



Pearl West

1455 NW Irving Street
Portland, OR

For Sublease

- Newly designed space
- 4,602 RSF
- \$29.00/SF + NNN
- Sublease through 8/31/2030



Accelerating success.

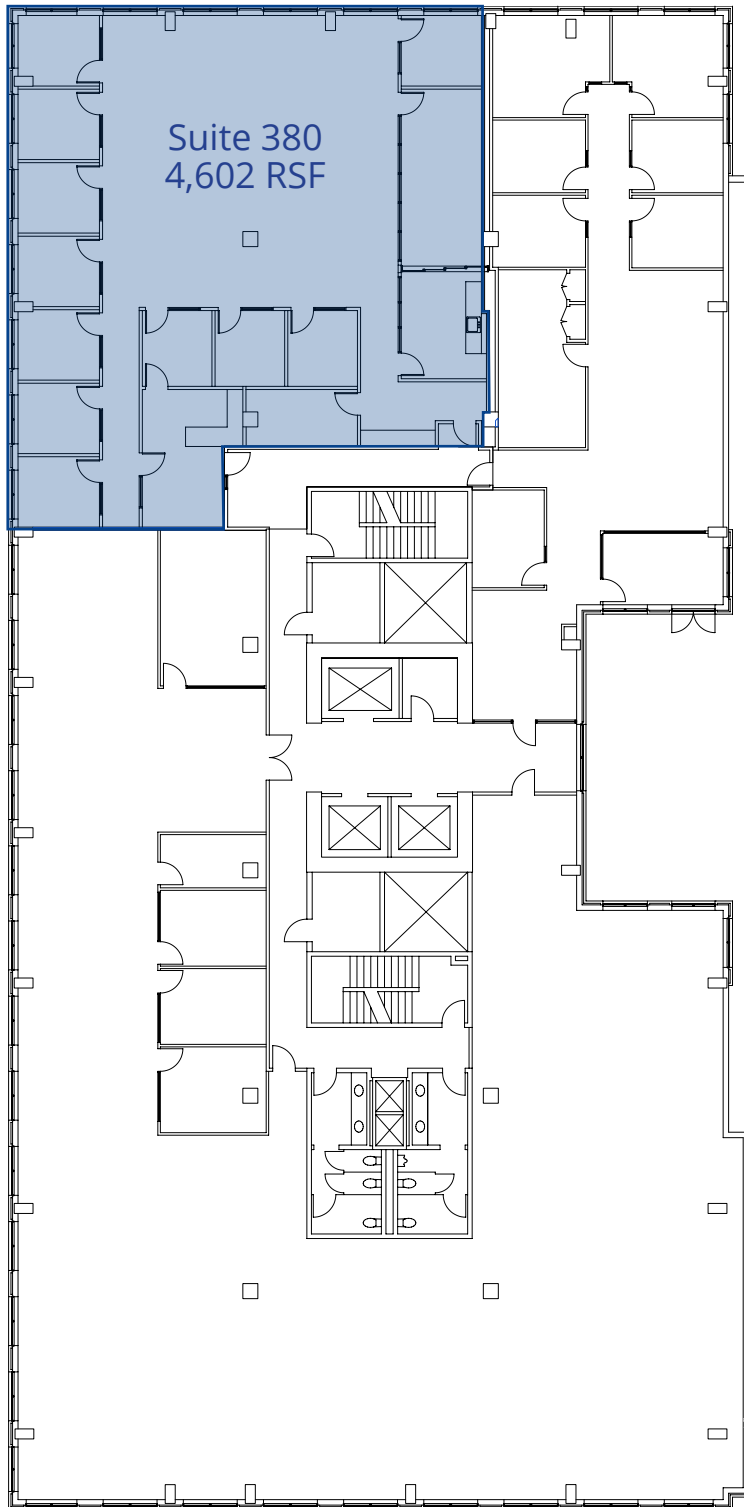
851 SW Sixth Avenue
Suite 1600
Portland, OR 97204
P: +1 503 223 3123
colliers.com

Seth Platsman

Associate Vice President

+1 503 542 5481

seth.platsman@colliers.com



Suite 380

- 10 private offices + 12 cube stations
- Large conference room
- Enclosed break room
- Furniture can be made available

Building Amenities

- Bike parking
- Lockers
- Conference room
- 1.1/1,000 parking ratio

Building Lobby



Conference Room



Private Office



Kitchen



★ 1455 NW Irving St

Arts

- 1 Portland Center Stage 3 Blackfish Gallery
- 2 Elizabeth Leach Gallery

Cocktails

- 1 10 Barrel Brewing 3 Vault Cocktail
- 2 Botanist 4 Life of Riley

Restaurants/Cafes

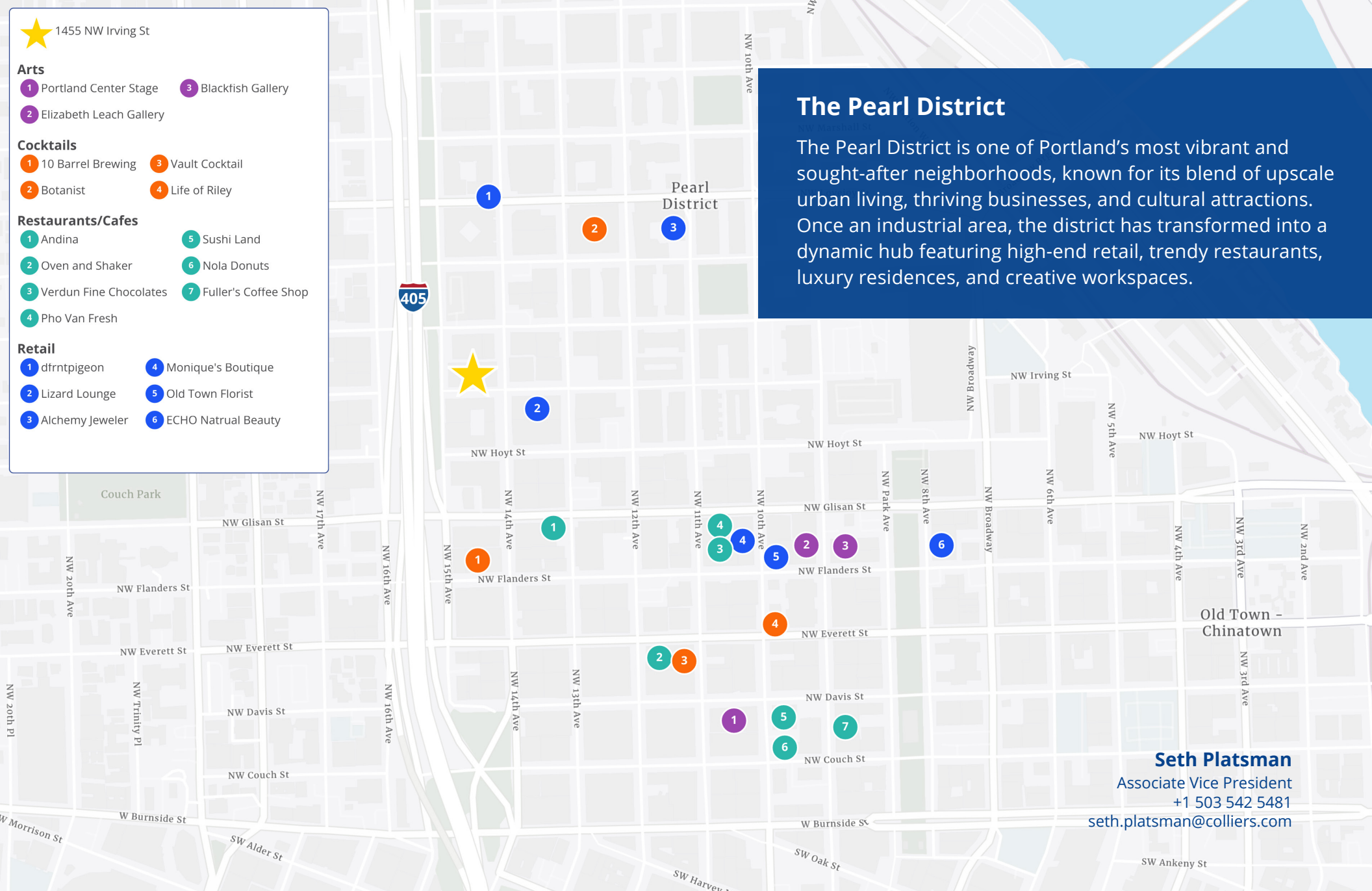
- 1 Andina 5 Sushi Land
- 2 Oven and Shaker 6 Nola Donuts
- 3 Verdun Fine Chocolates 7 Fuller's Coffee Shop
- 4 Pho Van Fresh

Retail

- 1 dfrntpigeon 4 Monique's Boutique
- 2 Lizard Lounge 5 Old Town Florist
- 3 Alchemy Jeweler 6 ECHO Natrual Beauty

The Pearl District

The Pearl District is one of Portland's most vibrant and sought-after neighborhoods, known for its blend of upscale urban living, thriving businesses, and cultural attractions. Once an industrial area, the district has transformed into a dynamic hub featuring high-end retail, trendy restaurants, luxury residences, and creative workspaces.



Seth Platsman

Associate Vice President
+1 503 542 5481
seth.platsman@colliers.com



851 SW Sixth Avenue
Suite 1600
Portland, OR 97204
P: +1 503 223 3123

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.