

For Lease

438 Northwest Broadway

(Former Boxer Northwest)



Here is a great Leasing Opportunity on Northwest Broadway in between the Pearl District and the rapidly gentrifying Old Town Area.

24,000 sf of total space

Zoned CX (Central Commercial)---
Over 20,000 cars per day.

Divided into 4020 sf of upgraded (carpets/paint) HVAC space on northwest corner that is great for a showroom.

Adjacent space of 20,000 sf of warehouse space.

Upgraded ADA bathrooms
15' ceilings in both spaces.

Extensive Glass Lines in Office/Showroom Area

Multiple Grade Doors into Warehouse Section

Great proximity to downtown; Pearl; Moda Center; Freeways.

Bring your ideas for this flexible and well located property.
Owner willing to invest in TI's for compelling use.

Perfect Location and set-up for a company serving the core and downtown areas of Portland that needs office/showroom and also product or vehicle storage.

Contact Todd DeNeffe



2323 North Williams Ave., Portland, Oregon 97227
cascadecommercial@integraonline.com 503-705-6380



Warehouse Space

20,000 sf / Parking
of 40-50 vehicles

\$1.00 NNN psf
(low Nets)



Showroom / Office Space

4020 sf

HVAC: Great Corner

Exposure: Lots of Glass

\$16.00 NNN

(low Nets)



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OWNER IS MOTIVATED

Will make short term (1 year),
or up to 5 year Leases.

Across from new \$100 million County Health Building:

Train/Bus station and coming soon,
huge redevelopment of Post Office.



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