

FOR LEASE

528 NW 11TH AVE.



Retail Space: 2500 SF

\$26/SF + NNN

Basement Storage: 1662 SF

\$6/SF * (*No charge for 1st year)

Debbie Thomas | Listing Broker

Main Office: 503.226.2141 | Mobile: 503.720.6335

Email: deb@debbiethomas.com



YOUR URBAN REAL ESTATE RESOURCE

THE BUILDING

With its unbeatable window line and beautiful accordion doors, this prime retail space is sure to attract tons of foot traffic. Recently renovated with a wide open floor plan, private bathroom and a 1662 SF basement.

Centrally located in Portland's thriving Pearl District, this space is just steps away from main bus lines, the Streetcar, and I-405 freeway access. Also conveniently close to some of Portland's most popular shops, restaurants, and entertainment, including Abba Coffee, Naturpedic Mattresses, Powell's Books, Screen Door, Silk Road, Janken, Providence Park, and more.

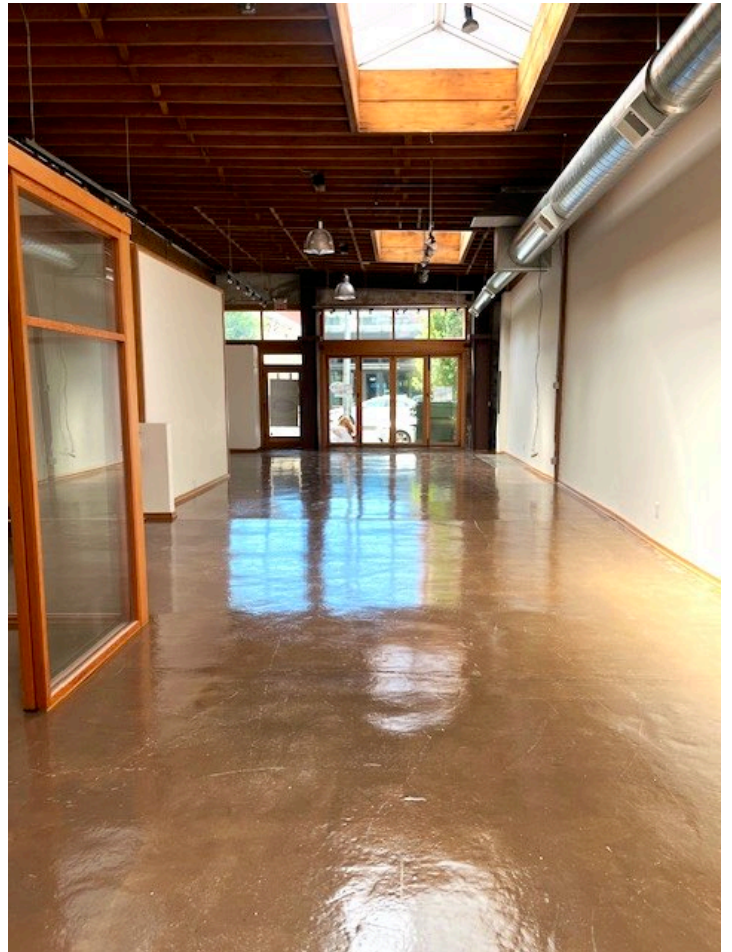
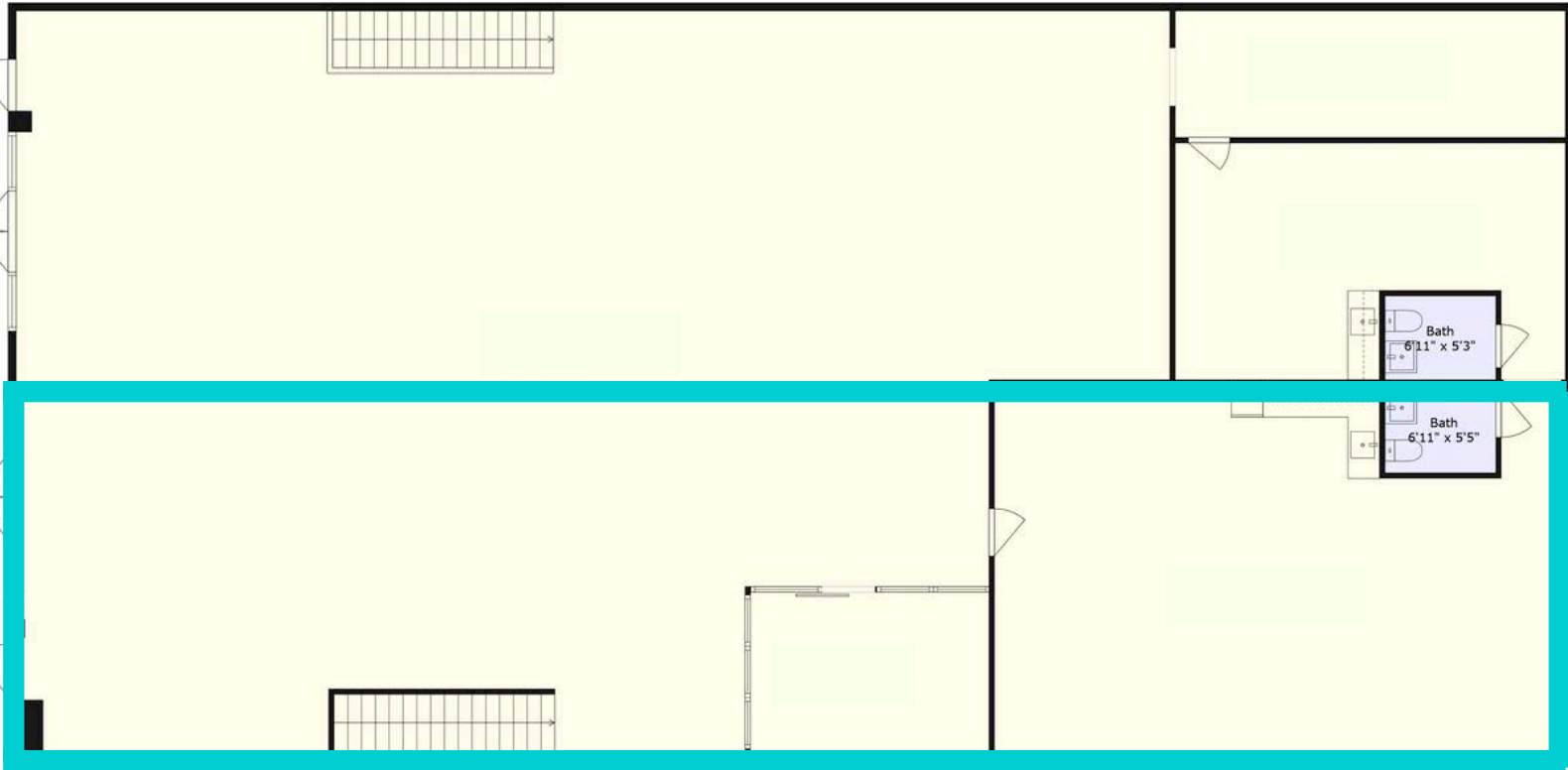
FEATURED AMENITIES

- Ground floor space
- Amazing location in the Pearl
- Great glass line w/ large windows
- Functional accordion storefront
- High exposed beam ceilings
- Skylights offer tons of natural light
- Painted concrete floors
- Open floor plan
- Display room w/ glass walls
- Kitchenette
- Private ADA restroom
- Seismically upgraded in 2010

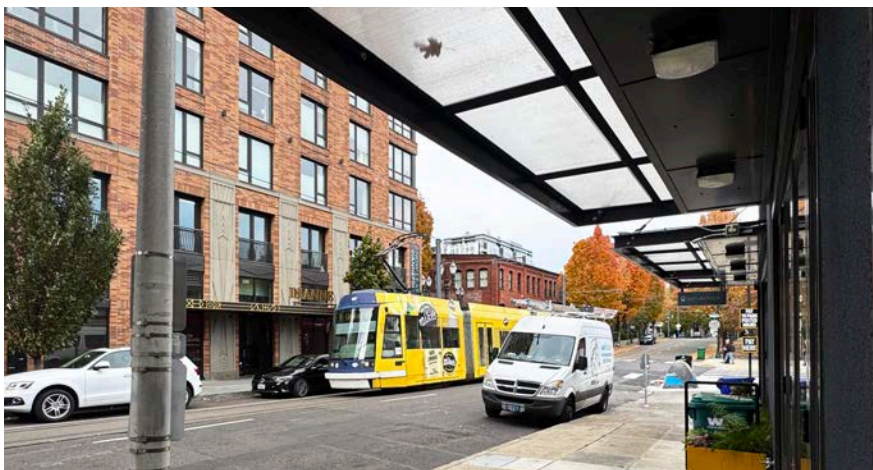
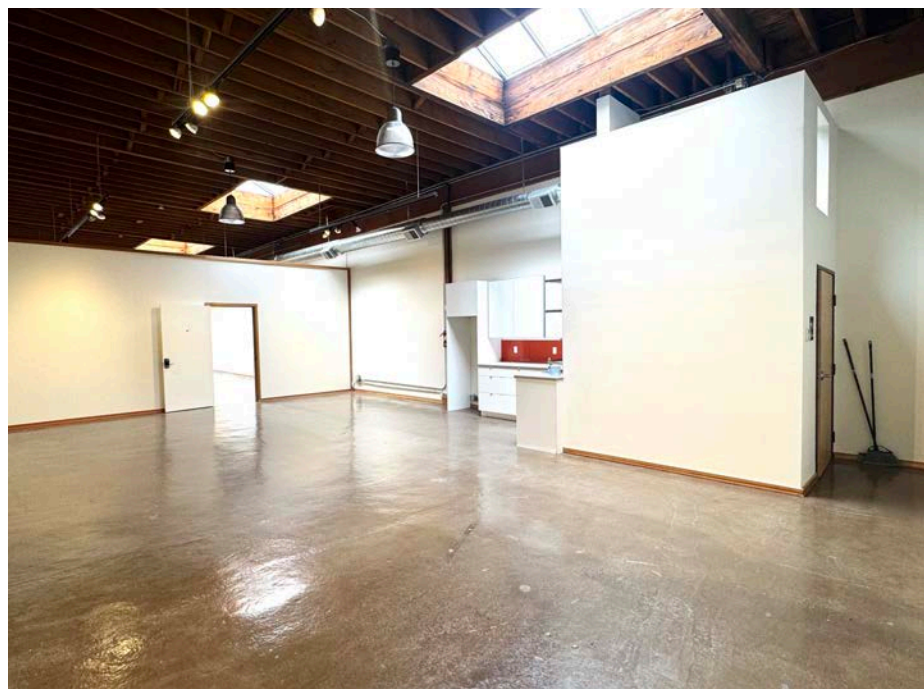
*Owner is a licensed broker in the State of Oregon



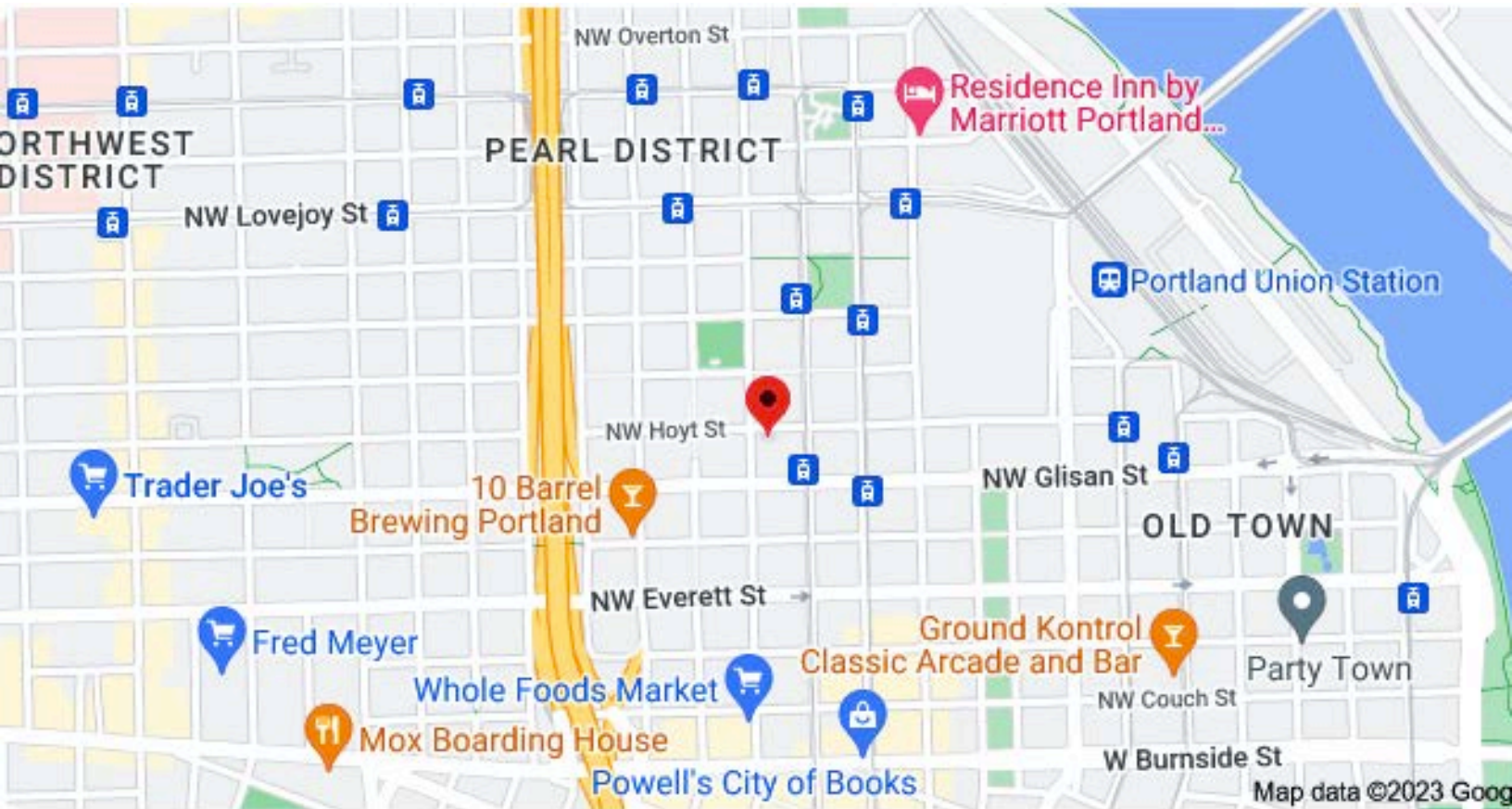
THE SPACE



THE SPACE



THE NEIGHBORHOOD



SHOP

Naturepedic
Joybird
Powell's Books
Anthropologie
Lululemon
West Elm
EWF Modern
Whole Foods
Blick Art Supply

EAT

ABBA Coffee
Hunt and Gather Deli
Brix Tavern
10 Barrel Brewing
Screen Door
Janken
Deschutes Brewery
Andina
Umbria Caffè

PLAY

Mission Theatre
North Park Blocks
Jamison Square
Crystal Ballroom
Providence Park
Classic Chinese Garden
Portland Art Museum
Ground Kontrol
Fields Park

STAY

Canopy by Hilton
Hampton Inn
The Hoxton
Mark Spencer Hotel
Ace Hotel
The Benson
Crystal Hotel
Ritz Carlton
Kimpton Hotel Vintage

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WALKER'S PARADISE



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EXCELLENT TRANSIT



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VERY BIKEABLE