

COMMERCIAL  
RETAIL

FOR LEASE



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STUNNING SECOND FLOOR OFFICE

Fully Furnished

910 NW HOYT ST.

10,000 +/- TOTAL SF

\$19,750/mo semi-gross

# THE BUILDING

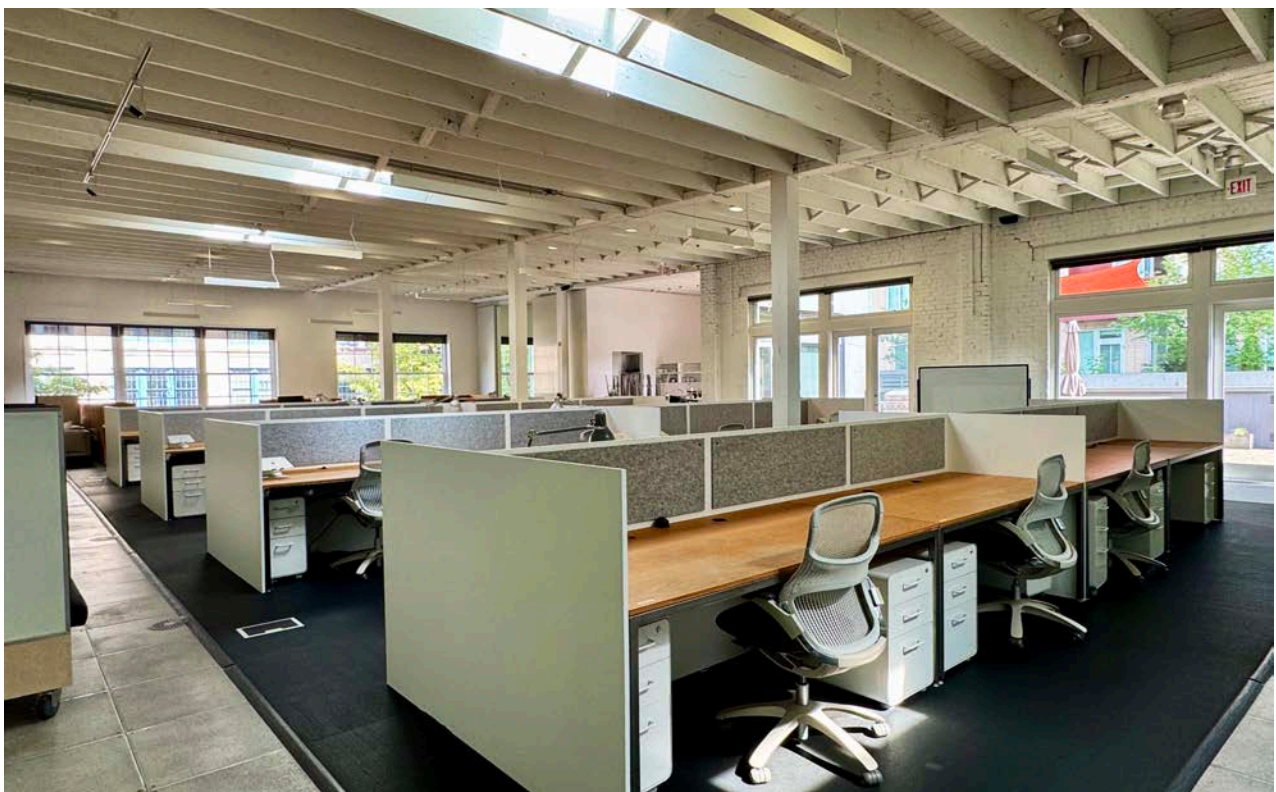
Thoughtfully designed by Brad Cloepfil of Allied Work Architecture, this gorgeous creative space with a flexible floor plan, lobby, multiple meeting rooms, seating areas and generous, sunny patio is perfect for any thriving office.

Centrally located in the Pearl District and just steps away from main bus lines, the Streetcar, Union Station and I-5 freeway and mere blocks from the Broadway Bridge and Pacific Northwest College of Arts.

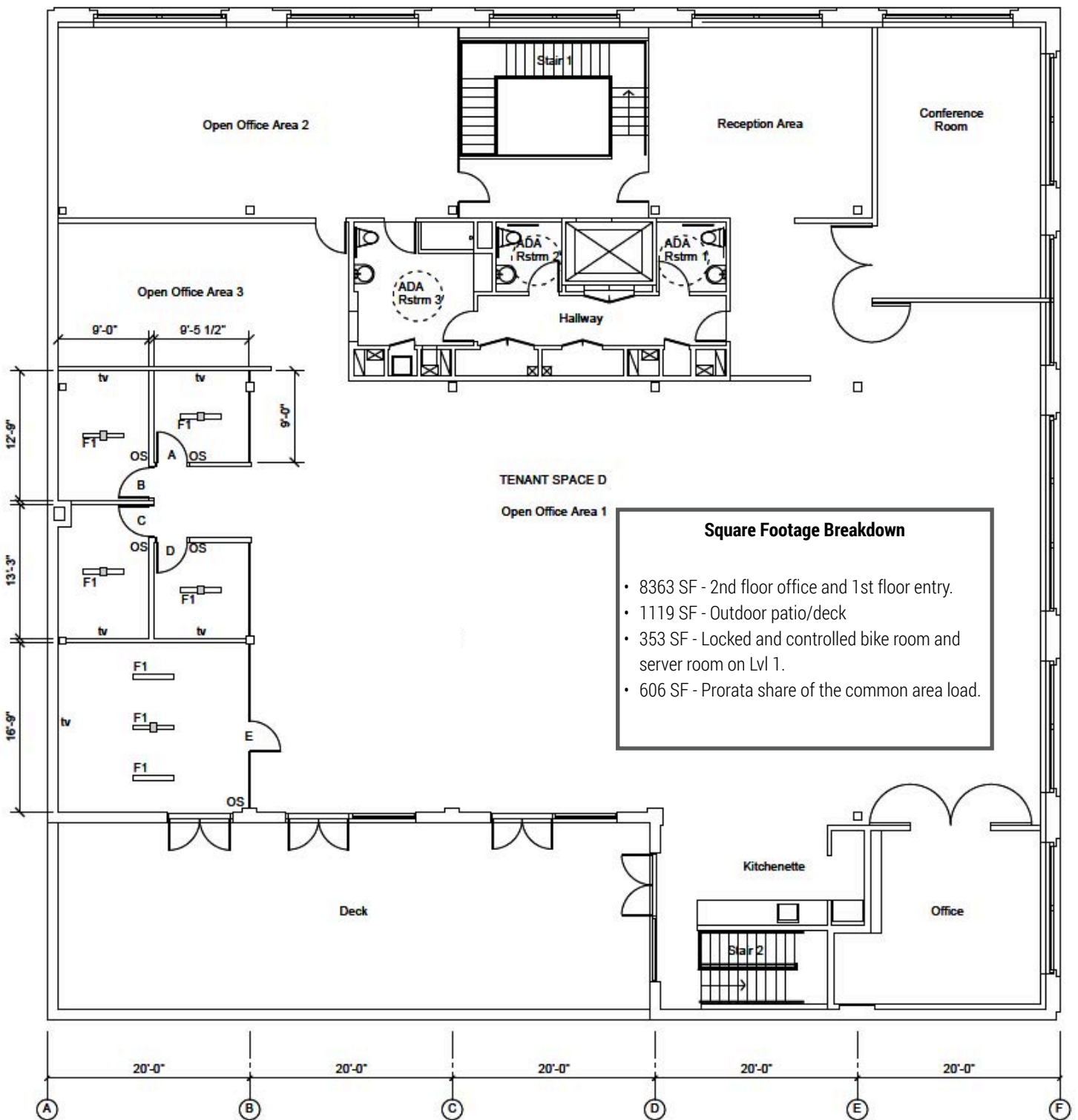
Conveniently close to some of Portland's most popular shops, restaurants, and entertainment, including Bowery Bagels, Pendleton Home Store, Ann Sacks Tile, Powell's Books, Silk Road, Janken, Roseland Theatre, Kohler and more.

## FEATURED AMENITIES

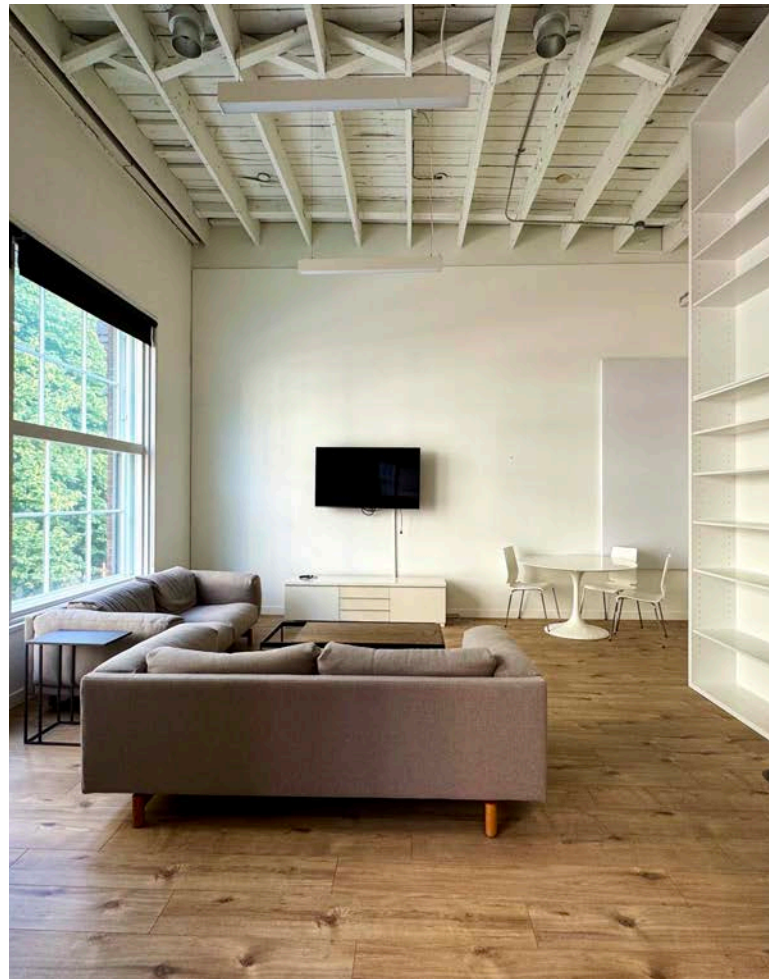
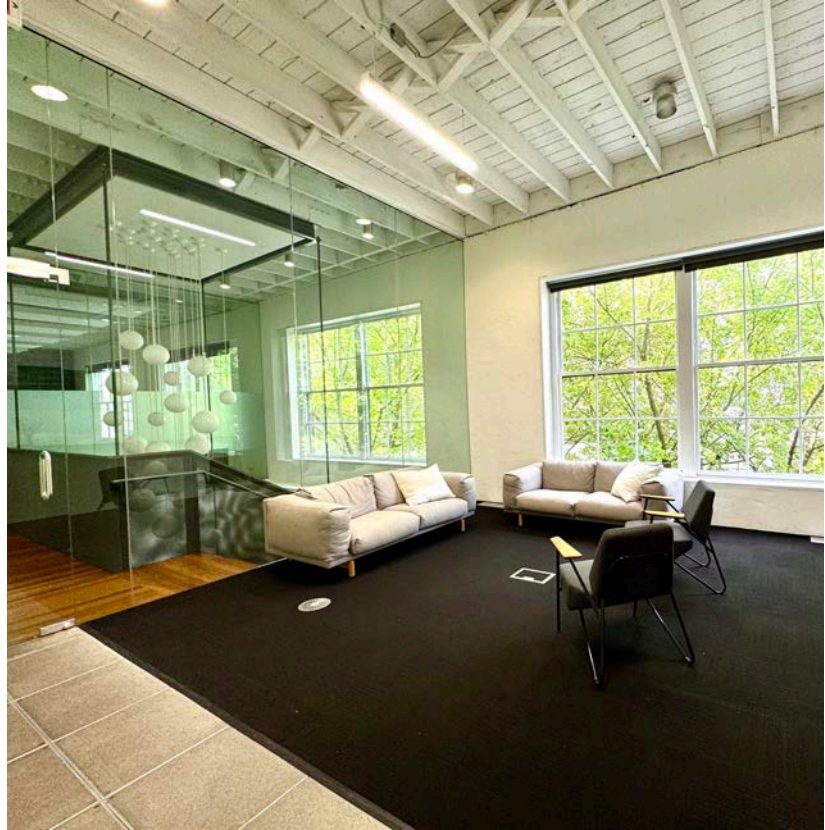
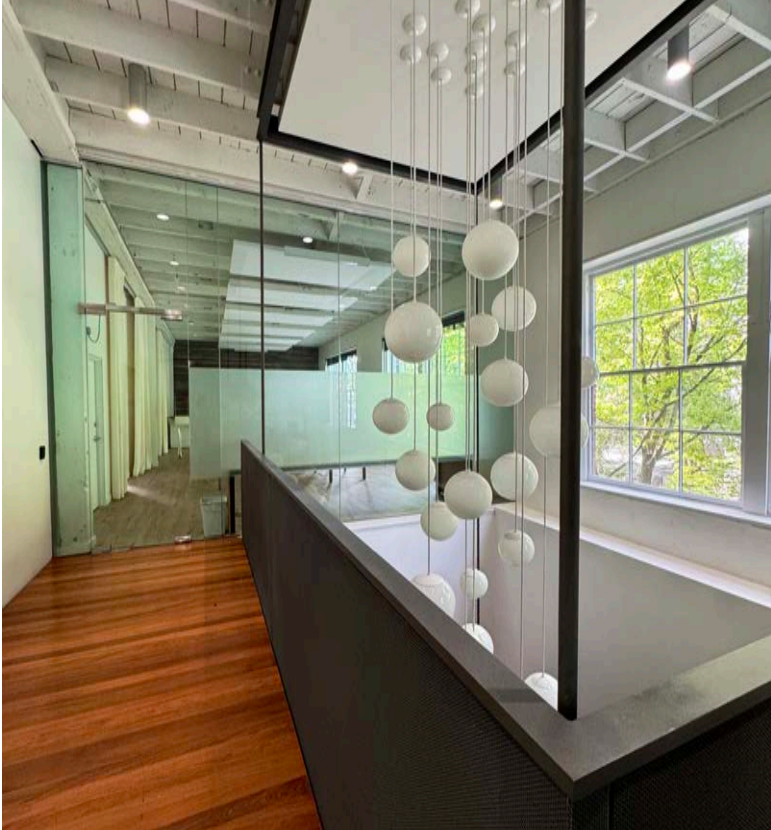
- Secure formal lobby
- Stair and elevator served
- Large reception area
- Beautiful outdoor patio
- Generous open floor plan
- Conference room
- 5 privates or huddle rooms
- 44 desks/workstations
- Stocked kitchen area
- Secondary office with private full bath
- 6 call booths and/or Zoom rooms
- Multiple gathering areas
- 3 ADA restrooms, 1 with shower



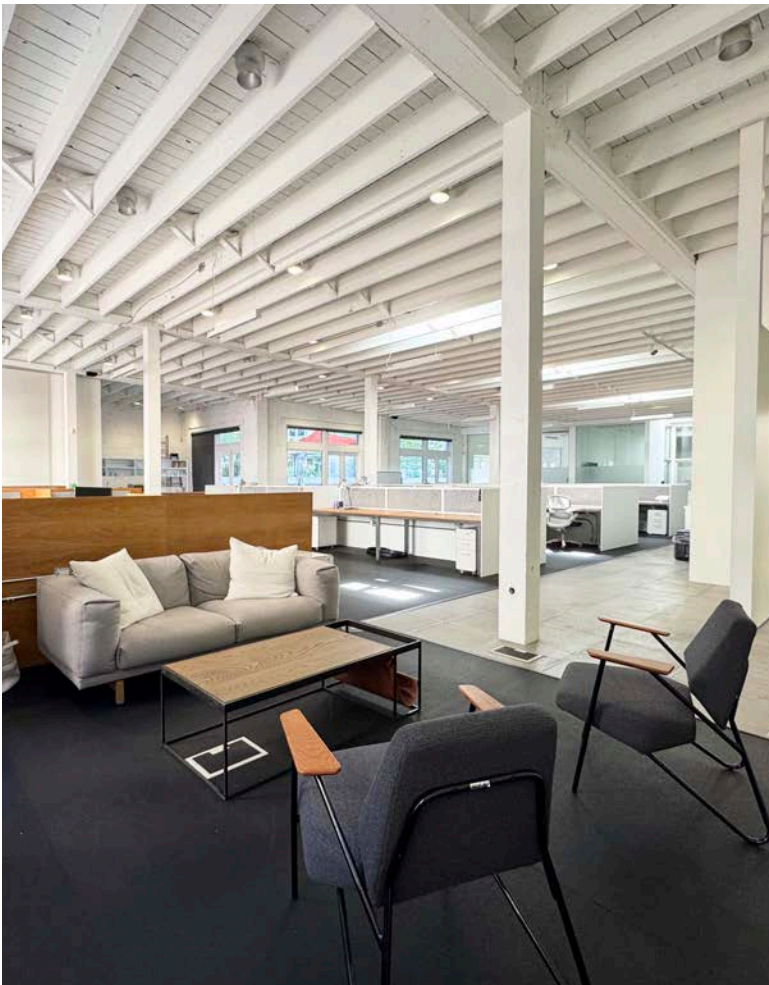
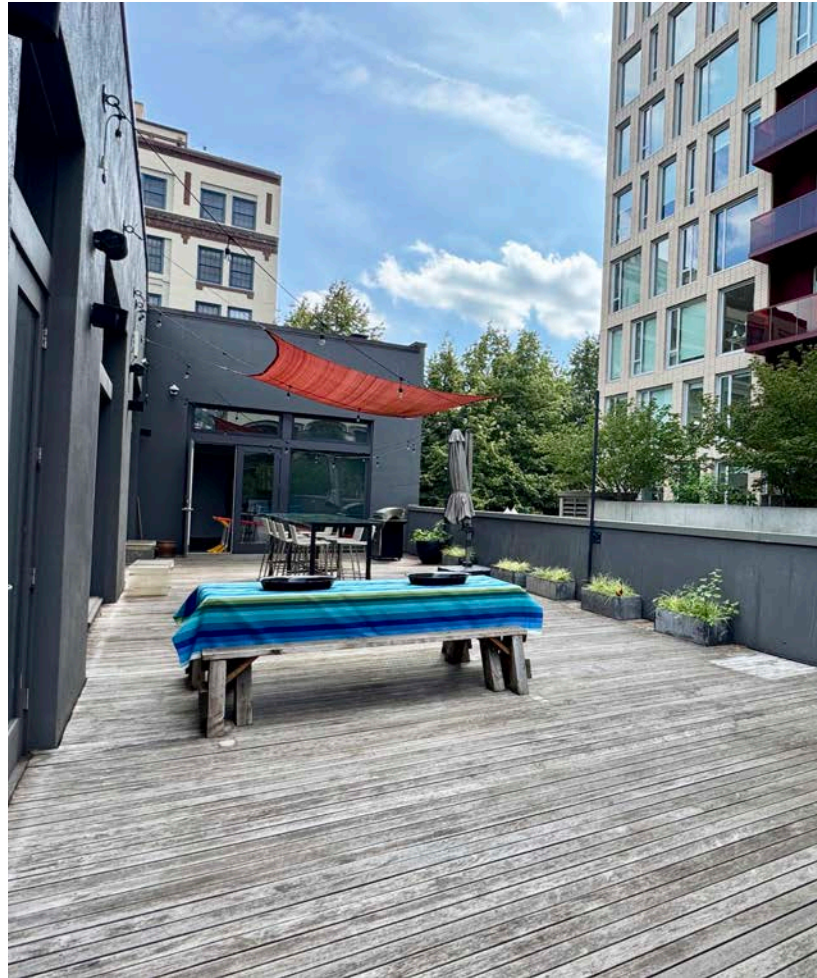
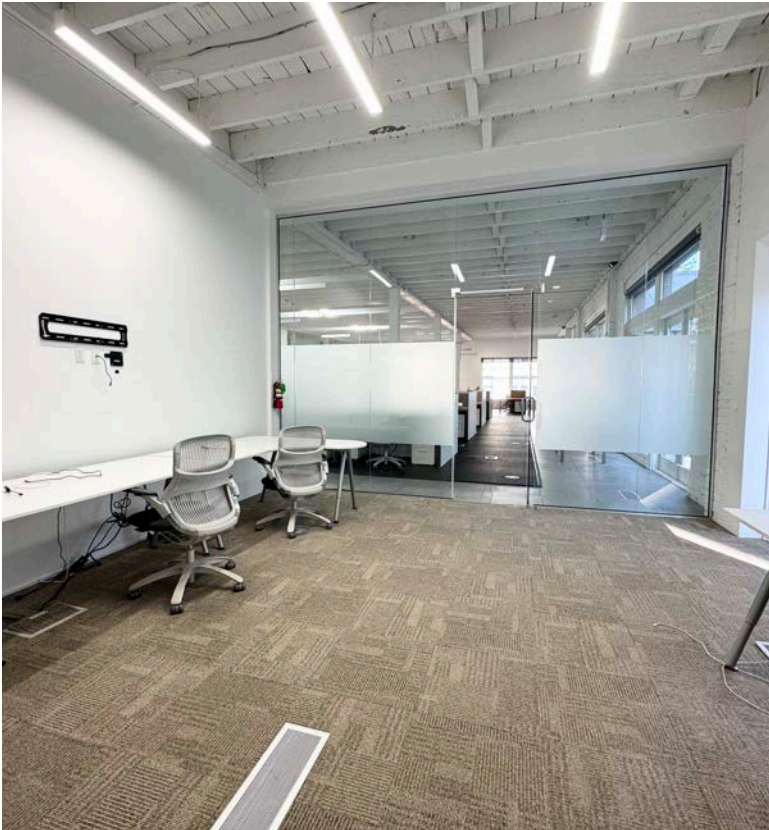
# THE FLOORPLAN



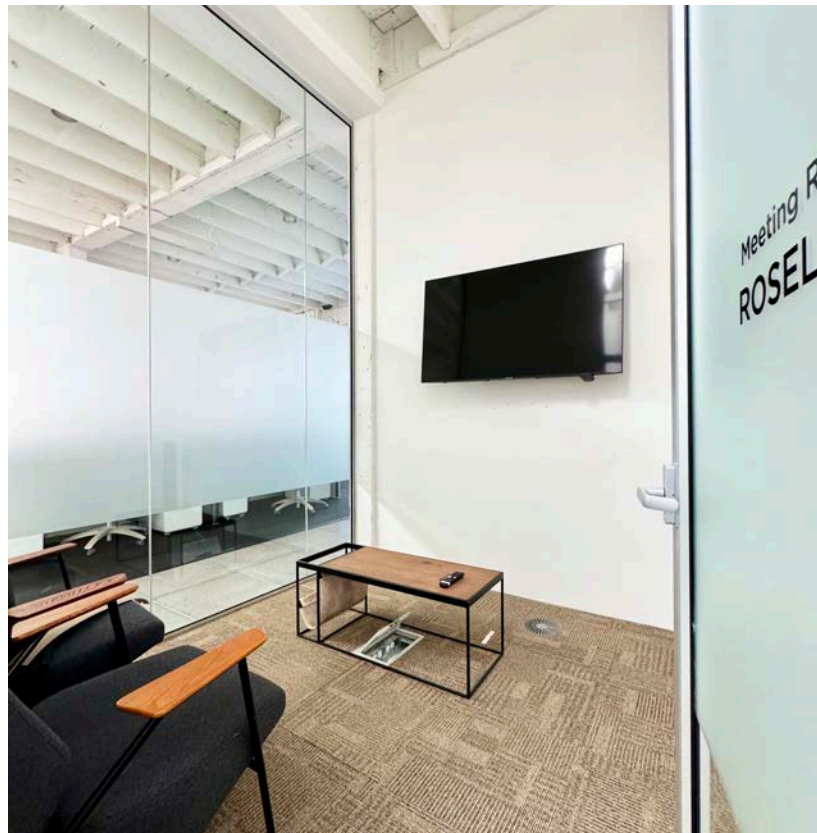
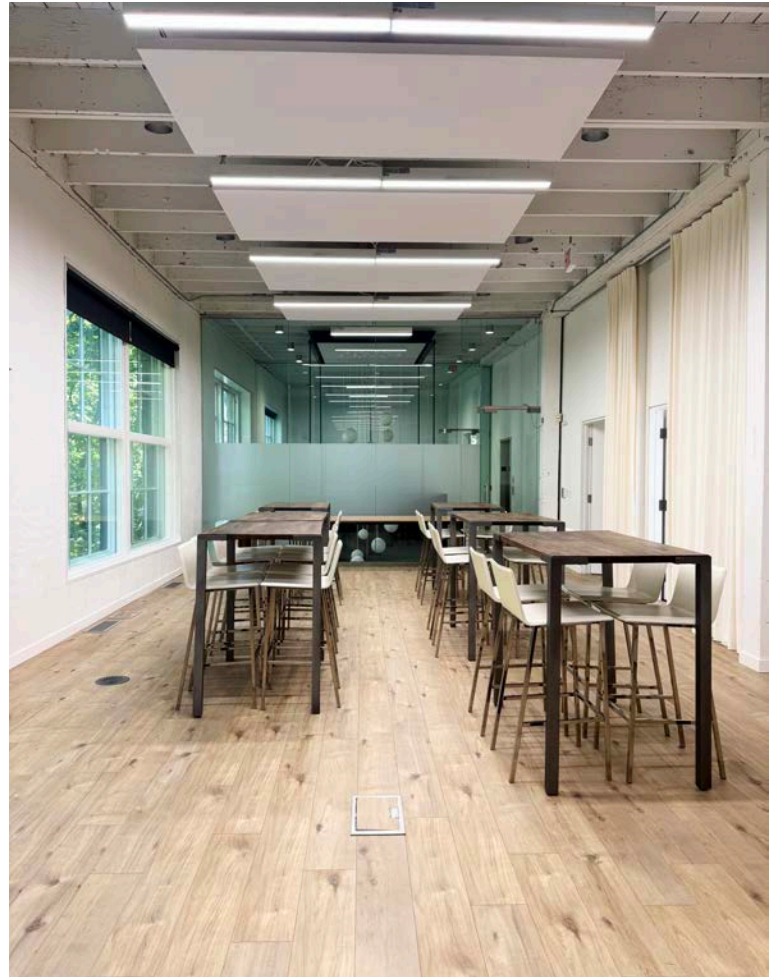
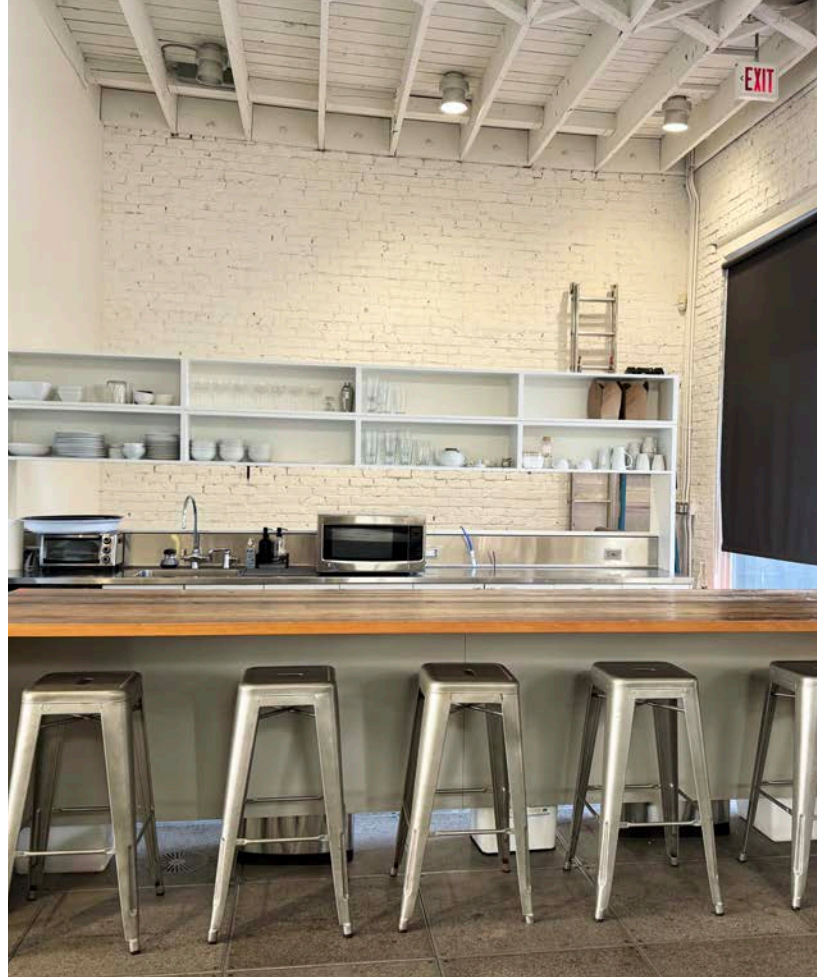
# THE SPACE



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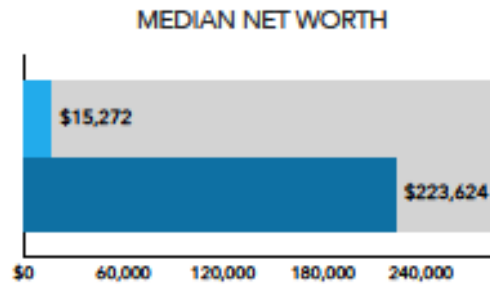
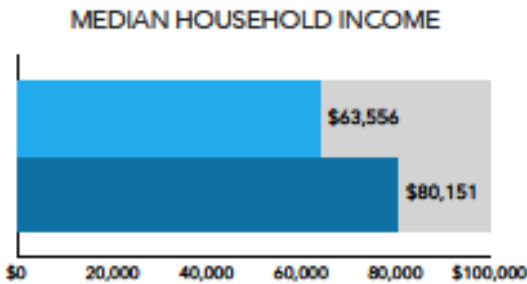
# THE SPACE



# 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.

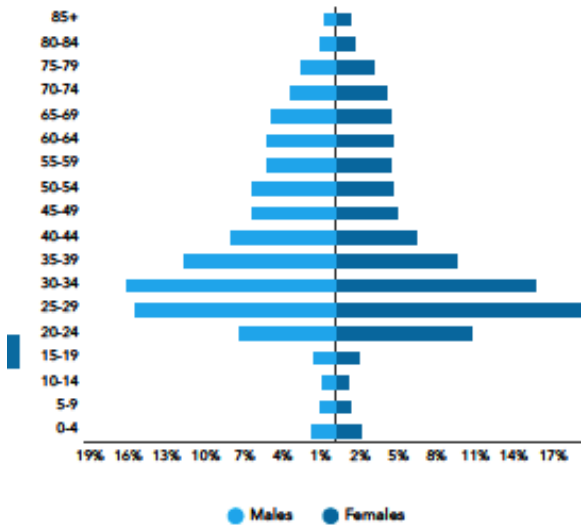


Bars show comparison to

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## AGE BY SEX

Median Age: 36.1

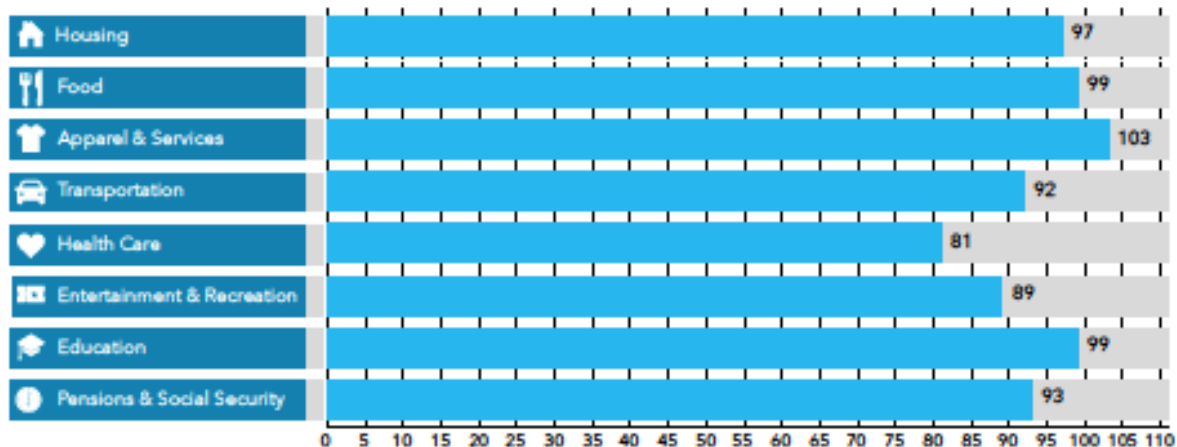


## KEY FACTS FOR THE AREA

- POPULATION: 48,169
- HOUSEHOLDS: 31,147
- AVERAGE SIZE HOUSEHOLD: 1.44
- WEALTH INDEX: 61
- HOUSING AFFORDABILITY: 34
- DIVERSITY INDEX: 58
- MEDIAN HOME VALUE: \$722,522
- FORECASTED ANNUAL GROWTH: 1.55%

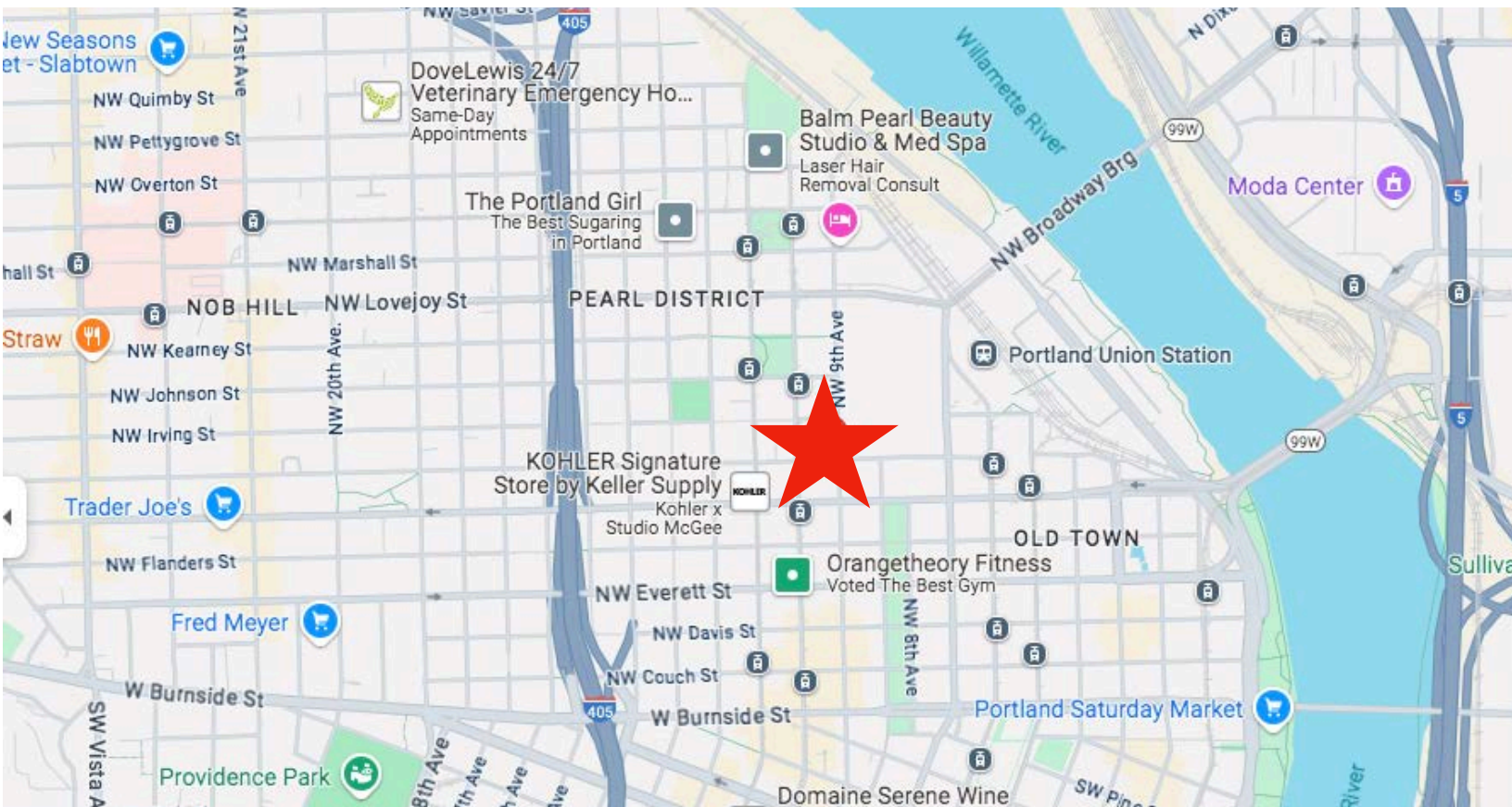
## AVERAGE HOUSEHOLD BUDGET INDEX

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.

# THE NEIGHBORHOOD



## SHOP

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

## EAT

ABBA Coffee  
Nuvrei Bakery  
Verde Cocina Pearl  
Zabpinto Thai Kitchen  
Janken  
Piattino Italian  
Andina  
Umbria Caffè  
Bowery Bagels

## PLAY

Mission Theatre  
North Park Blocks  
Waterfront Park  
Star Theatre  
Providence Park  
Classic Chinese Garden  
Portland Art Museum  
Ground Kontrol  
Roseland Theatre

## STAY

Canopy by Hilton  
Hampton Inn  
The Society Hotel  
Harlow Hotel  
McMenamins Crystal Hotel  
Residence Inn  
Crystal Hotel  
The Hoxton  
Kimpton Hotel Vintage

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100

WALKER'S PARADISE



92

EXCELLENT TRANSIT



99

VERY BIKEABLE