

# For Sale or Lease

1935 N Argyle St | Portland OR

**4% Fee to Buyer's RE Broker**

**9,040 SF Mixed Use - Office, Retail, or Warehouse**

(Divisible to 3 potential tenants)

**WRIGHT COMMERCIAL**  
REAL ESTATE SERVICES

Contact Will Wright  
503-335-3300  
will@wrightcommercial.com





## Property Summary

Address:	1935 N Argyle St. Portland OR 97217
Building Size:	9,040 SF (Will Divide)
Lot Size:	9,100 SF
Truck Loading	1 Grade Level 1 Dock High
Ceiling Height	8' – 12' clear
Electric Power	+400amp, 240V, 3ph
Lighting	New LED throughout
Zoning	CM2 (Broad range of uses)

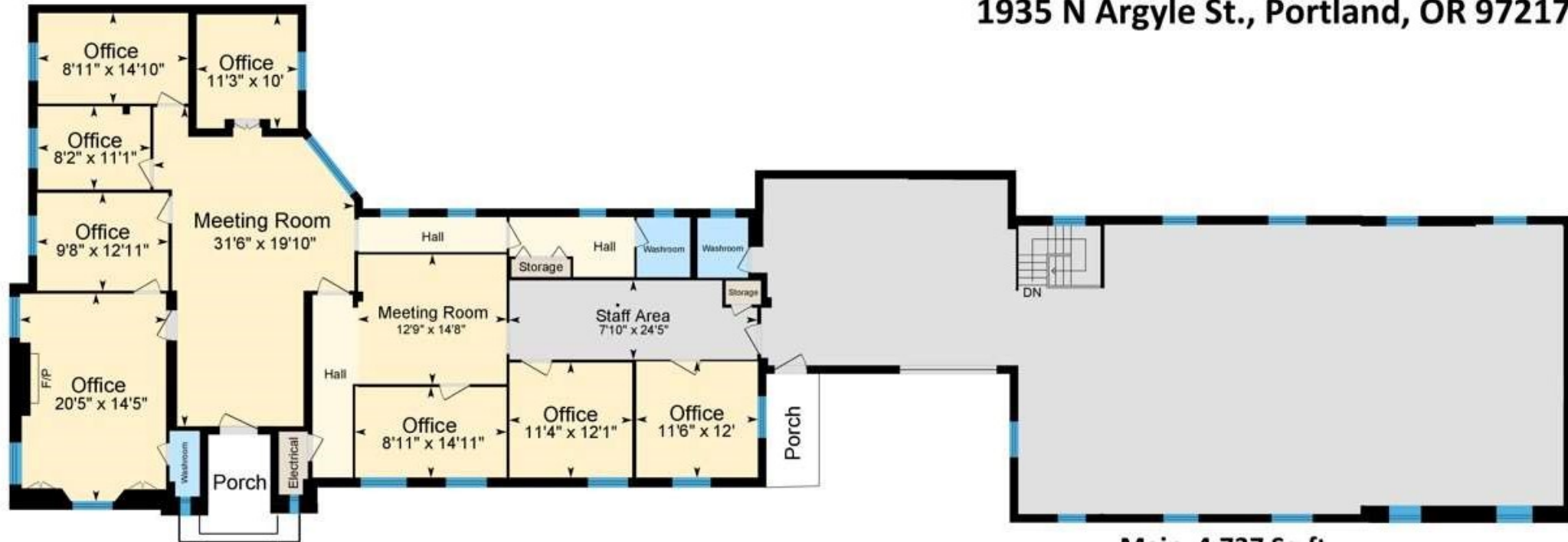
Lease Rate  
**New Price!**

**\$1.20/SF/Mo.+NNN's**  
**\$1,498,200.00 (\$165/sf)**

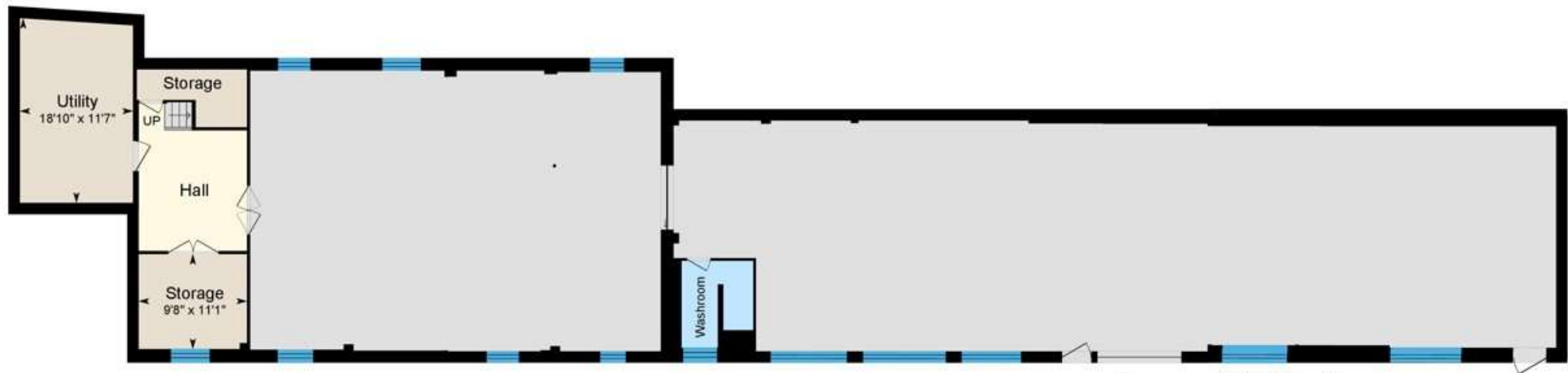


Although we obtained the information above from sources we believe to be reliable, we make no guarantee about its accuracy. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your legal advisors should conduct your own investigation of the property before transaction.

1935 N Argyle St., Portland, OR 97217



**Main 4,737 Sq ft**



**Lower 4,303 Sq ft**  
(Fin. + Unfin.)





Walk  
Score

81

Very Walkable.  
Great restaurants along N Denver!



Bike  
Score

93

Biker's Paradise.



Transit  
Score

80

MAX & Bus Access!  
MAX Station across the street.

