

FOR LEASE

THE GREGORY

*2,390 SF - 11,849 SF Creative Office Space
Available in the Heart of the Pearl District*

UNDER NEW OWNERSHIP

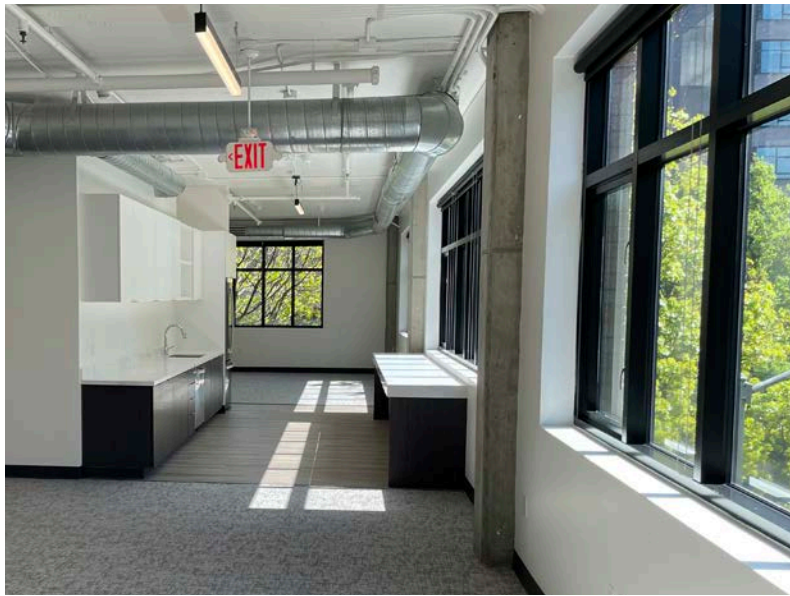
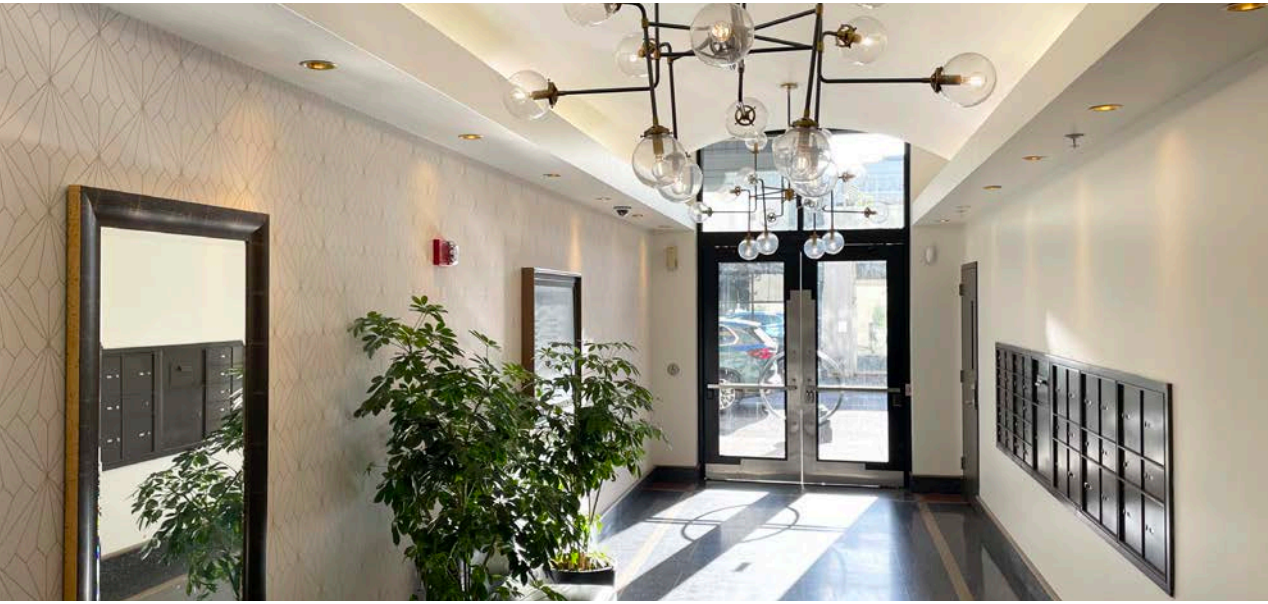
 JEWELL CAPITAL, LLC

425 NW 10TH AVE, PORTLAND, OR 97209



KIDDER.COM

 Kidder
Mathews



Located in the heart of Portland's Pearl District.

Up to 11,849 contiguous SF of creative office space

Available suites are on second, third, and fourth floors above ground floor retail

Upper floors hold residential condos served by separate entry on NW 11th Ave

High ceilings with operable windows in each space

High visibility on NW 10th Ave and NW Flanders St

1:1,000 parking directly accessible by the attached and secured parking garage

Secure bike storage and shower facilities available on each floor

*2,390 SF -
11,849 SF*

AVAILABLE NOW

CALL
FOR LEASE RATE

→ VIRTUAL TOUR

HIGHLY- ACCESSIBLE LOCATION

Walking distance to many restaurants, hotels, and additional amenities

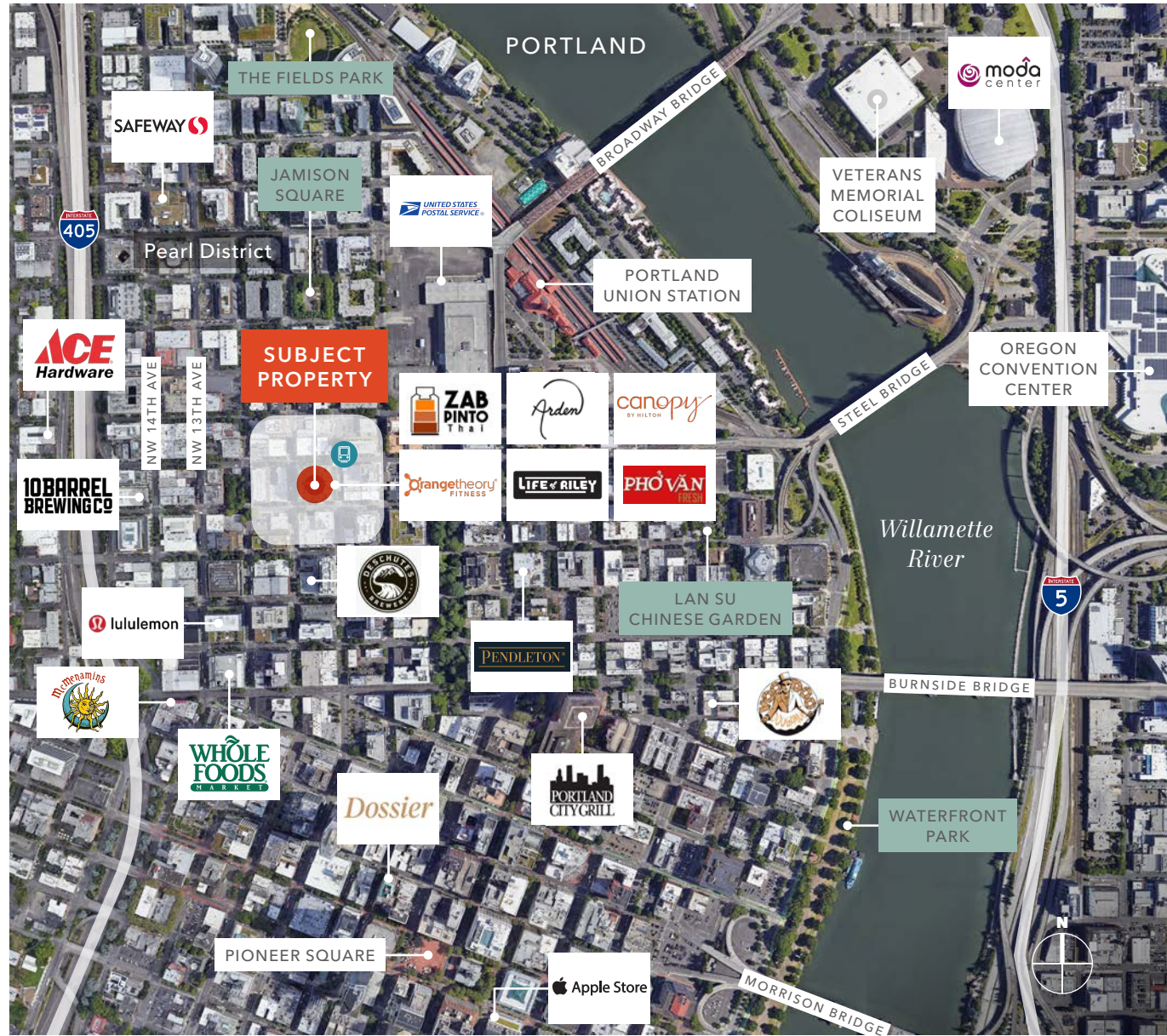
Convenient access to freeways, multiple transit options, and adjacent to the Portland Streetcar

Multiple ground-floor restaurants within the building

100
WALK SCORE

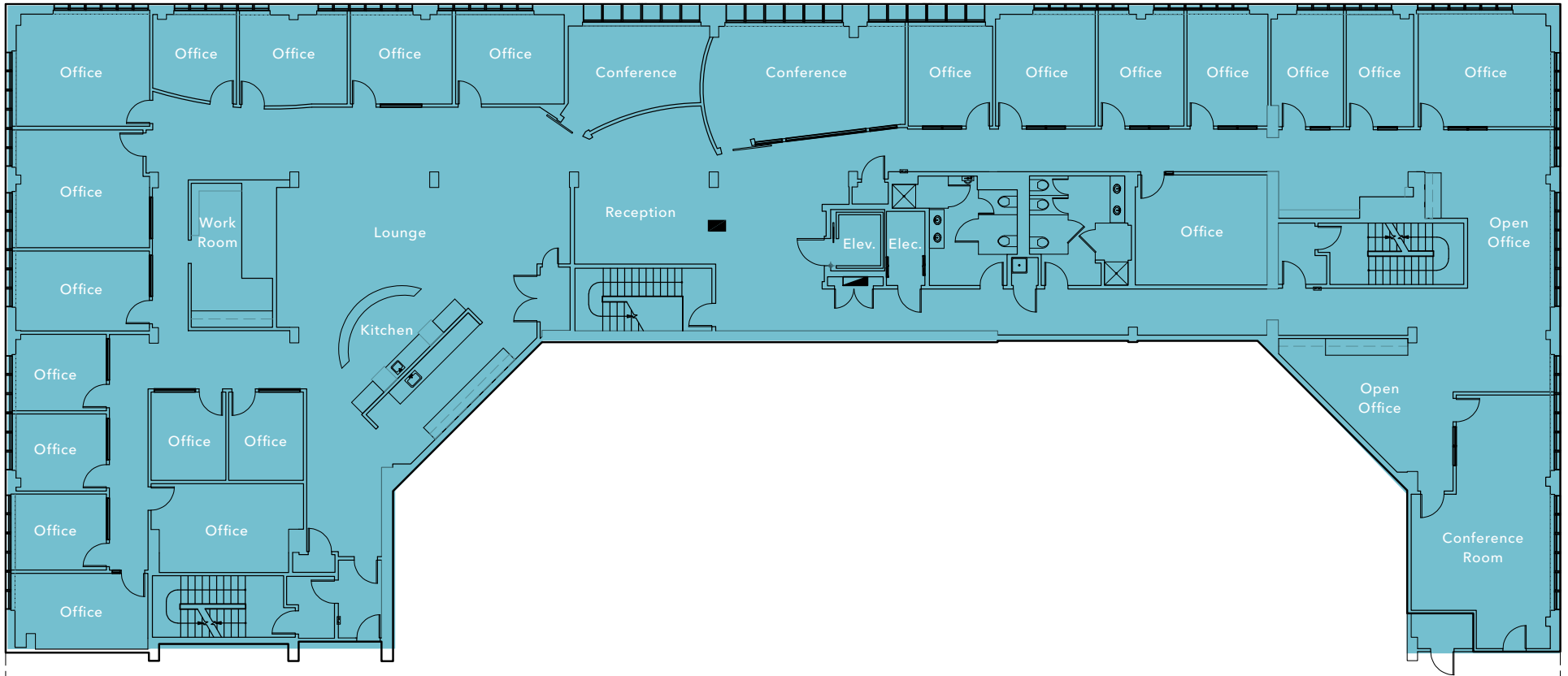
99
BIKE SCORE

91
TRANSIT SCORE



2ND FLOOR PLAN | SUITE 201

Full floor with ability to remove common corridor & demise



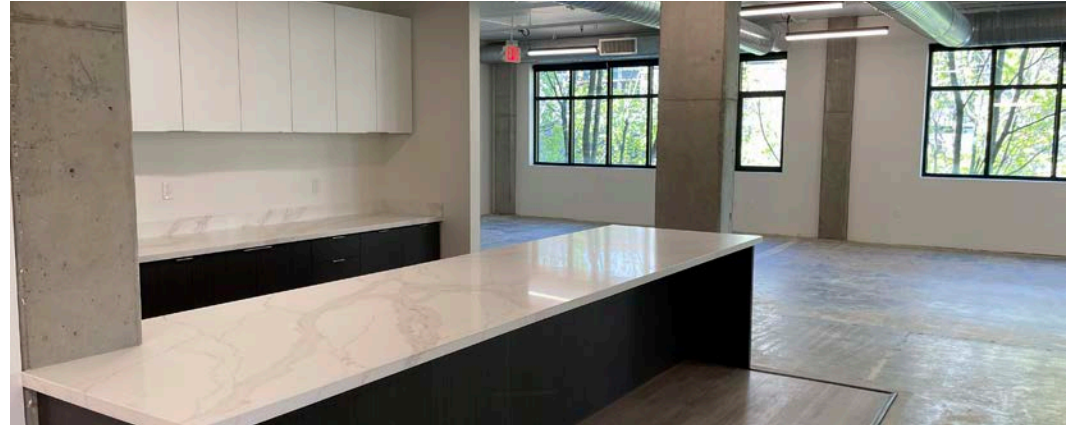
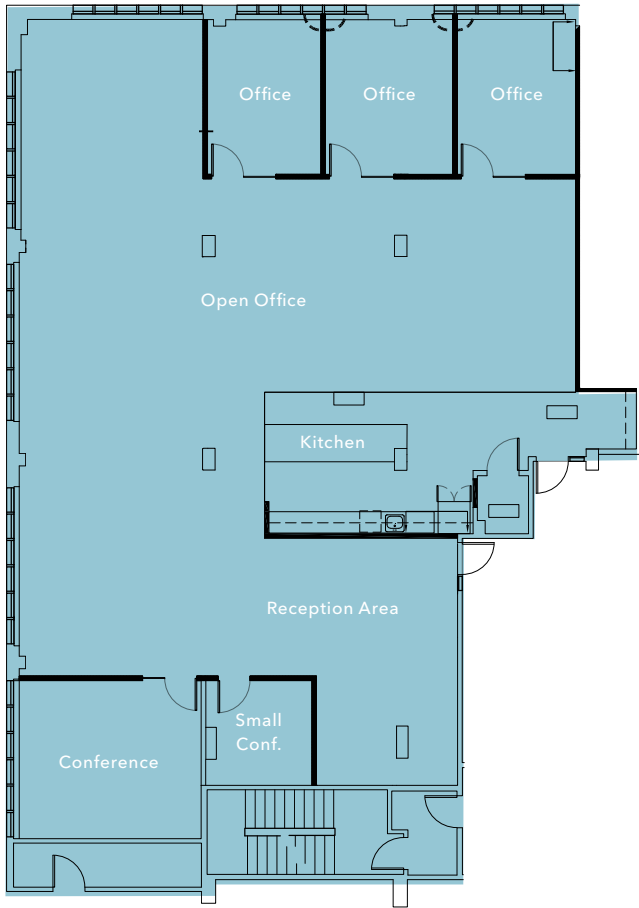
SPACE PROGRAM

- 22 Private offices
- 3 Conference rooms
- 3 Open work areas
- Kitchen
- Lounge
- Reception

11,070 SF
AVAILABLE FEBRUARY 2026

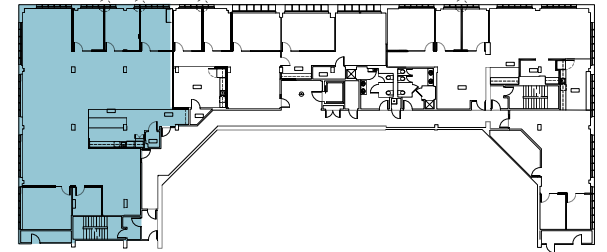
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3RD FLOOR PLAN | SUITE 300



SPACE PROGRAM

- Formal reception
- 2 Conference rooms
- 3 Private offices
- Open kitchen

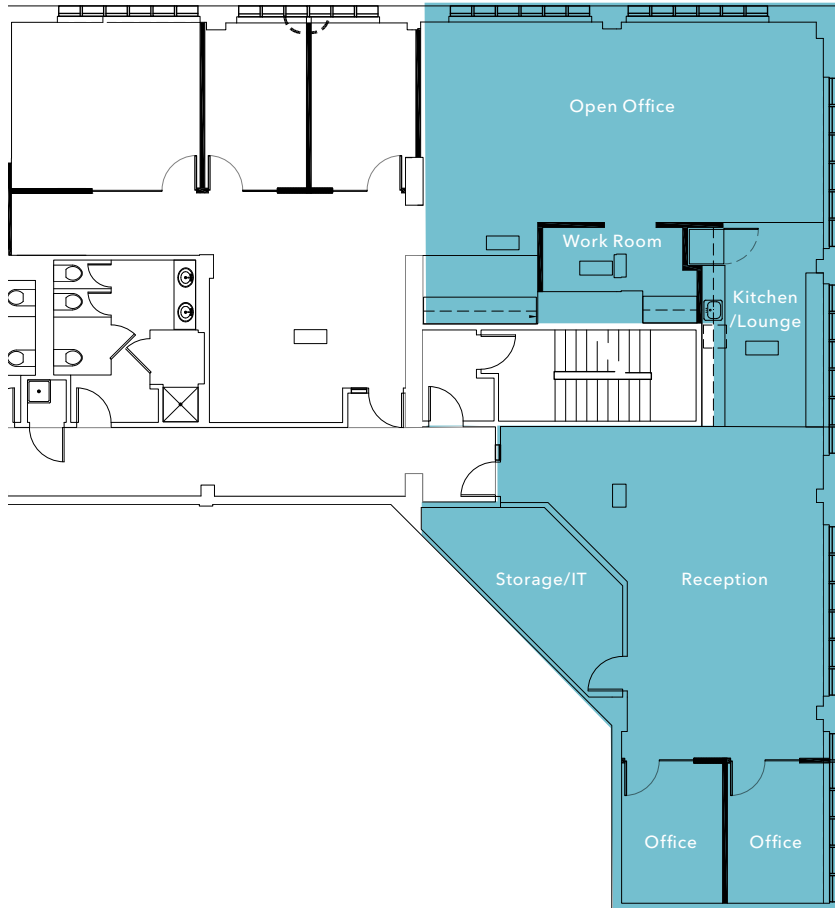


4,318 SF
AVAILABLE NOW

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FOR LEASE RATE

[→ VIRTUAL TOUR](#)

3RD FLOOR PLAN | SUITE 310



2,390 SF

AVAILABLE NOW

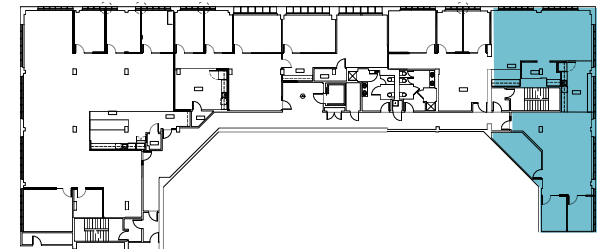
CALL

FOR LEASE RATE

→ VIRTUAL TOUR

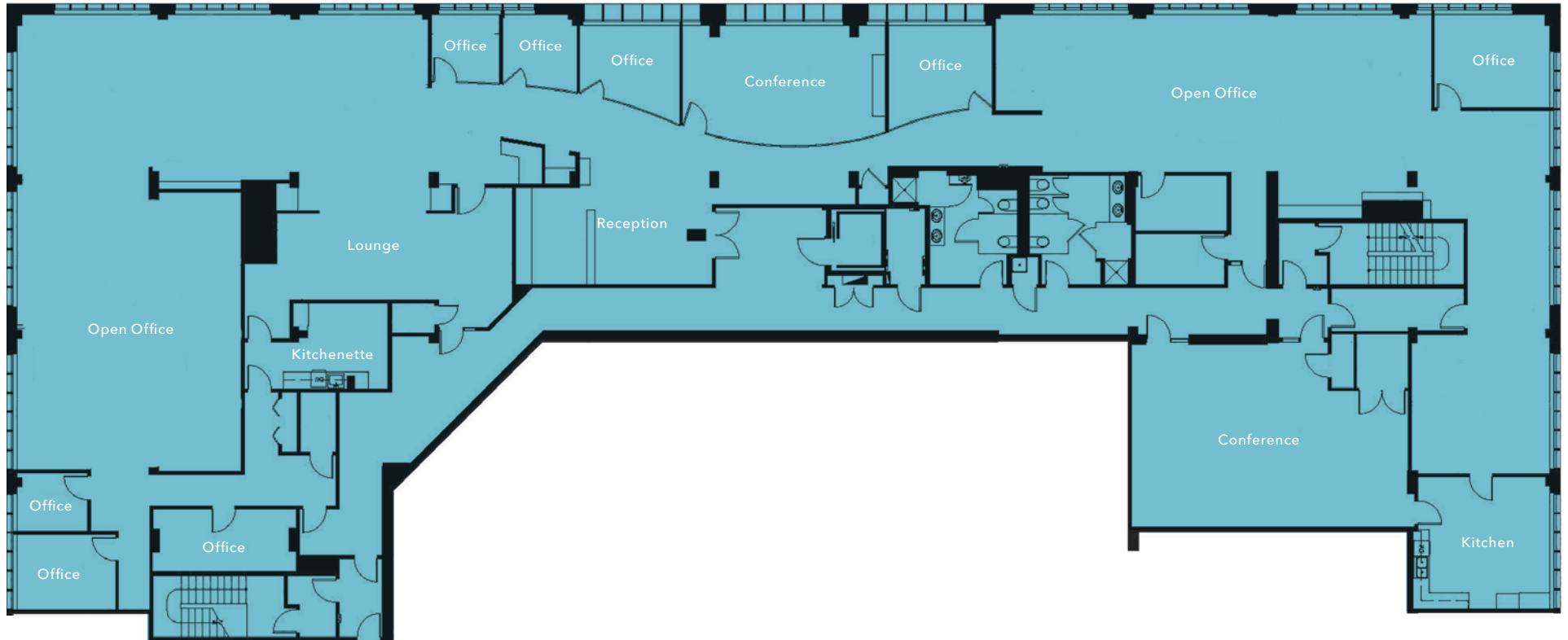
SPACE PROGRAM

- Reception area
- 2 Private offices
- Kitchen/lounge area
- Storage/IT room
- Work room



4TH FLOOR PLAN | SUITE 400

Full floor with ability to remove common corridor & demise



SPACE PROGRAM

- 8 Private offices
- 2 Open office areas
- Kitchen & kitchenette
- Lounge area
- 2 Conference rooms
- Work room

11,849 SF

AVAILABLE NOW

CALL

FOR LEASE RATE

THE GREGORY

Newly owned by

 **JEWELL CAPITAL, LLC**

Exclusively leased by

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