

COMMERCIAL  
OFFICE

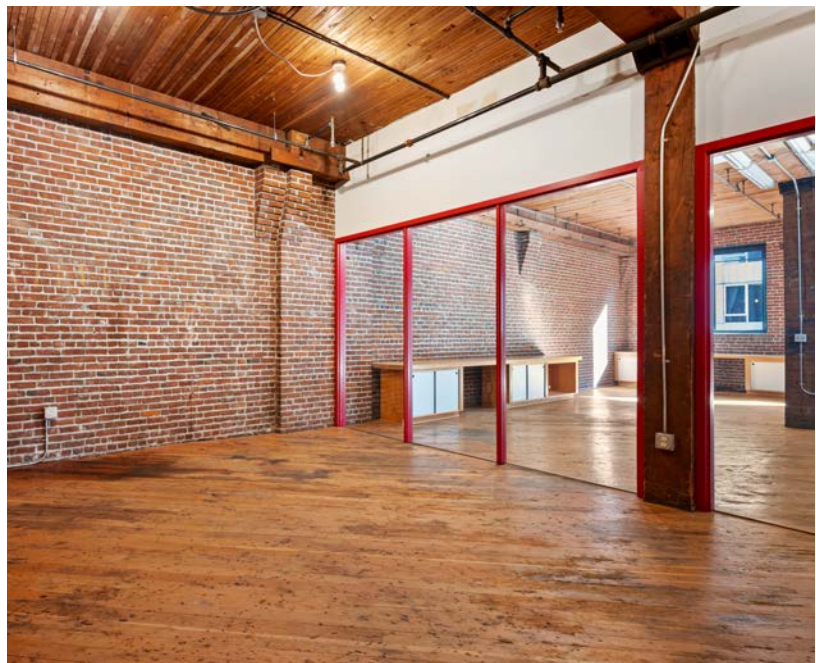
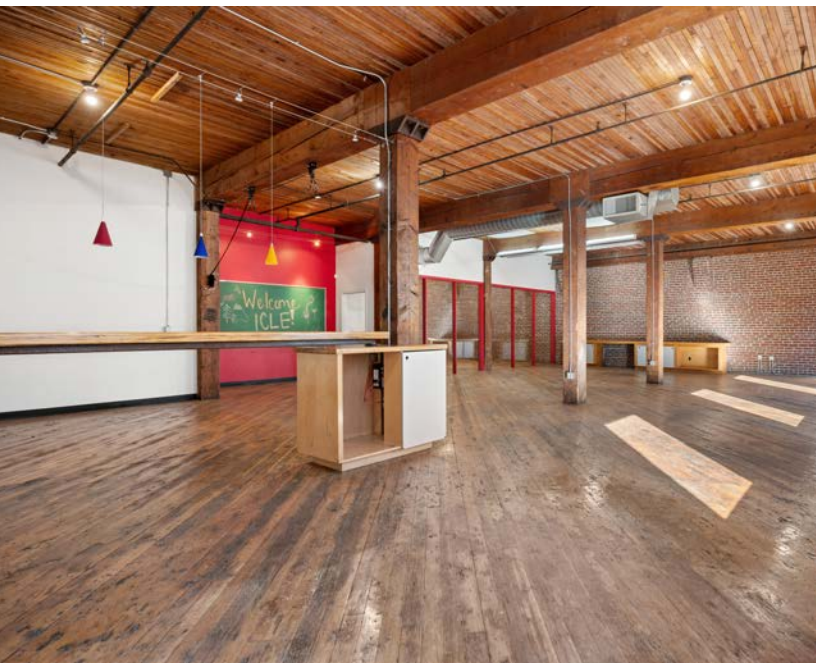
FOR LEASE



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OFFICE OR CREATIVE SPACE  
1104 NW 15TH AVE. Suite 250  
2,640 SF  
\$12 PSF NNN

# THE BUILDING

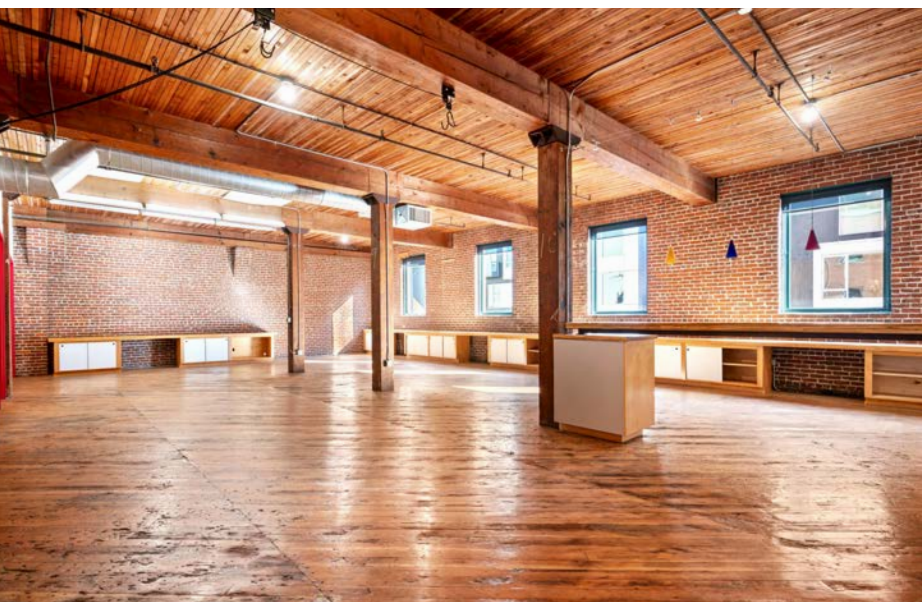


Located in the Pearl District, the historic, 1908 built Reid Pacific Building is a architectural staple in the NW Portland community. From the exposed timber beams and brick walls to the original freight elevator, unit 250's south facing location is light and bright with an airy, open floor plan that is perfect for any artist's creative space or urban office use. Located right above the lovely Erath tasting room!

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:

- Freight Elevator Served
- Exposed Brick and Beams
- Conference Room
- Expansive Open Plan
- Shared Kitchen
- Great Natural Light
- Coded Bathrooms and Shower
- Designated Security System
- Easy Access to I-405, Parking, and Broadway Bridge



### Very Walkable

Most errands can be accomplished on foot.



### Excellent Transit

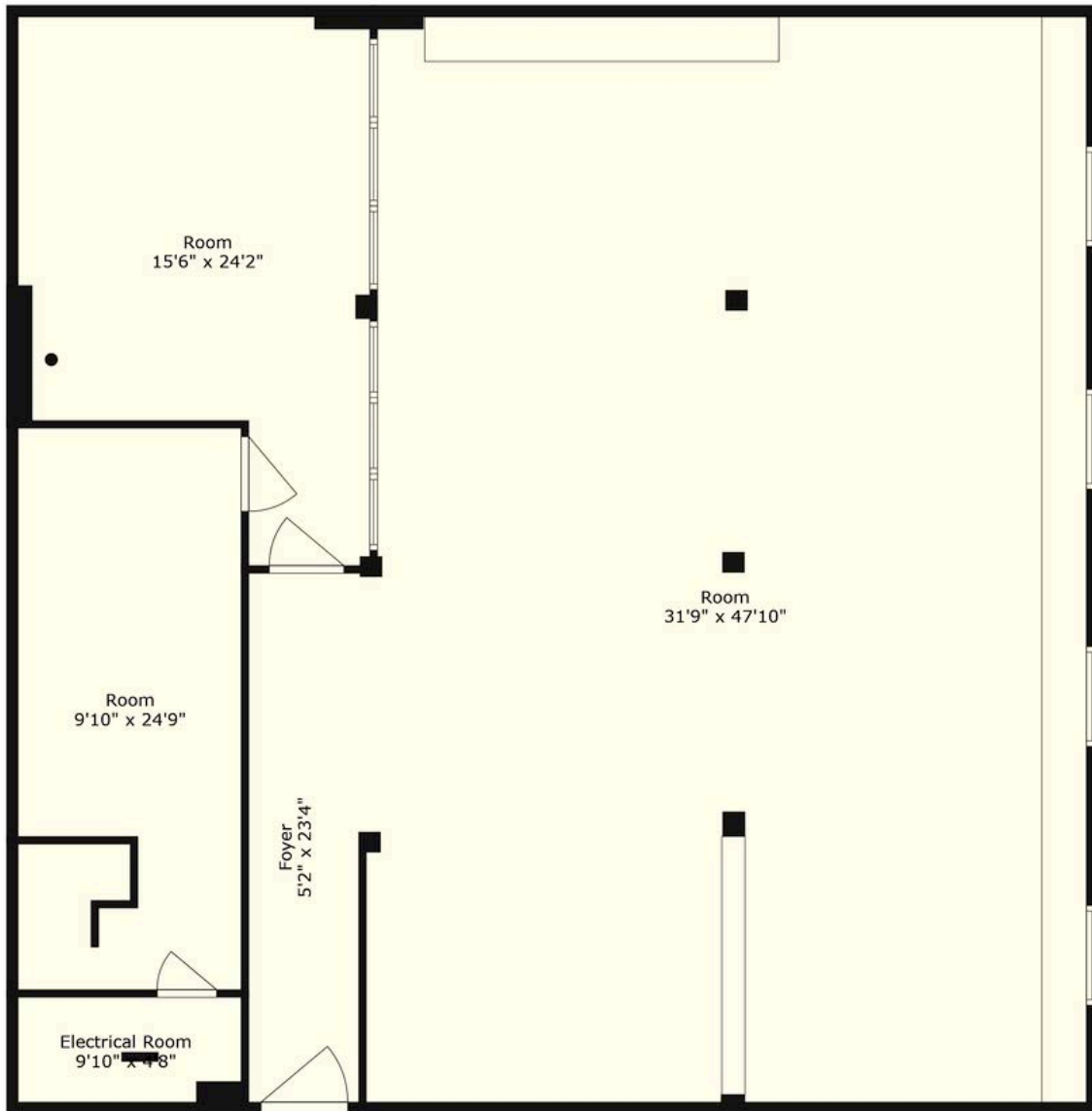
Transit is convenient for most trips.



### Biker's Paradise

Daily errands can be accomplished on a bike.

# THE LAYOUT

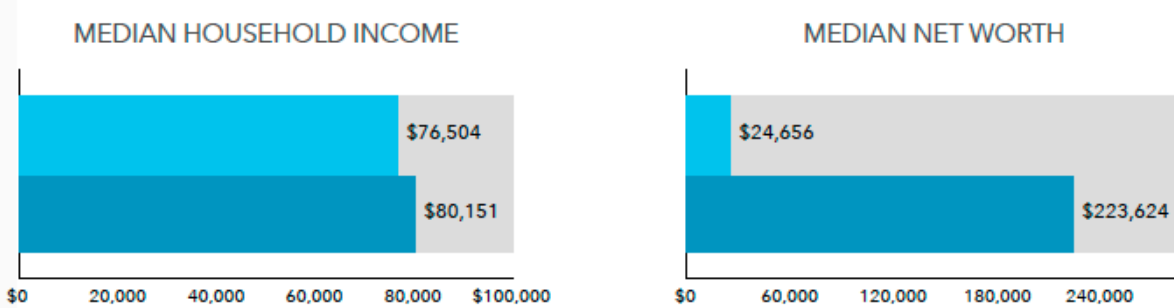




# DEMOGRAPHICS

## 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

Oregon

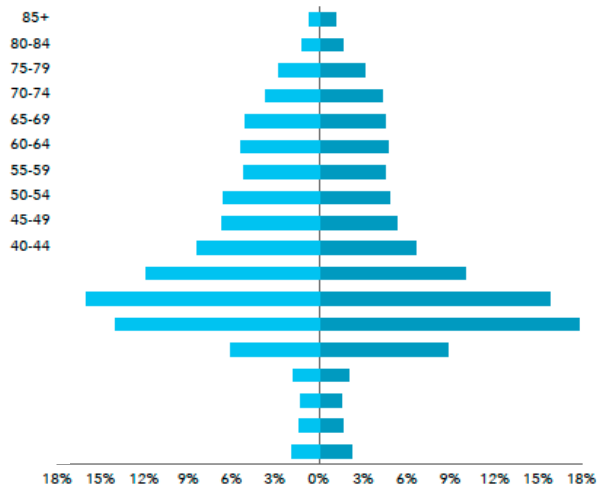


Bars show comparison to

Oregon

## AGE BY SEX

Median Age: 36.9

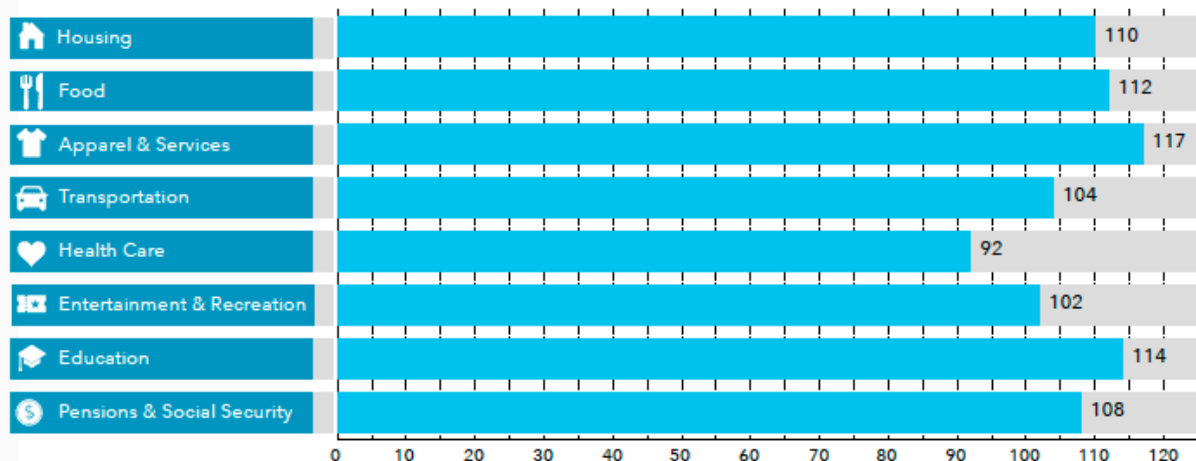


## KEY FACTS FOR THE AREA

- 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

## 1469 NW Johnson Johnson Lot #245

1469 NW Johnson (REI)

Hourly : \$4.00 per hr

Daily:

14H = \$14.00

15h = \$16.00

16h = \$20.00

Evening/Weekend:

Eve = \$3.00

Weekend = \$3.00

Max = \$14.50

Monthly: \$265.00

Covered Parking

## 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

## 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:

Evening = \$4.00

Weekend = \$4.00

Monthly \$145.00

ADA Accessible

