

IVY INDUSTRIAL PARK

WAREHOUSE/OFFICE

FOR LEASE

1703 NE ARGYLE STREET, PORTLAND, OR 97211

For more information:

GARY N. HUNTER, CCIM

Principal | Managing Broker

☎ 425.541.8880 | 📠 425.301.7777

hunter@cfrenw.com

CFRE

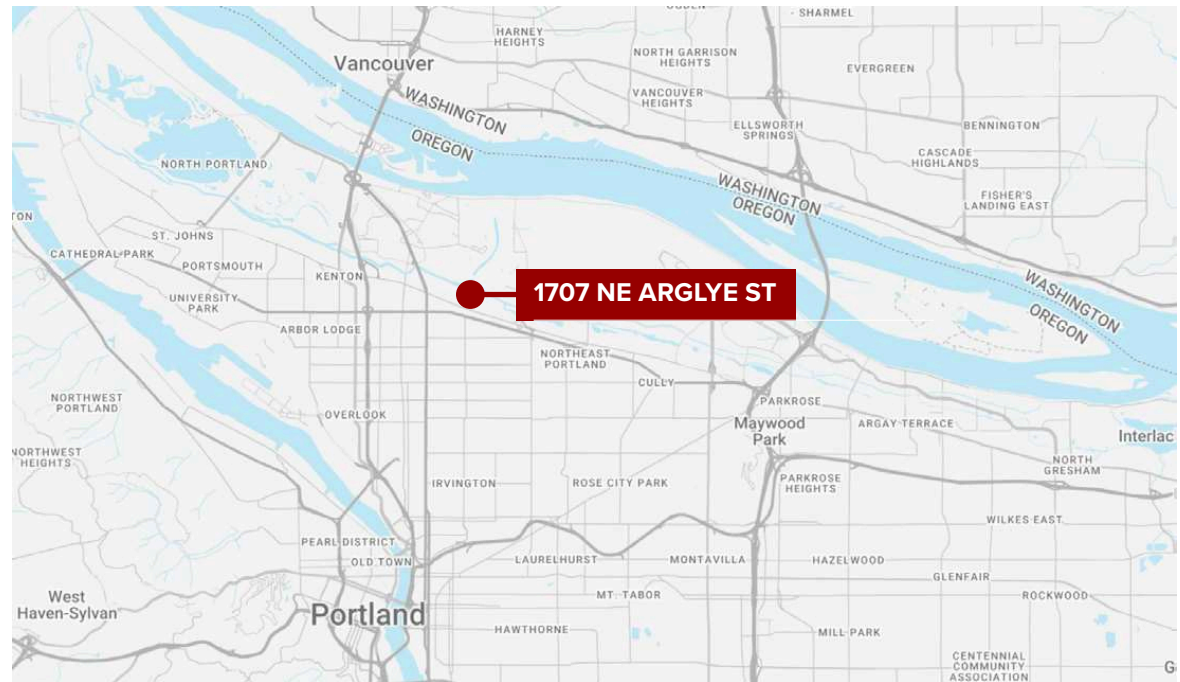
COMMERCIAL REAL ESTATE

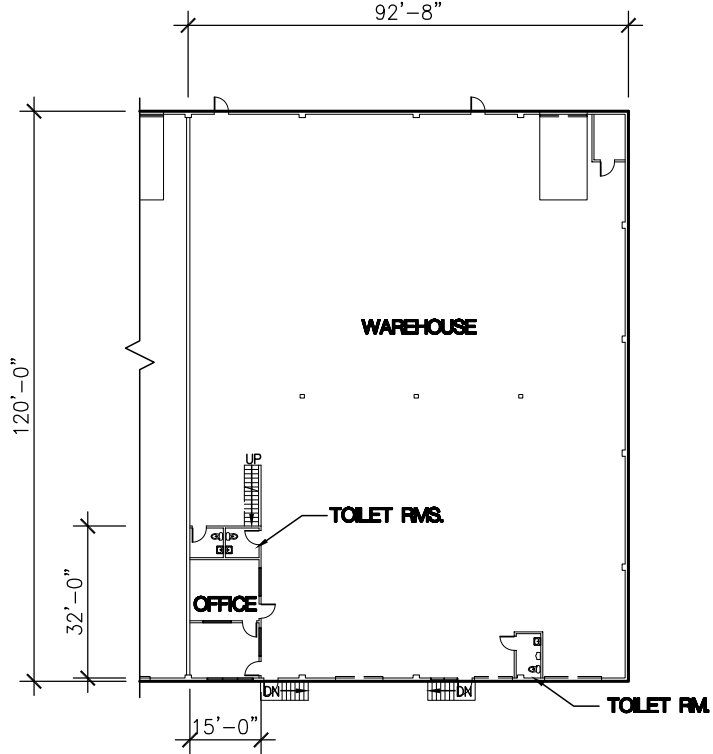
LEASE OFFERING

AVAILABLE SPACE	1707-1709 SPACE 3
AVAILABLE SF	11,335 SF
LEASE RATE	\$12.25 / SF + NNN
NNN EXPENSES	\$7.00 / SF
LEASE TYPE	NNN
LEASE TERM	NEGOTIABLE

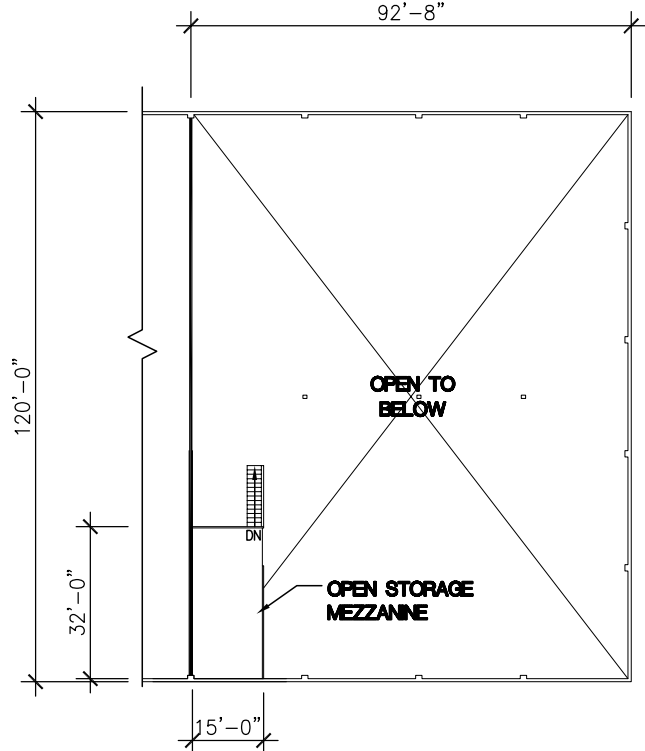
SPACE FEATURES

Warehouse / Office Space
Space Includes Mezzanine Area
Blended Lease Rate of \$0.67 PSF
Heart of Prime Industrial/Distribution Area
Minutes from Downtown Portland
Three (3) Restrooms
Four (4) Roller Doors: 2 x Dock High 2 x Ramp
Clear Height: 22'
HVAC Updated Exterior
Lighted Parking Lot
Truck Turnaround Area
• Easy Access To: Interstate-5 US-Route 30 NE Columbia Blvd & NE Marine Dr Oregon Route 99E





1703 NE ARGYLE ST.
 TENANT SPACE 3 - GROUND LEVEL
 RENTABLE AREA: 10,867 SF



1703 NE ARGYLE ST.
 TENANT SPACE 3 - MEZZANINE LEVEL
 RENTABLE AREA: 468 SF

1703 NE ARGYLE ST.
 TENANT 3 RENTABLE AREAS

GROUND LEVEL:	10,867 SF
MEZZANINE LEVEL:	468 SF
TOTAL:	11,335 SF





Business Key Facts 1707 NE Argyle St, Portland, Oregon, 97211 | Rings: 1, 2, 3 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

1 mile

478

Total Businesses

7,107

Total Employees

\$2.19B

Total Sales

5.5%

Unemployment Rate

Largest Businesses in Area

25*

100 or More Employees

25*

\$10M+ Annual Sales Vol

Most Employees

Portland International Airport-PDX	Independent	4,000
------------------------------------	-------------	-------

Highest sales volume

Portland International Airport-PDX	Independent	\$589M
------------------------------------	-------------	--------

Daytime Population

1 mile



10,304

Total Population



11,679

Total Daytime Population

Ratio of daytime to total population:

1.13

Values > 1.0 mean that more people come to the area during the day than live there.



Urban Vicinity

Dominant Urbanicity Type

1 mile



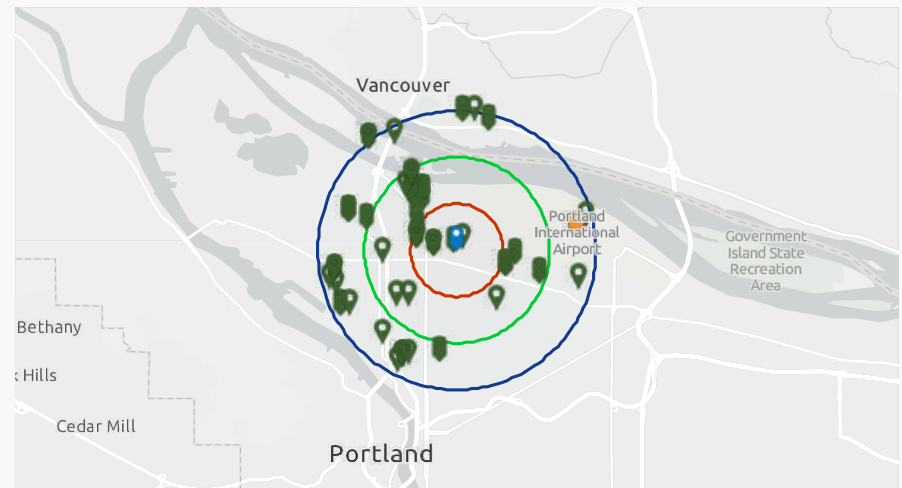
6.0

Avg Number of Employees



152

Total Businesses Per Square Mile



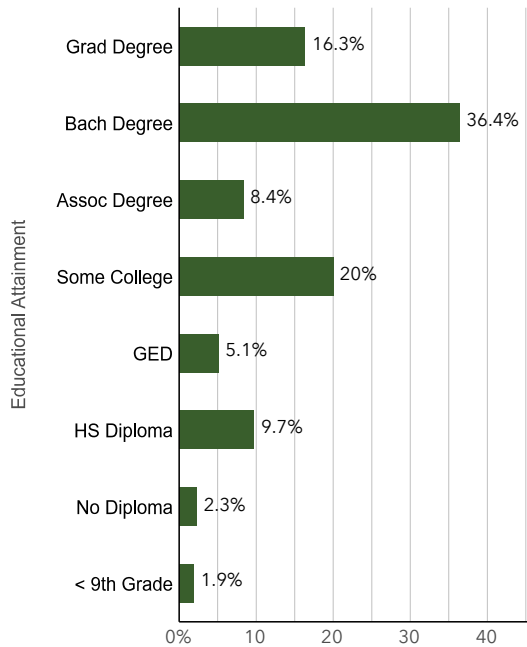
Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

Business Key Facts | 1707 NE Argyle St, Portland, Oregon, 97211 | Rings: 1, 2, 3 mile radii



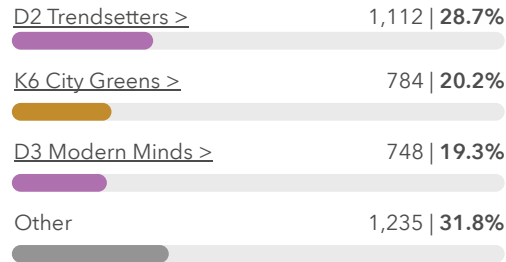
About the Workforce

1 mile



Tapestry

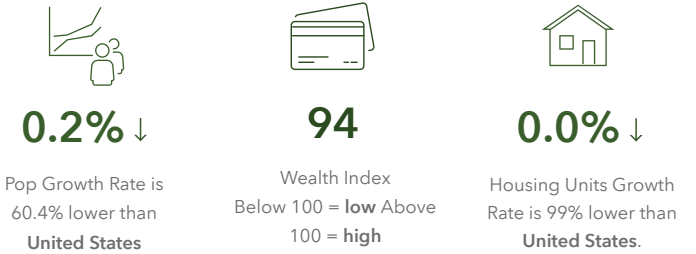
Top 3 segments by household count



[View comparison table](#)

About the Community

1 mile



Businesses Per 1,000 Population

Business Categories	1 mile	2 miles	3 miles	ZIP Codes 97211 (Portland)	States Oregon	United States of America United States
Restaurants	5.24	4.89	4.33	5.33	2.85	2.45
Health Care & Social Assistance	0.87	2.72	4.10	2.70	4.05	3.76
Retail	5.43	6.32	5.57	5.77	4.97	4.60
Manufacturing	4.08	2.51	2.35	2.58	1.66	1.32
Finance & Insurance	0.49	0.61	0.78	0.58	1.60	1.80
Professional & Tech Services	3.01	3.74	4.26	3.59	3.55	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

CFRE | COMMERCIAL REAL ESTATE

10940 NE 33rd Place | Suite 212 | Bellevue, Washington 98004 | cfrenw.com



For more information:

GARY N. HUNTER, CCIM

Principal | Managing Broker

📞 425.541.8880 | 📠 425.301.7777

hunter@cfrenw.com

© 2025 CFRE NORTHWEST, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. References to square footage, age, and numbers are approximate. Parties must verify the information and bear all risk for any inaccuracies.