



PEARL DISTRICT
PORTFOLIO

The Pearl District Portfolio is a member of the NW Community Conservancy (NWCC), a humanitarian and security initiative improving safety and livability in the Pearl District.



MADDOX BUILDING

1231 NW HOYT STREET, PORTLAND, OR 97209



HISTORIC
CHARM



PEARL DISTRICT
LOCATION



PUBLIC
TRANSIT



ON-SITE
PARKING

Apex Real Estate Partners
415 NW 11th Ave, Portland, OR
503.595.2840
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Max Schlesinger
Broker
971.703.4702
Max@apexcre.com



APEX
REAL ESTATE PARTNERS



AVAILABILITY

Suite 201: ± 1,626 RSF

Suite 303: ± 688 RSF

Suite 205: ± 1,969 RSF

Suite 304: ± 1,386 RSF

Suite 206: ± 1,861 RSF

Suite 401: ± 5,158 RSF

Suite 301: ± 3,000 RSF

Suite 405: ± 2,238 RSF

\$ LEASE RATE
\$18.00/RSF NNN

HIGHLIGHTS



Historic building with exposed brick walls, high ceilings and wood floors



Creative office with unique suite features



Operable windows and great natural light



Key fob access, alarm system and security cameras



Additional storage available



Parking available on-site

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.

SECOND FLOOR

SUITE 201

- ± 1,626 RSF available
- Reception, open area, and 2 office/conference rooms



SUITE 205

- ± 1,969 RSF available
- Open, collaborative work area with 2 office/conference rooms
- Kitchenette and break area

SUITE 206

- ± 1,861 RSF available
- Large open work area
- Convenient kitchenette and break area



THIRD FLOOR

SUITE 301

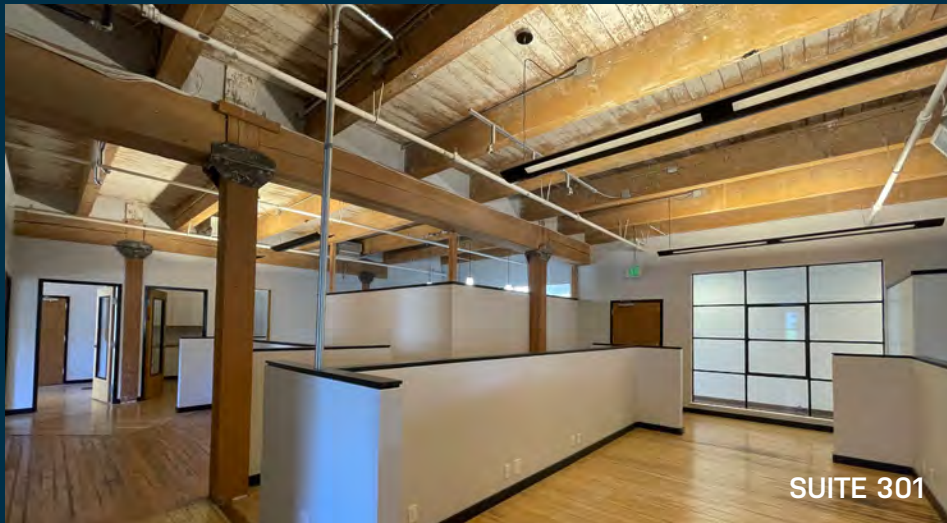
- ± 3,000 RSF available
- Open work area workstation dividers and 8 offices
- Kitchenette

SUITE 303

- ± 688 RSF available
- Open work area

SUITE 304

- ± 1,386 RSF available
- Large work area with 1 office/conference room
- Kitchenette



FOURTH FLOOR

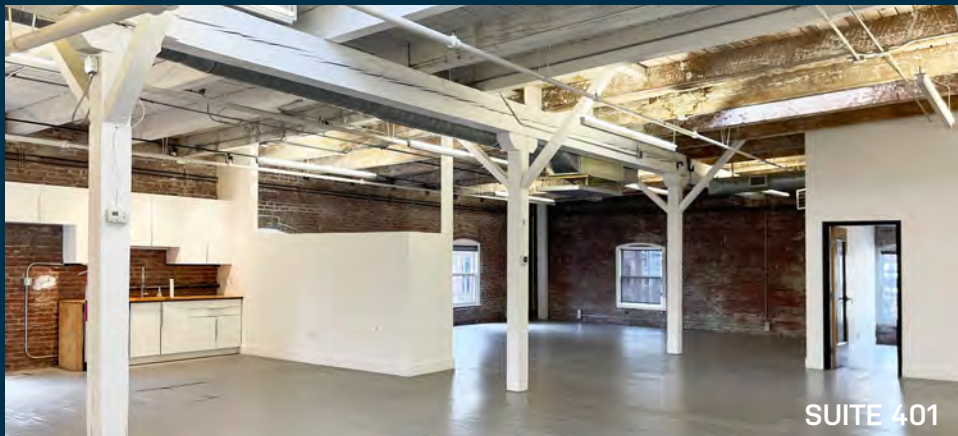
SUITE 401

- ± 5,158 RSF available
- Large, open work area with 4 office/conference rooms and 2 huddle rooms
- Kitchenette/break area



SUITE 405

- ± 2,238 RSF available
- Open area with 2 offices and 1 conference room
- Kitchenette



THE PEARL

The Maddox Building is ideally located in the heart of Portland's Pearl District, one of the city's most creative and sought-after neighborhoods.



Situated on the same block as the TriMet bus line and Portland Streetcar, the building offers immediate access to transit. Just steps away, tenants can enjoy a vibrant mix of top-tier restaurants, galleries, boutiques, and everyday amenities.

With its central location and connectivity to major freeways, bridges, and public transit, the Maddox Building provides convenient access for both employees and clients across the Portland Metro.

WALK SCORE 98



Walker's Paradise - Daily errands do not require a car

BIKE SCORE 97



Biker's Paradise - Daily errands can be accomplished on a bike

TRANSIT SCORE 89



Rider's Paradise - World class public transportation



TRIMET STOP (PARTIAL LIST)

TRIMET BUS

PORTLAND STREETCAR

TRIMET MAX

