

FOR LEASE: PEARL DISTRICT CREATIVE COMMERCIAL SPACES

 334 NW 11th Avenue | Portland, Oregon 97209

**12 MONTHS
FREE RENT!**



**COMMERCIAL
BLACK.**



SCAN FOR DETAILS



CREATIVE
OFFICE / FLEX



ON-SITE
PARKING



WALK TO
STREETCAR



SECURE
FACILITY

*Maximizing Value
with Market Knowledge*

RENDERING — CONCEPT



CREATIVE
OFFICE / FLEX



ON-SITE
PARKING



WALK TO
STREETCAR



SECURE
FACILITY

COMMERCIAL
BLACK.

NORTHWEST PORTLAND OREGON - PEARL DISTRICT

VIBRANT. WALKABLE. CONNECTED. The Pearl District blends urban energy with creative spirit—offering an unmatched location for businesses that want to be in the center of it all.



COMMERCIAL
BLACK.



CREATIVE
OFFICE / FLEX



ON-SITE
PARKING



WALK TO
STREETCAR



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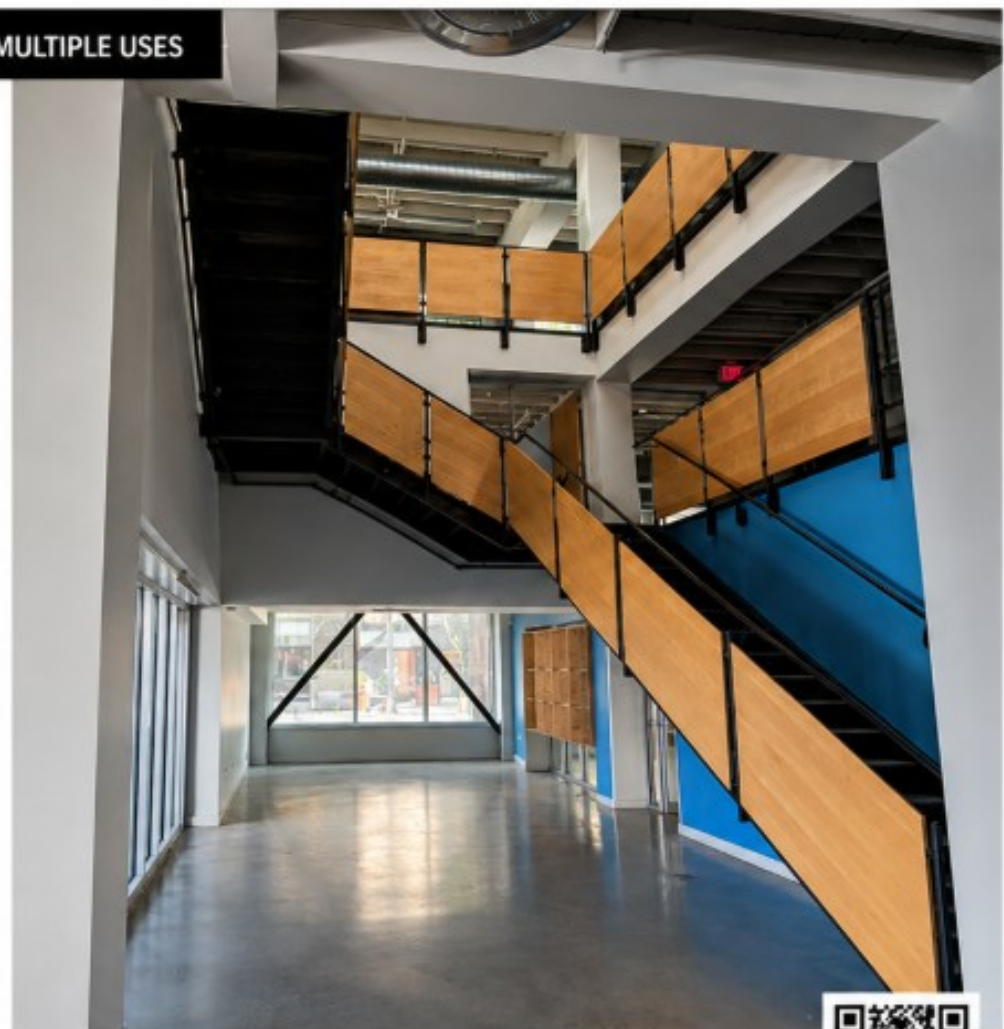
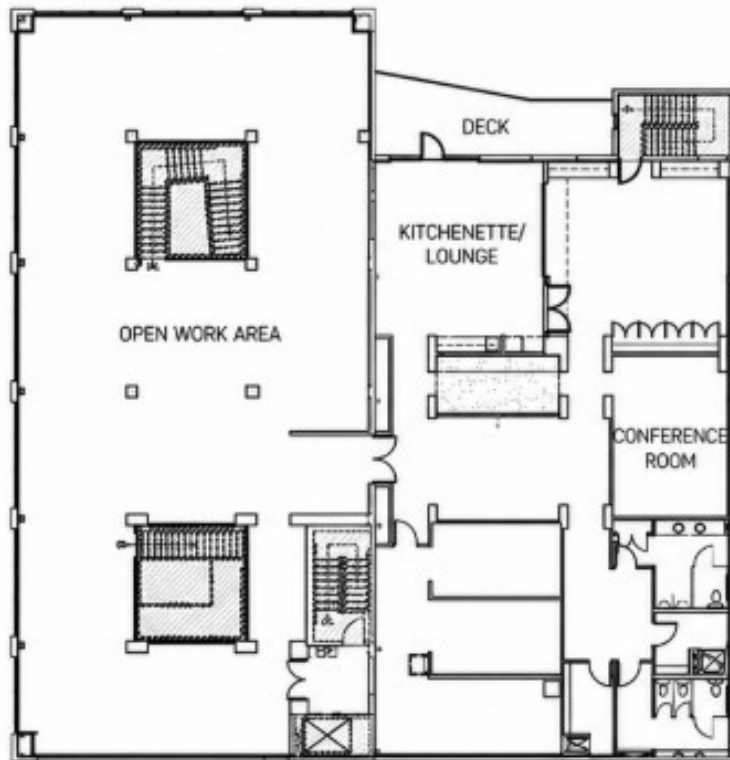
SCAN FOR DETAILS

NORTHWEST PORTLAND OREGON - PEARL DISTRICT

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+/- 13,230 TOTAL SQUARE FEET | SEVERAL OPTIONS FOR MULTIPLE USES

THIRD FLOOR PLAN
± 8,798 SF



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NORTHWEST PORTLAND OREGON - PEARL DISTRICT

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SECOND FLOOR PLAN
± 4,432 SF



COMMERCIAL
BLACK.



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PARKING



WALK TO
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FACILITY



SCAN FOR DETAILS

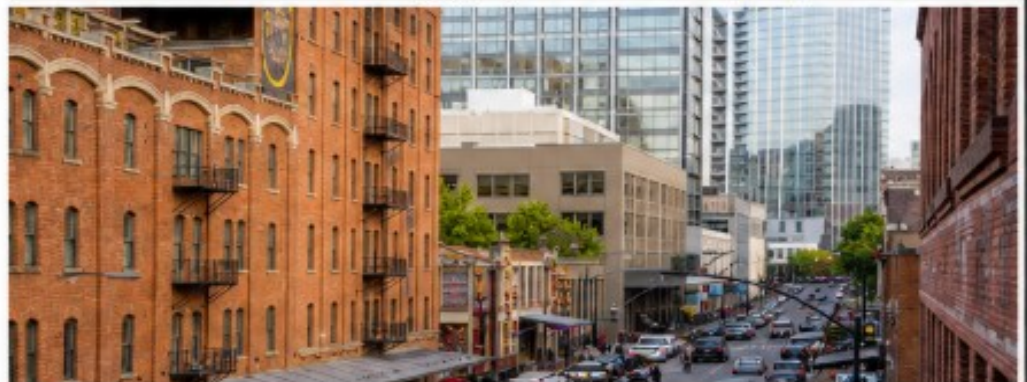
*Maximizing Value
with Market
Knowledge*

NORTHWEST PORTLAND OREGON - PEARL DISTRICT

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- Creative office / Flex and retail space available
- Ultra urban Pearl District location - Area hub for restaurants, shopping, and entertainment
- Located on the 11th Ave street car line and close access to freeways
- High ceilings and exposed beams
- Abundant natural light
- Men's and Women's Showers
- Secured bike storage
- Outdoor Patio
- Multiple kitchen areas
- Ample power: 3 phase 1200 AMPs
- Up to **13,250 SF** Available - Divisible
- Improvement allowance available
- Free rent available with agreed upon terms
- **ONSITE PARKING IS IN THE PROCESS OF PERMITTING WITH THE CITY**
- **\$22.00** Per SF Gross

OREGON REAL ESTATE AGENCY
Initial Agency
Disclosure Pamphlet



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Maximizing Value
with Market Knowledge



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