

## 1,657 s.f. Class "A" Retail Space for Lease Downtown 1233 SW 10th Ave., Portland (Eliot Tower)



### Features:

- High visibility location on SW 10th Ave., ¼ block from the downtown Safeway entrance.
- On the streetcar line with the Portland Art Museum stop right across the street.
- Walking distance to PSU, the Cultural District, and many new developments including Eliot Tower (223 units), the Benson Tower (143 units/'07), Museum Place and Ladd Tower.
- Quality co-tenants: Umpqua Bank, Portland Art Museum and Boyd Coffee Co.
- 18'5" ceiling, entrance canopy for signage, 2 shared (already finished) ADA bathrooms, sidewalk tables and heat/steam venting allowed for restaurant use.
- Optional secure, heated 569 s.f. storage room with 17'+ ceiling available.
- Full height mezzanine up to 710 s.f. can be added to the space.

### Rate/Terms:

\$25 – 29 /s.f. NNN for the 1,657 s.f. retail space and \$9 /s.f. NNN for the optional 569 s.f. storage room, depending on term length and tenant improvement allowance.



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*Commercial & Investment Property Services*

*For more information, please contact:*

Peter Huszagh, *Principal Broker*

Ph: 503.226.1680 ♦ Fax: 503.525.9152

pdxre@yahoo.com ♦ www.prhcommercial.com

# Eliot Tower Plan

Retail Unit A-2 (1,657 s.f.) and  
Retail Storage Unit B-3 (569 s.f.)

