



FOR LEASE

BLACKBURN BUILDING | 1,277 SF
Coffee / Cafe Space
25 NE 122nd Ave @ Burnside, Portland, OR 97230



AVAILABLE
JULY 2019

PROPERTY HIGHLIGHTS

- High visibility corner - Traffic ADT:
Burnside - 26,871 (2017); 122nd - 23,967 (2017)
- Adjacent to 122nd & Burnside MAX station
- New construction mixed use building
- 33,000 SF clinic with ±100 FTE in bldg
- 175 residential units in building
- Earth Advantage Gold Certified
- Available July 2019

*** CALL FOR RATES**

DEVELOPER

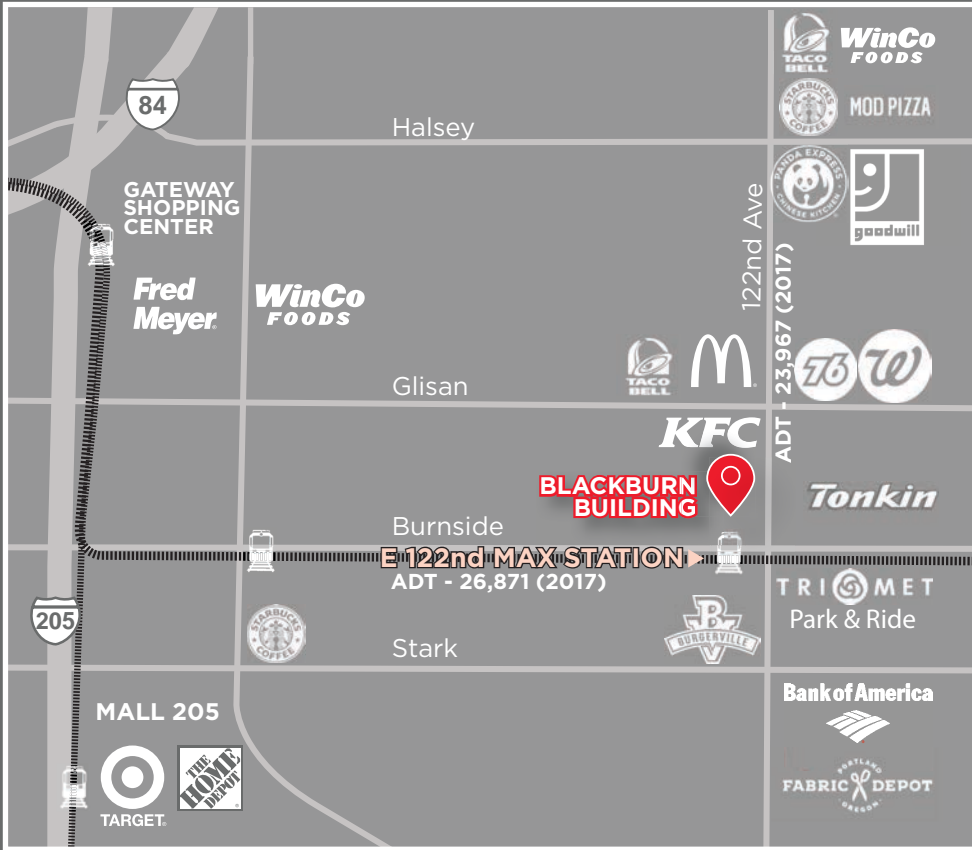


ARCHITECT



ANNE HECHT
Director, Retail Services
+1 503 279 1721
anne.hecht@cushwake.com
Licensed in Oregon

200 SW Market St, Suite 200
Portland, Oregon 97201
main +1 503 279 1700
fax +1 503 279 1790
cushmanwakefield.com



Good Transit
Many nearby public transportation options



Very Bikeable
Flat as a pancake, excellent bike lanes



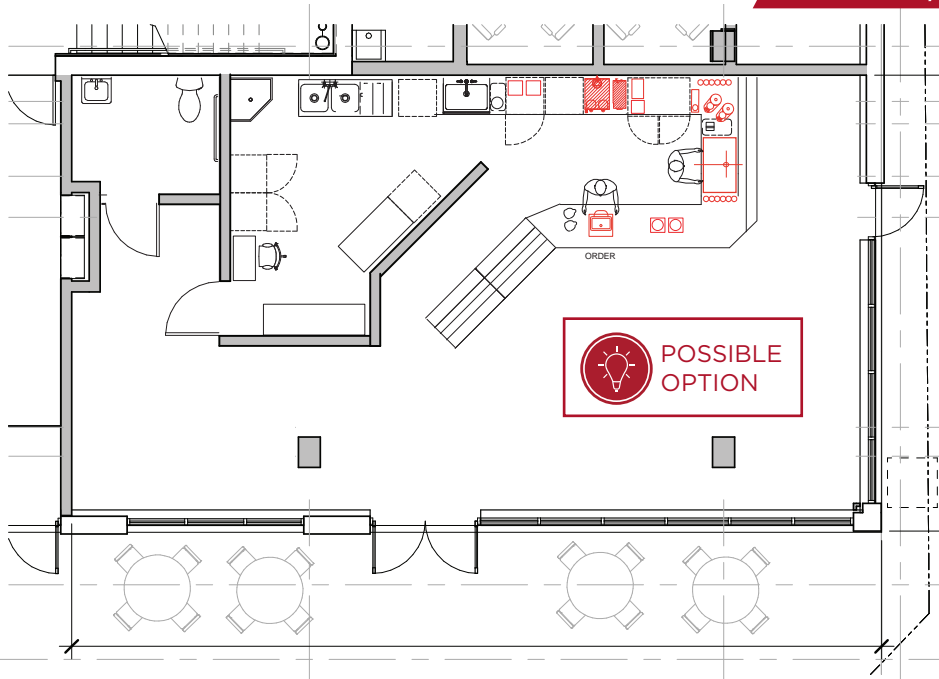
Very Walkable
Most errands can be accomplished on foot

Demographics

	1 mile	3 mile
Population	23,663	187,562
Households	8,991	69,381
Med Income	\$46,340	\$50,352
Daytime	8,854	63,972

BLACKBURN BUILDING | 1,277 SF Coffee / Cafe Space

25 NE 122nd Ave @ Burnside, Portland, OR 97230



The **BLACKBURN BUILDING** and Eastside Health and Recovery Center is a six-story building that includes a health care facility, pharmacy, and **commercial space**.

With 51 units of respite care transitional housing and 10 units of palliative care housing, the clinic will serve about **3,000 patients annually**. Additionally, the building will have 80 units of transitional low-income single room occupancy and 34 studios of permanent housing.

**COFFEE BAR
FLOOR PLAN A**
Other options possible

ANNE HECHT
Director, Retail Services
+1 503 279 1721
anne.hecht@cushwake.com