

COMMERCIAL
OFFICE

FOR LEASE



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OFFICE OR CREATIVE SPACE
1104 NW 15TH AVE.
Suite 400 - Full Floor
4,600 TOTAL SF

THE BUILDING



Located in classic Pearl District, the historic, 1908 built Reid Pacific Building is a architectural staple in the NW Portland community. With it's multiple private rooms and open, flexible floor plan, unit 400 is well-suited for clinical use or a large, creative office. Occupying the entire 4th floor, this generous and inviting space offers plenty of options

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:

- Historic Pearl District
- Freight Elevator Served
- Open Flex Space with Reception
- 9 Private Offices
- Expansive Open Plan
- Full Kitchenette and Lounge
- Multiple Seating Areas
- 2 Full Baths + Shower
- Building Security System
- Easy Access to I-405, Parking, and Broadway Bridge



Very Walkable

Most errands can be accomplished on foot.



Excellent Transit

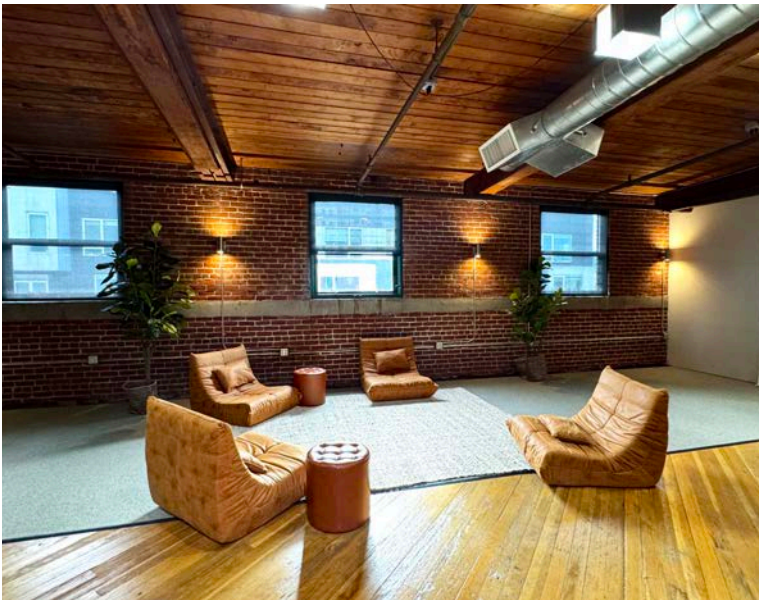
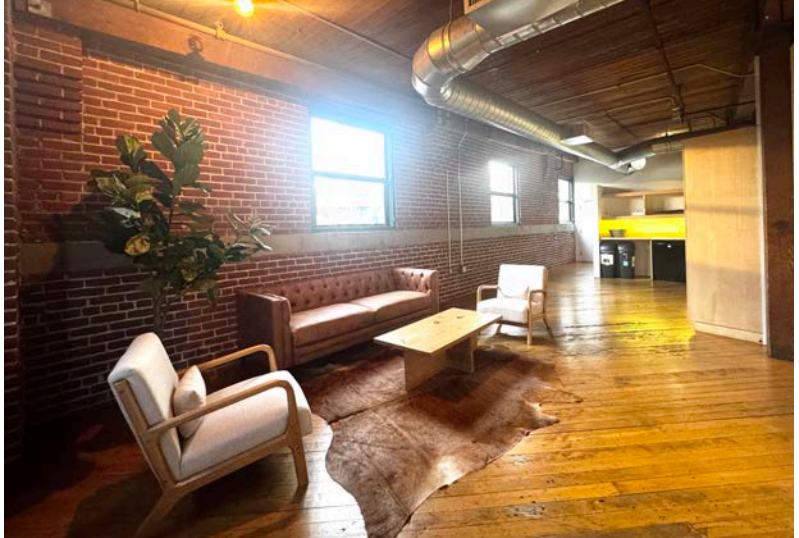
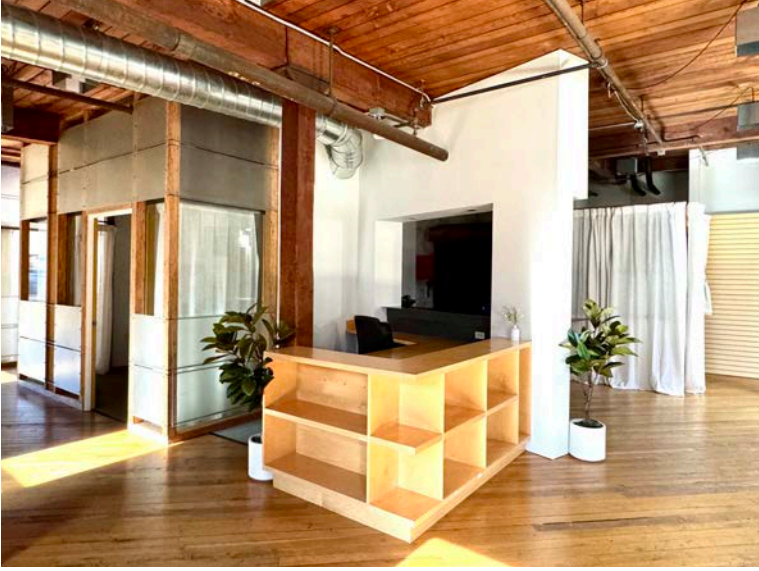
Transit is convenient for most trips.



Biker's Paradise

Daily errands can be accomplished on a bike.

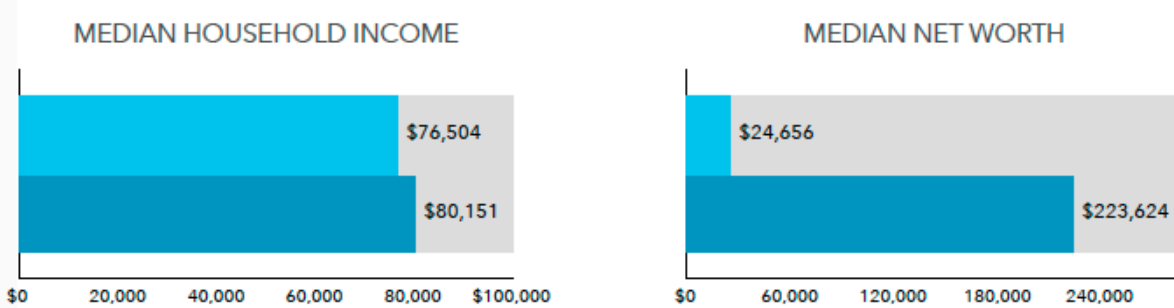
THE SPACE



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.

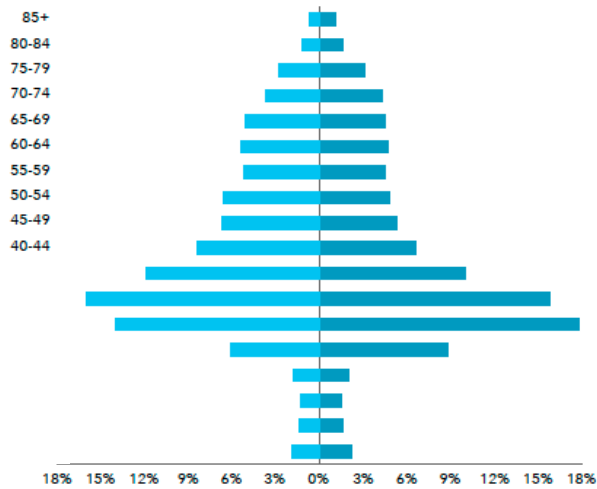


Bars show comparison to

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AGE BY SEX

Median Age: 36.9

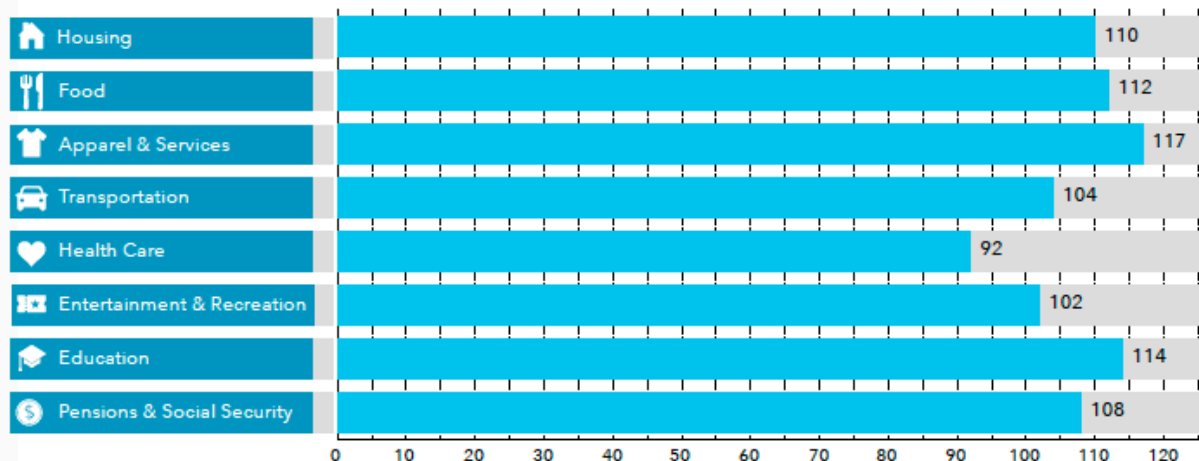


KEY FACTS FOR THE AREA

- 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.