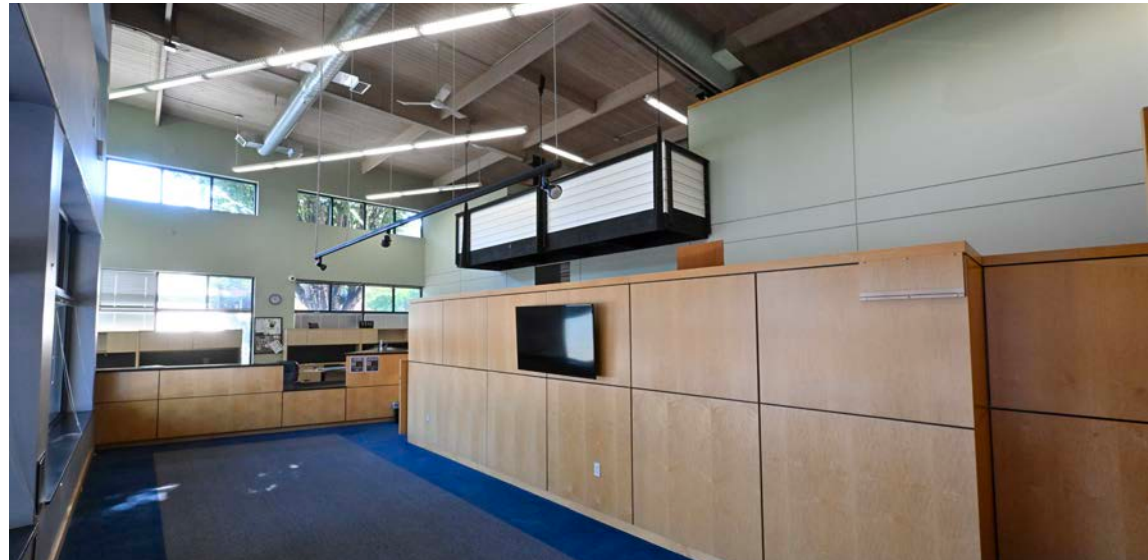


1644 E BURNSIDE ST

FOR SALE



CREATIVE OFFICE | RETAIL | FLEX OPPORTUNITY IN THE HEART OF PORTLAND'S EASTSIDE

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.

AUGUST 2025

EXECUTIVE SUMMARY

An exceptional owner-user or investment opportunity located in the vibrant Central Eastside Industrial District. This well-maintained building features dramatic open workspaces, high ceilings, exposed wood beams, private offices, mezzanine space, a secured lot, and rare on-site parking

PROPERTY FEATURES

- Modern build with architectural appeal
- Secured gated lot
- Mezzanine level office with conference room
- Kitchenette & updated ADA restrooms with shower
- Private offices and open bullpen areas
- Fiber optic internet available
- Minutes to downtown, I-84, I-5

LOCATION HIGHLIGHTS

Strategically positioned on E Burnside with excellent visibility and easy access to Portland's core, major transit routes, and nearby food, drink, and retail amenities. Walkable, bikeable, and highly connected.

PROPERTY SUMMARY

Size:	± 6,524 SF
Zoning	CM2 (City of Portland)
Lot Size:	± 9,000 SF
Year Built:	1999
Parking:	On-site secured surface parking
Occupancy:	Delivered vacant
Asking Price:	\$2,250,000

PROPERTY PHOTOS



1644 E BURNSIDE ST. | PORTLAND, OR 97214
FOR SALE



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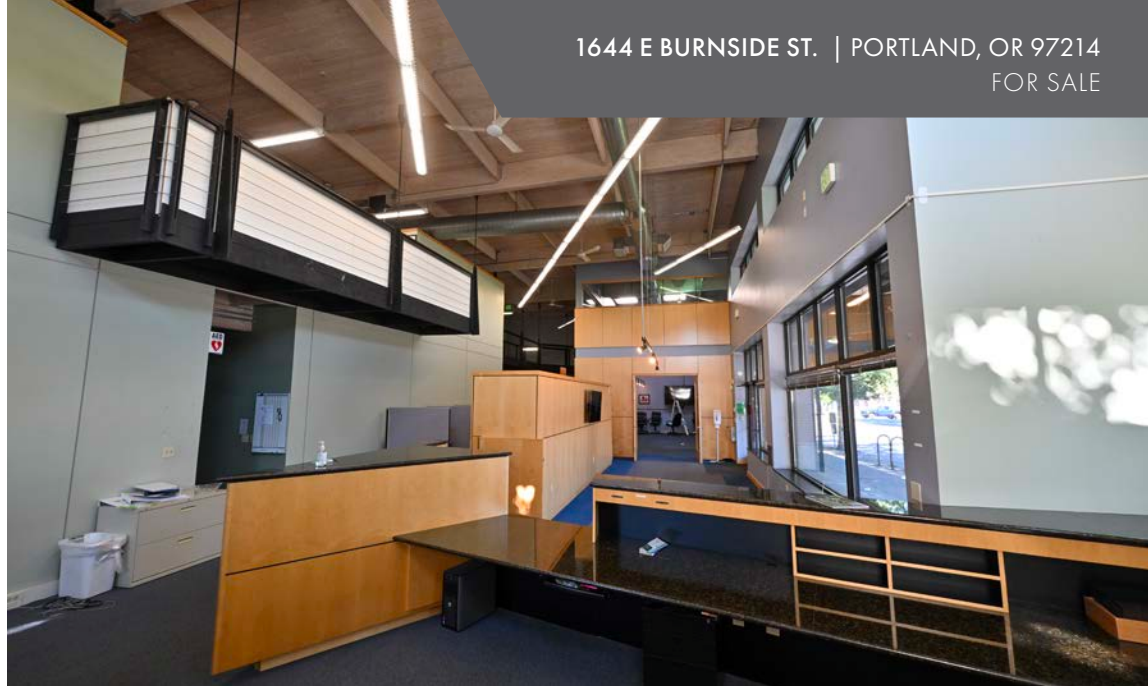
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PROPERTY PHOTOS



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LOCATION OVERVIEW

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E BURNSIDE ST

± 7,200 VPD

SE 17TH AVE

DEMOGRAPHICS

1 MILE 3 MILES

Population	31,807	225,688
Households	18,696	128,541
Median Age	35.8	38.5
Median Household Income	\$79,363	\$101,562

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