

COMMERCIAL  
RETAIL

FOR LEASE



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OFFICE OR CREATIVE SPACE  
1104 NW 15TH AVE.  
Suite 200  
1808 SF - \$12/SF NNN

# THE BUILDING



Located in The Pearl District, the historic, 1908 built Reid Pacific Building is a architectural staple in the NW Portland community. From the exposed timber beams and brick walls to the original freight elevator, unit 200's south facing location is light and bright with an airy, open floor plan that is perfect for any artist's creative space or urban office use.

This property has joined the NWCC (Northwest Community Conservancy) to further protect the Reid Pacific Building and provide additional security to the residents and tenants of The Pearl community.

## Highlights:

- Exposed Brick and Beams
- 12' Ceilings
- Private Office & Conference Room
- Kitchenette with Dishwasher and Full-Size Refrigerator
- Great Natural Light
- Coded Bathrooms and Shower
- Designated Security System
- Freight Elevator Served Access to I-405, Parking, and Broadway Bridge. 1 block from the Streetcar. (Building is not ADA Compliant)



### Walker's Paradise

Daily errands do not require a car.



### Excellent Transit

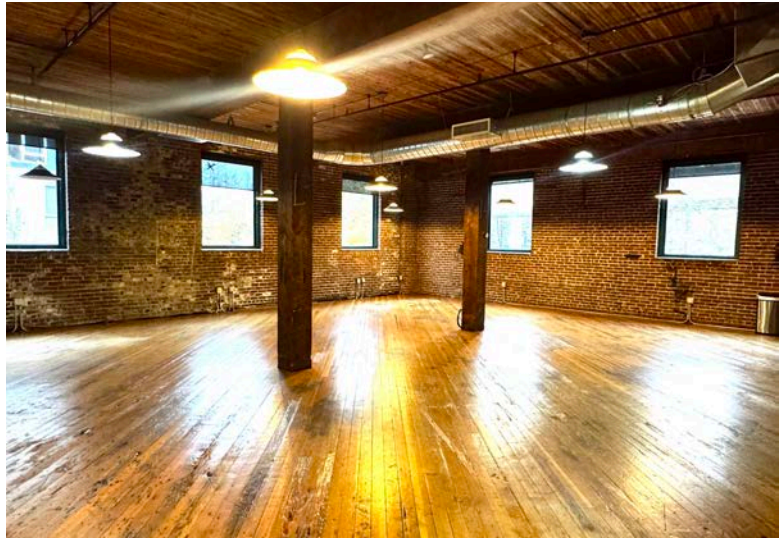
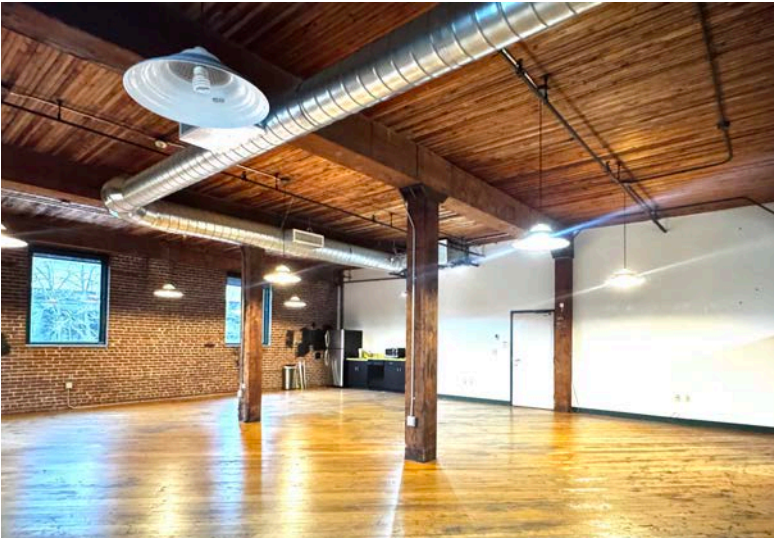
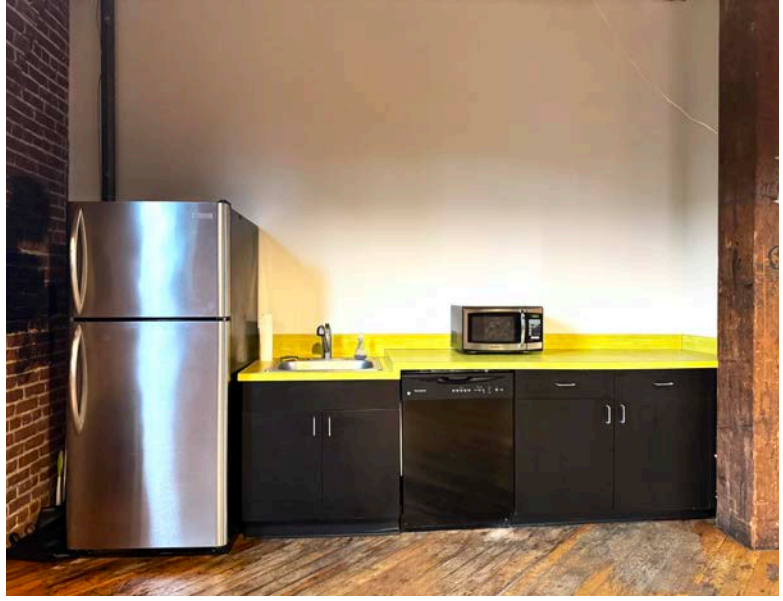
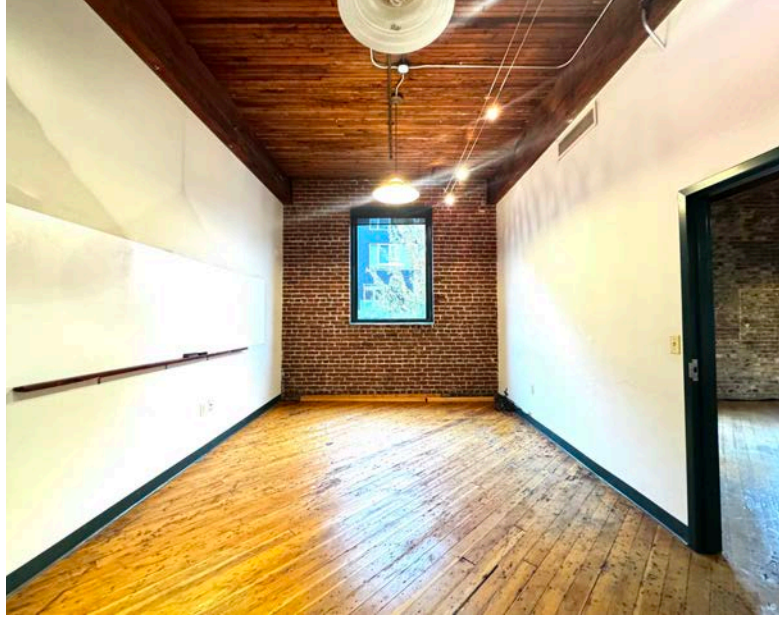
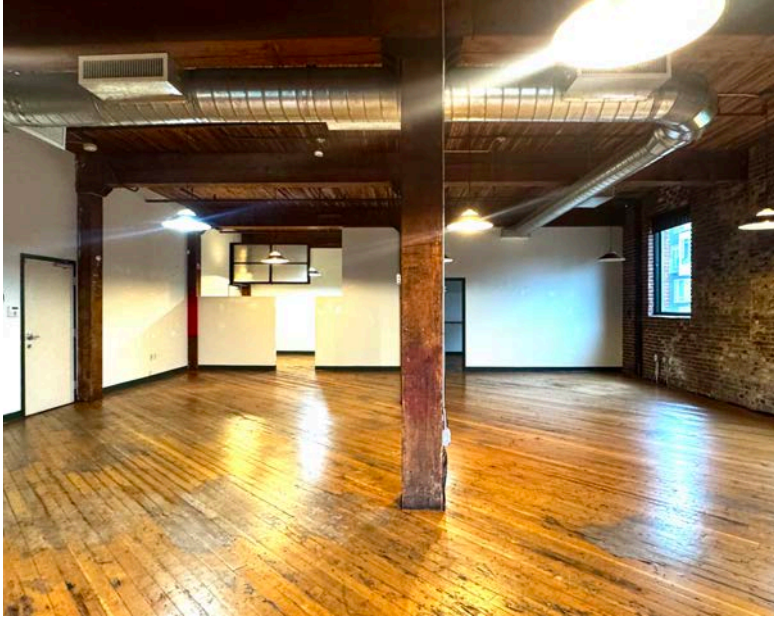
Transit is convenient for most trips.



### Biker's Paradise

Daily errands can be accomplished on a bike.

# THE SPACE

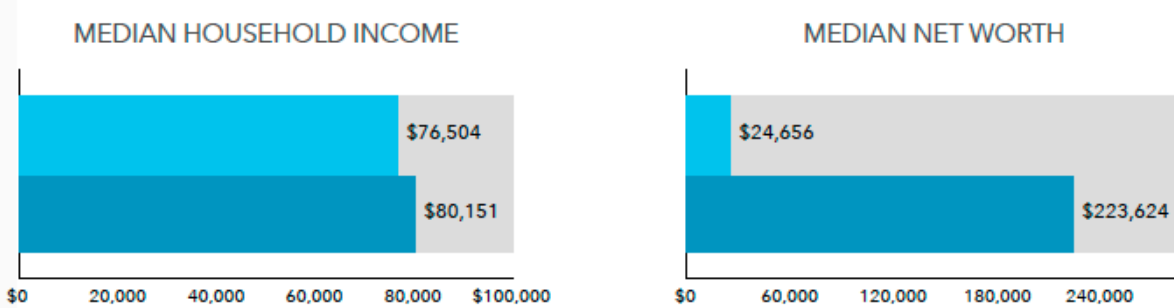




# DEMOGRAPHICS

## INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

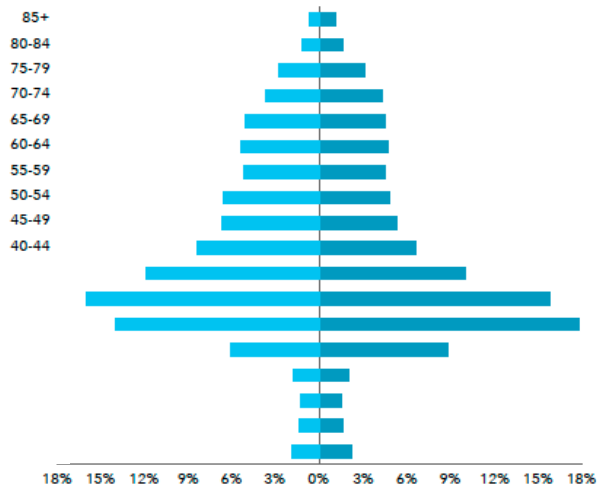


Bars show comparison to

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## AGE BY SEX

Median Age: 36.9

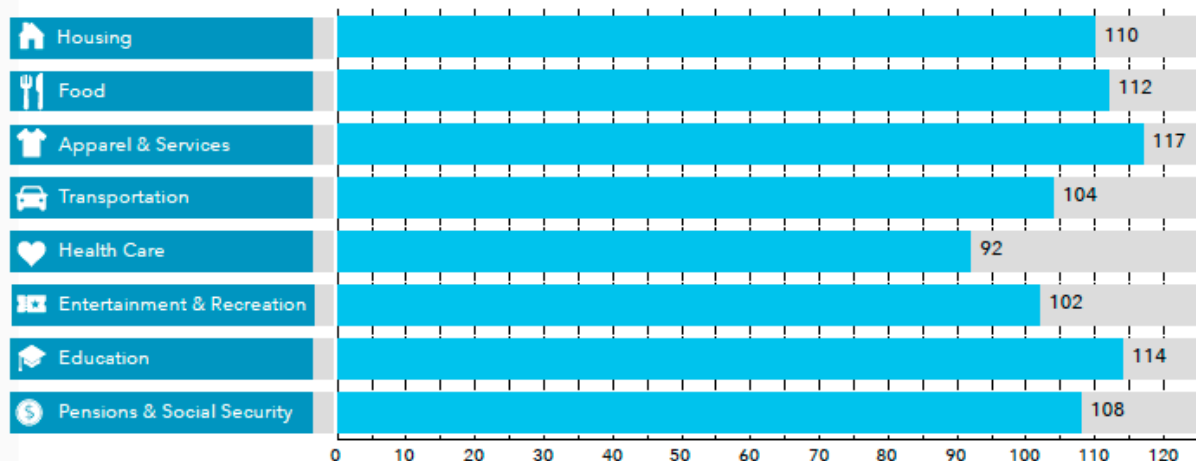


## KEY FACTS FOR THE AREA

- POPULATION: 44,459
- HOUSEHOLDS: 28,533
- AVERAGE SIZE HOUSEHOLD: 1.47
- WEALTH INDEX: 75
- HOUSING AFFORDABILITY: 36
- DIVERSITY INDEX: 56
- MEDIAN HOME VALUE: \$817,483
- FORECASTED ANNUAL GROWTH: 1.59%

## AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

# PARKING OPTIONS

## Lovejoy Garage (Safeway)

1331 NW Lovejoy St.

Monday - Sunday:  
\$4.00 per hr

Daily:

12h = \$16.00

24h = \$25.00

Monday - Sunday  
Open All Day

400 Spots

Covered Parking

503-225-1545

## Johnson Kearney Lot

1520 NW Kearney St.

Monday - Sunday  
All day - Flat Rate: \$10.00

Monthly: \$135.00

ADA Accessible

Self Park

Partially Covered

90 spots

971-599-3793

## NW 15th & Pettygrove Lot # 210

1525 NW Pettygrove. St.

Hourly : \$4.00 per hr  
\$4 each add.

Daily:

Monday - Friday  
3 am - 2 pm : \$8.00

Evening/Weekend:  
= \$4.00/hr

Monthly \$145.00

ADA Accessible

503-800-1003

