

FOR SALE

URBAN
WORKS

PLEASE DO NOT DISTURB CURRENT TENANTS



1605 NE BROADWAY

CREATIVE OFFICE / WELLNESS

CHARLOTTE LARSON | 503.228.3165 | clarson@urbanworksrealestate.com
urbanworksrealestate.com

SUMMARY

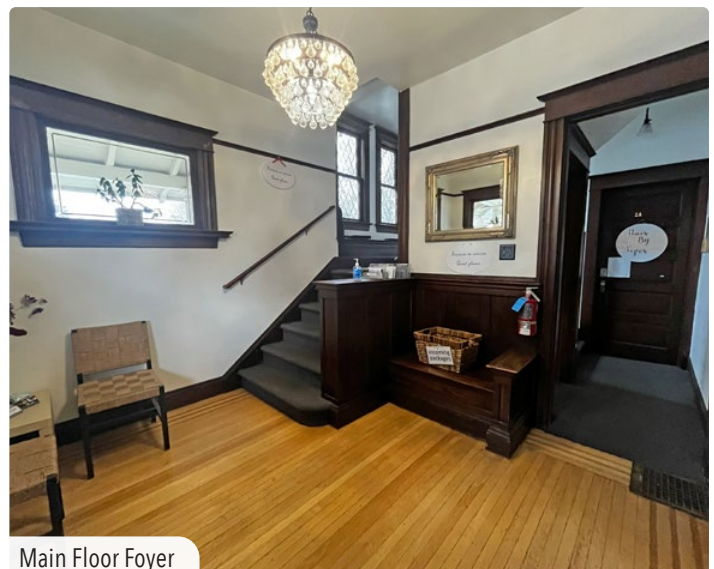


Address	1605 NE Broadway
Building Size	3,447 SF
Lot Size	4,500 SF
Zoning	CM2
Use	Creative Office / Wellness
Year Built	1900
Layout	Nine (9) individual office / wellness suites
Income & Expense Statement	Available upon request 100% Leased
The Opportunity	Commercially zoned house and

shop space converted to nine stunning office/wellness suites. Featuring beautiful, historic building details and abundant natural light and windows throughout, this turn key and low maintenance property in the heart of NE Broadway St provides a great long term investment and/or owner user opportunity.



Historic Building Detail

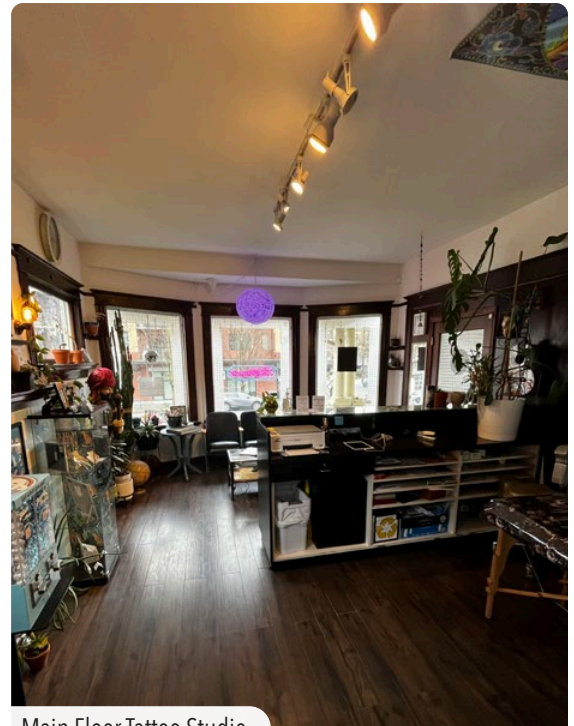


Main Floor Foyer

SUITE PHOTOS



Freestanding Retail Space



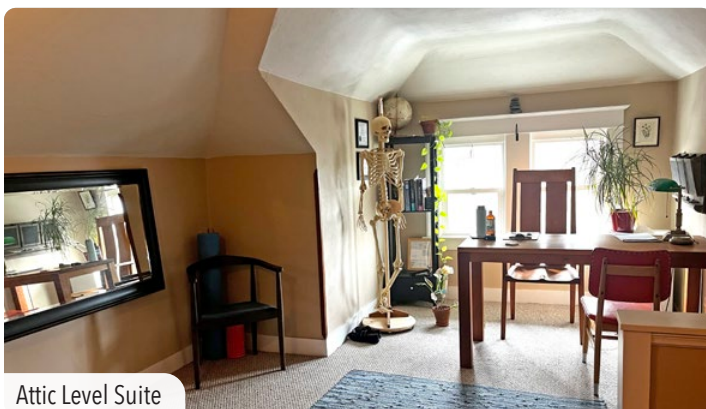
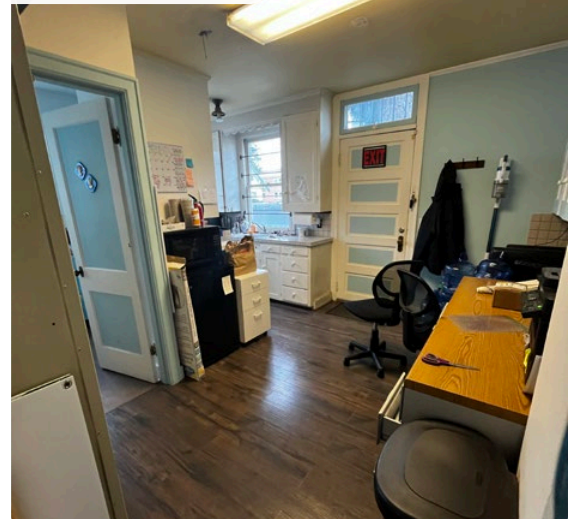
Main Floor Tattoo Studio



Main Floor Salon Space



Bathroom (1 of 3)



Attic Level Suite



Attic Level Suite

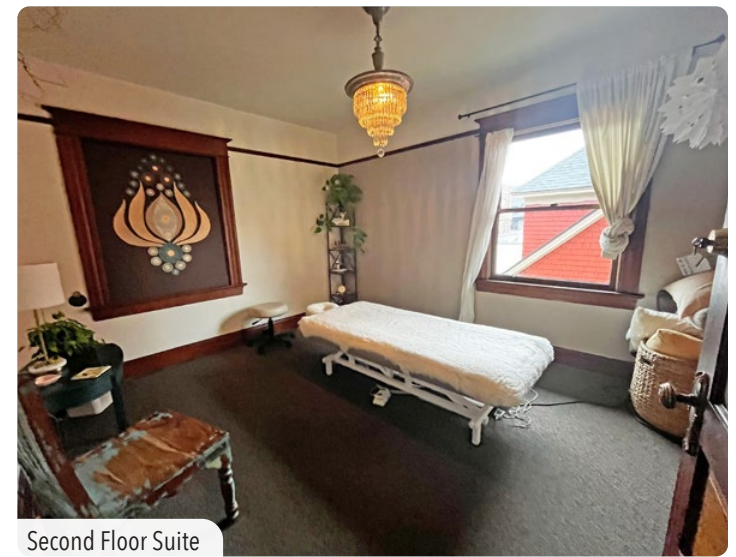
SUITE PHOTOS



Second Floor Double Room Suite



Second Floor Suite



Second Floor Suite



Second Floor Suite



Lower Level Suite

NEIGHBORHOOD

URBAN
WORKS

Demographics	¼ Mile	½ Mile	1 Mile
2024 Population	3,205	7,949	29,400
Total Employees	1,500	11,377	31,935
Total Businesses	300	1,035	3,278
Median Household Income	\$90,791	\$105,217	\$102,781
Median Age	40.8	40.4	38.4
Any College	84.4%	86.5%	87.1%



Kitchen Kaboodle



Aztec Willie's



Cadillac Cafe



McMenamins



Peet's

