

633 E POWELL BLVD

GRESHAM, OR 97030

FOR LEASE



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



MATT LYMAN

503.225.8454 (o) | 503.507.4880 (c)

MattL@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

SEPTEMBER 2023

633 E POWELL BLVD

GRESHAM, OR 97030

CONTENTS

Executive Summary	3
Floor Plan	4
Interior Photos	5
Location Overview	6

CONTACT INFO

MATT LYMAN

Vice President, Commercial Properties

503.225.8454 • MattL@norris-stevens.com

NORRIS & STEVENS

900 SW 5TH AVE, 17TH FLOOR

PORTLAND, OR 97204

503.223.3171 | NORRIS-STEVEN.COM



Norris & Stevens

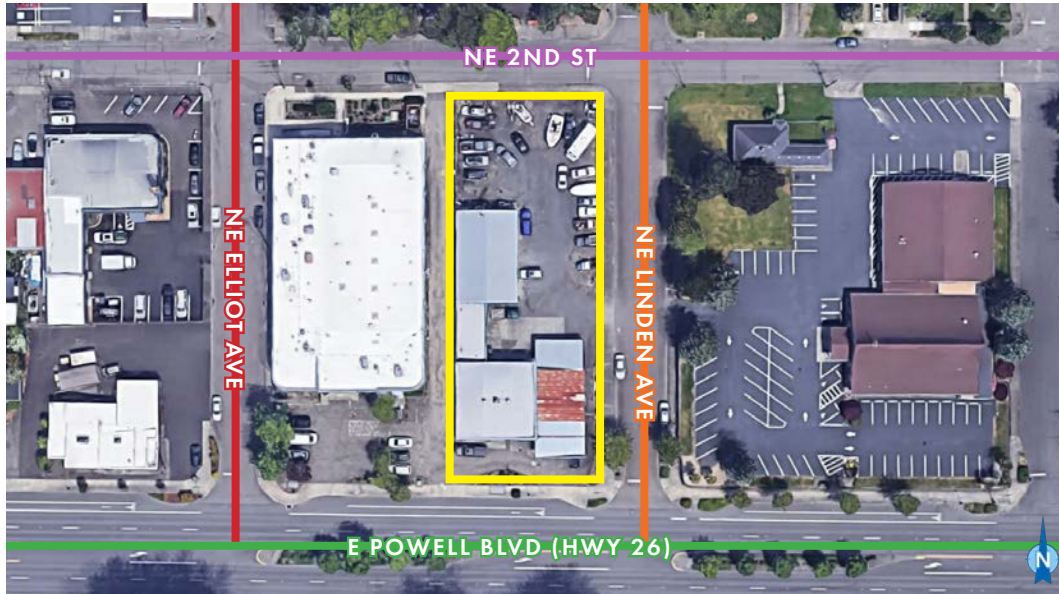
INVESTMENT REAL ESTATE SERVICES



503.223.3171 • NORRIS-STEVEN.COM

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Asking Rate:	\$3,695/Month + \$682 NNN
Address:	633 E Powell Blvd
City/State/Zip Code:	Gresham, OR 97030
County:	Multnomah
Suite Size:	3,165 SF suite made up of 2,405 SF of office and 760 SF of warehouse
Year Built:	1948
Zoning:	DCL

FEATURES

- 2 grade level loading doors
- Yard space available
- A prime location with easy access to major roads, bridges, public transportation, and amenities.
- Updated finishes
- Abundant glassline
- Signage opportunity
- Large retail frontage

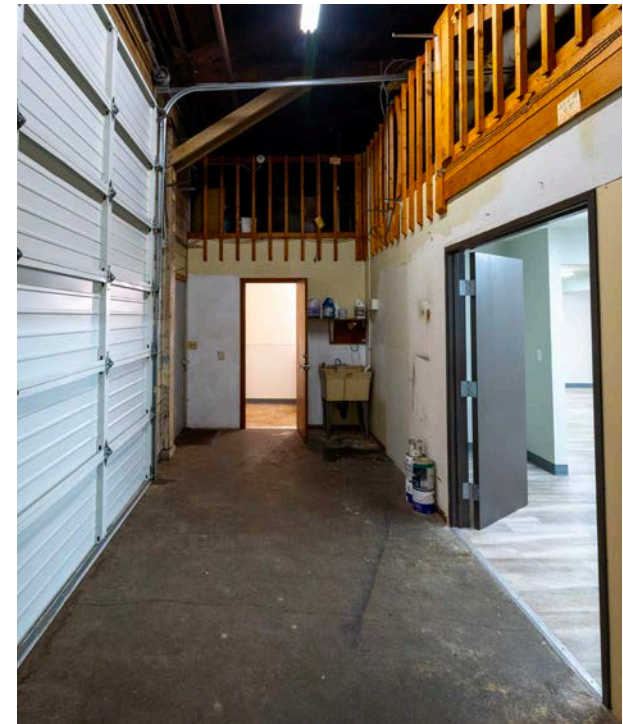
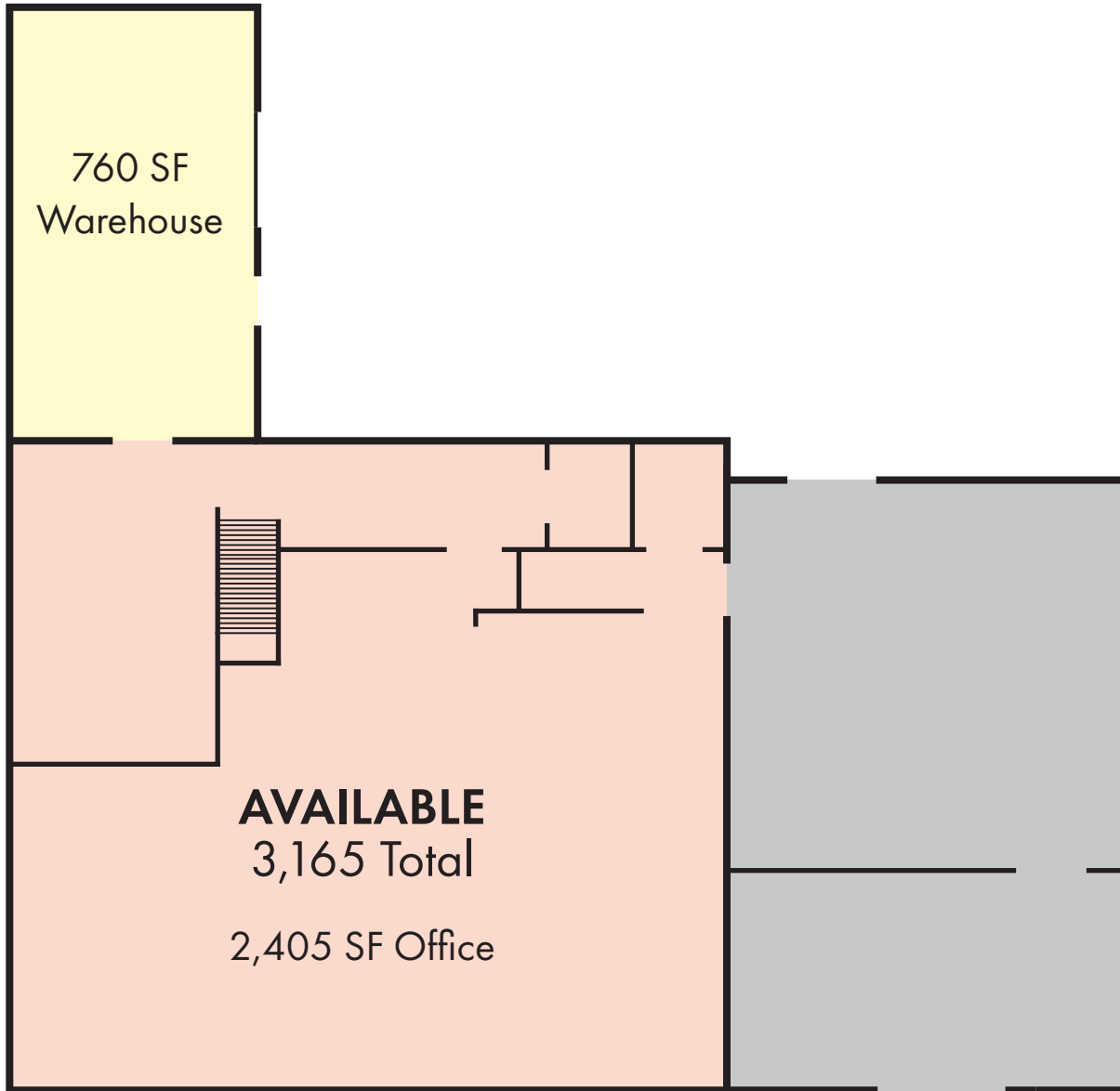


DEMOGRAPHICS

	1 MILE	3 MILES
Population:	15,646	119,370
Households:	6,192	43,486
Median HH Income:	\$63,682	\$78,623
Daytime Employees:	9,167	29,591
Population Growth (2023 - 2028):	- 0.39%	- 0.06%
Household Growth (2023 - 2028):	+ 0.66%	+ 1.00%

FLOOR PLAN

633 E POWELL BLVD | PORTLAND, OR 97214
FOR LEASE



Norris & Stevens

INVESTMENT REAL ESTATE SERVICES

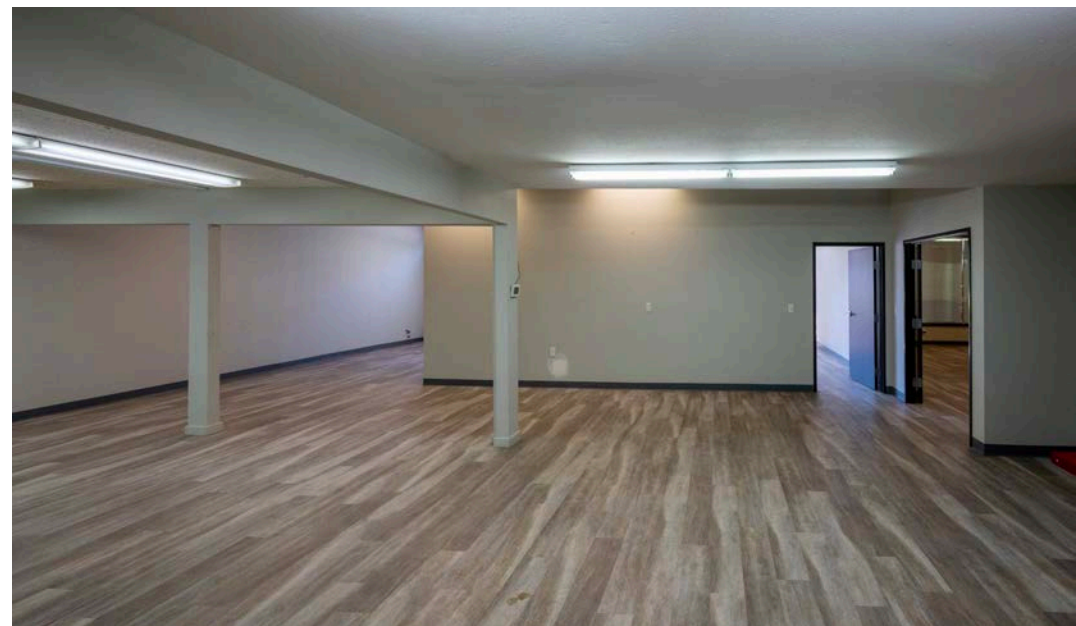


503.223.3171 • NORRIS-STEVENS.COM

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

INTERIOR PHOTOS

633 E POWELL BLVD | PORTLAND, OR 97214
FOR LEASE



Norris & Stevens

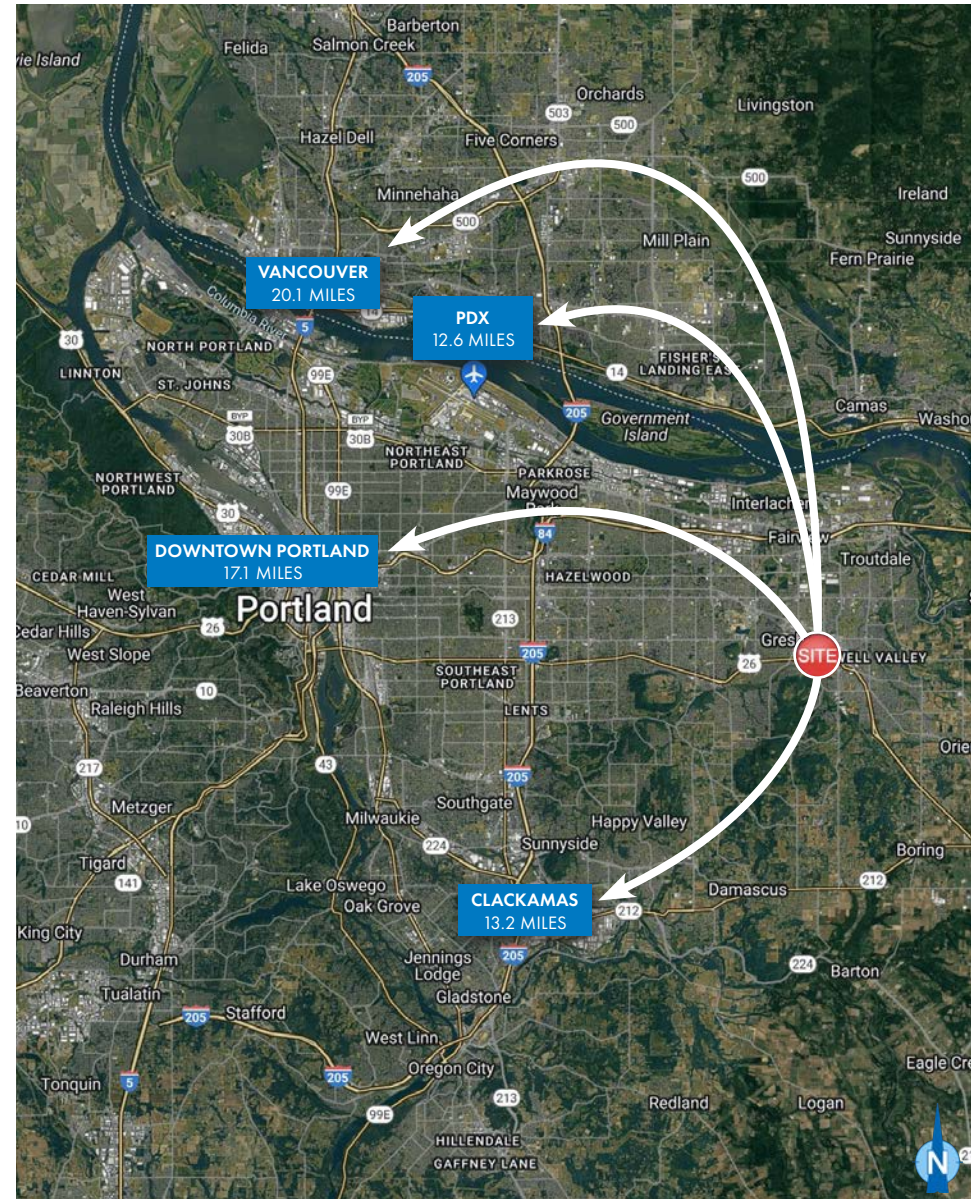
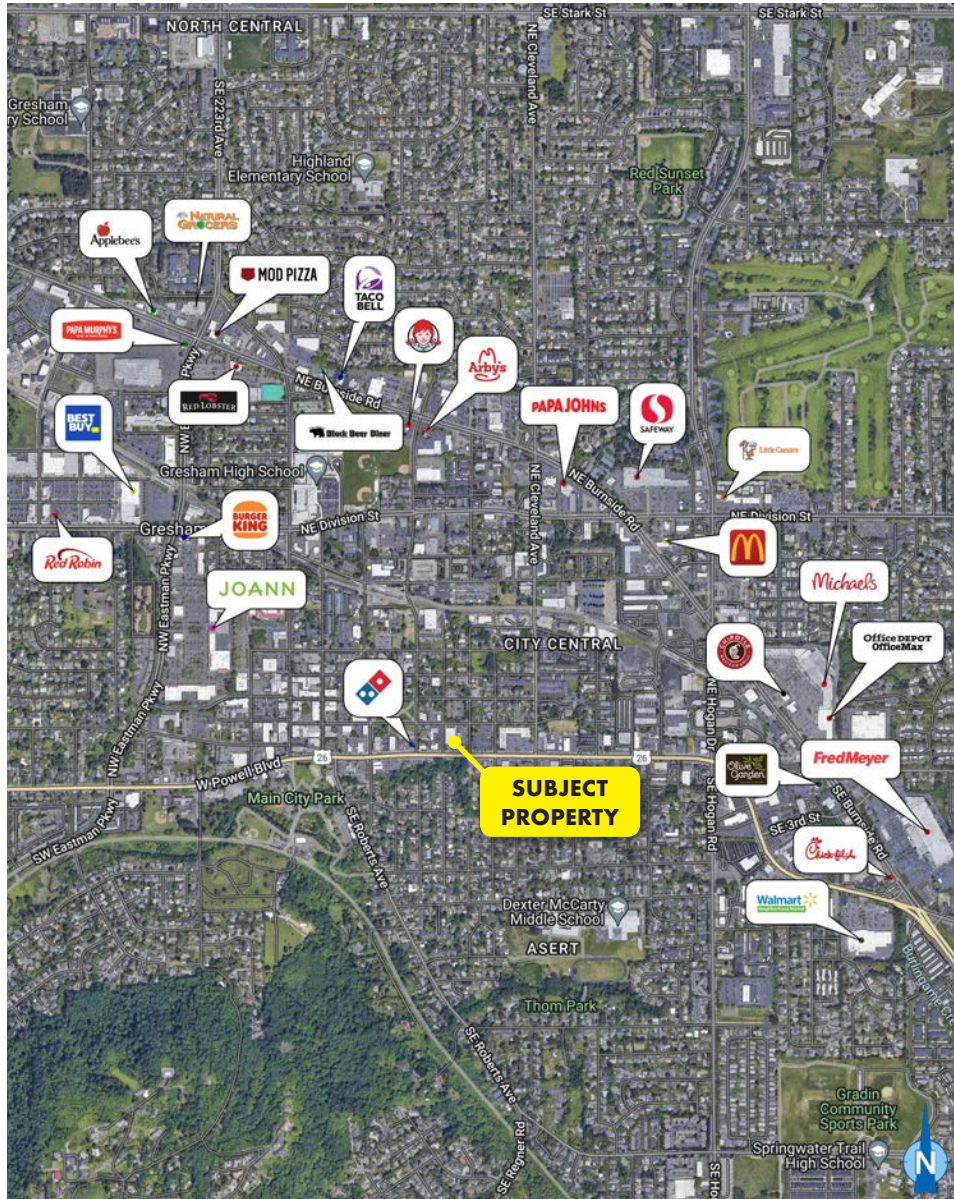
INVESTMENT REAL ESTATE SERVICES



503.223.3171 • NORRIS-STEVENS.COM

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

LOCATION OVERVIEW





Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



900 SW 5th Ave, 17th Floor • Portland, OR 97204
503.223.3171 • www.norris-stevens.com

MATT LYMAN

503.225.8454 (o) | 503.507.4880 (c)

MattL@norris-stevens.com

Copyright © 2023 Norris & Stevens, Inc. Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.