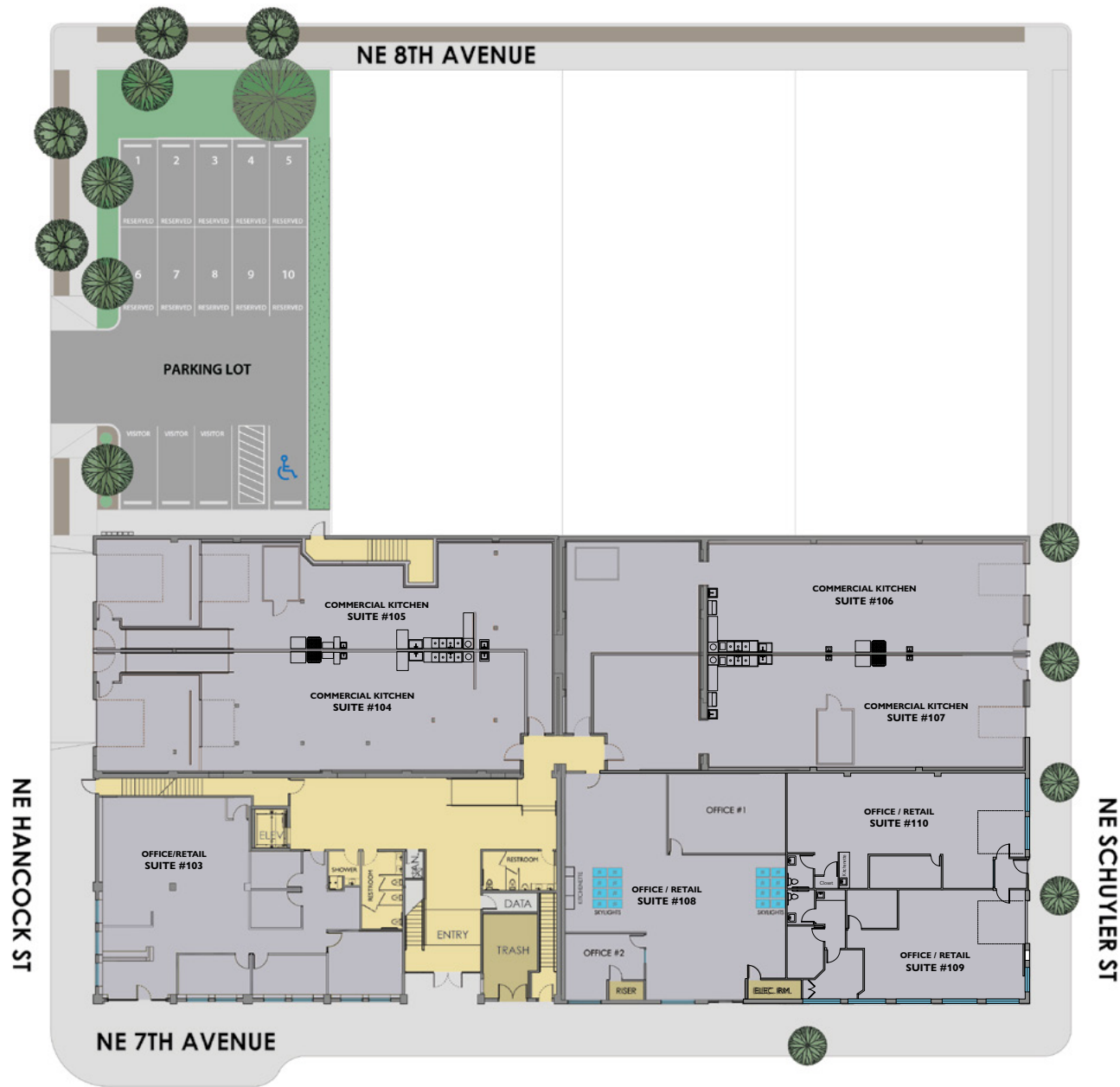
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FLOOR PLAN

1st Floor



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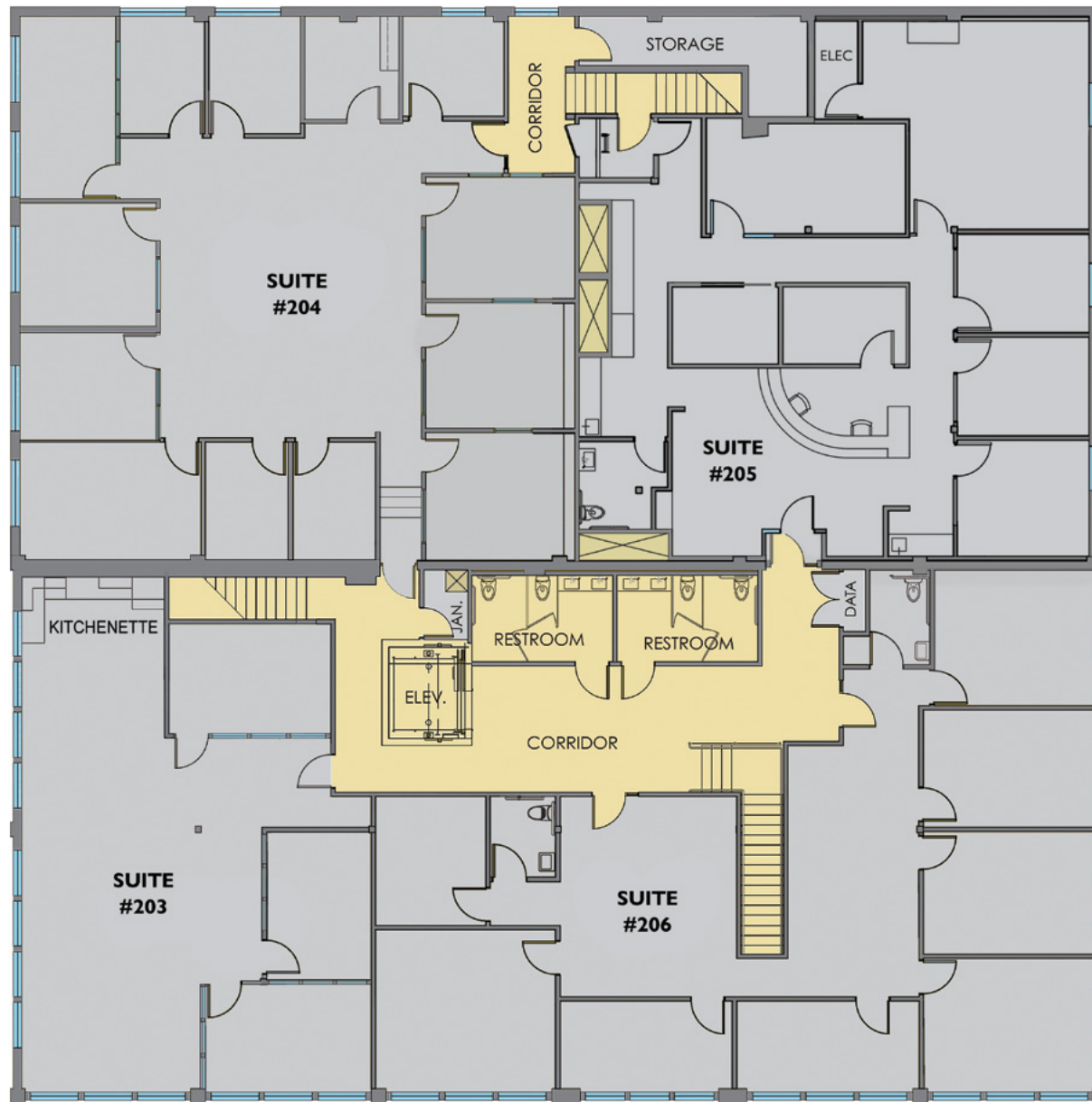
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FLOOR PLAN

2nd Floor



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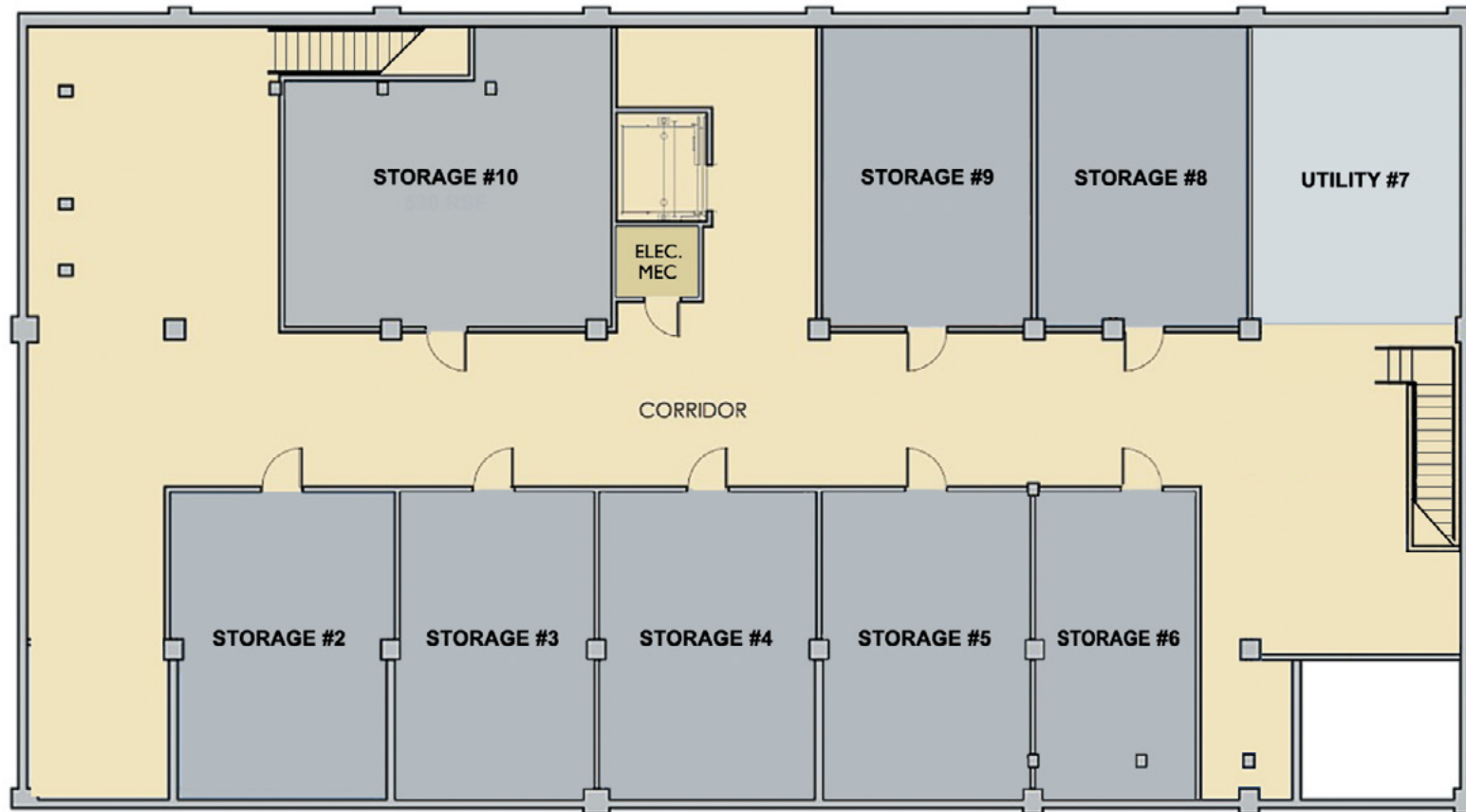
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FLOOR PLAN

Basement



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