

FOR LEASE

600 NW 14TH AVENUE • PORTLAND, OR



RETAIL. OFFICE.

BRAD MACOMBER

Director of Leasing
brad.macomber@cinw.com
OR 200908061 | WA 95748



COMMERCIAL
INTEGRITY **nw**

commercialintegritynw.com
503.218.4380

LEASE OFFERING

4,000-13,000 SF
AVAILABLE

Years 1-2 - \$0 Base Rent + NNN
Year 3 - \$18 PSF + NNN
Year 4 - \$20 PSF + NNN
Year 5 - \$22 PSF + NNN

600 NW 14TH AVENUE

600 NW 14TH AVENUE • PORTLAND, OR 97209

Available ... From 4,000 – 13,000 SF

Ground Floor Retail ... 9,000 SF

Second Story ... 4,000 SF

Uses ... Retail, Office

Delivery ... Available Immediately

Rate ... Years 1-2 - \$0 Base Rent + NNN

Year 3 - \$18 PSF + NNN

Year 4 - \$20 PSF + NNN

Year 5 - \$22 PSF + NNN

Zoning ... EX

Built ... 1946

Average HH Income (1-Mile) ... \$109.5K

Daytime Population (1-Mile) ... 123,212

Walk Score ... 98 (Walker's Paradise)

Bike Score ... 95 (Biker's Paradise)



LEASE OFFERING

As it's name suggests, The Pearl District of Downtown Portland hosts the most refined urban living in Portland, as well as restaurants by esteemed Chefs, reputable art galleries, renowned businesses, coveted retail space, and more.

New construction is the norm here; the Pearl's 10.1 million approximate square feet of commercial space is a number that's continuously rising. 600 NW 14th is next-door neighbor to some of the newest constructions projects in the area, including a 280-unit apartment development, and a boutique hotel set to break ground in 2023. Just blocks from the newly established Slabtown area the neighborhood is bursting with new energy and establishments, such as the famous Star Portland pizza restaurant from California's Bay Area, Irving Street Tapas, Kinnamons Bakery, TwoWrongs, and the brand new JoJo's.

The Subject Property stands less then 0.3 miles from an off-ramp exiting Interstate 405, where more than 118,185 vehicles pass every day.



- **IN THE HEART OF DESIRABLE PEARL DISTRICT NEIGHBORHOOD**

- **PEDESTRIAN-FRIENDLY LOCATION – WALK SCORE & BIKE SCORE: 98 + 95**

- **LESS THAN 0.3 MILES FROM THE I-405 OFF-RAMP (118,185+ VPD)**

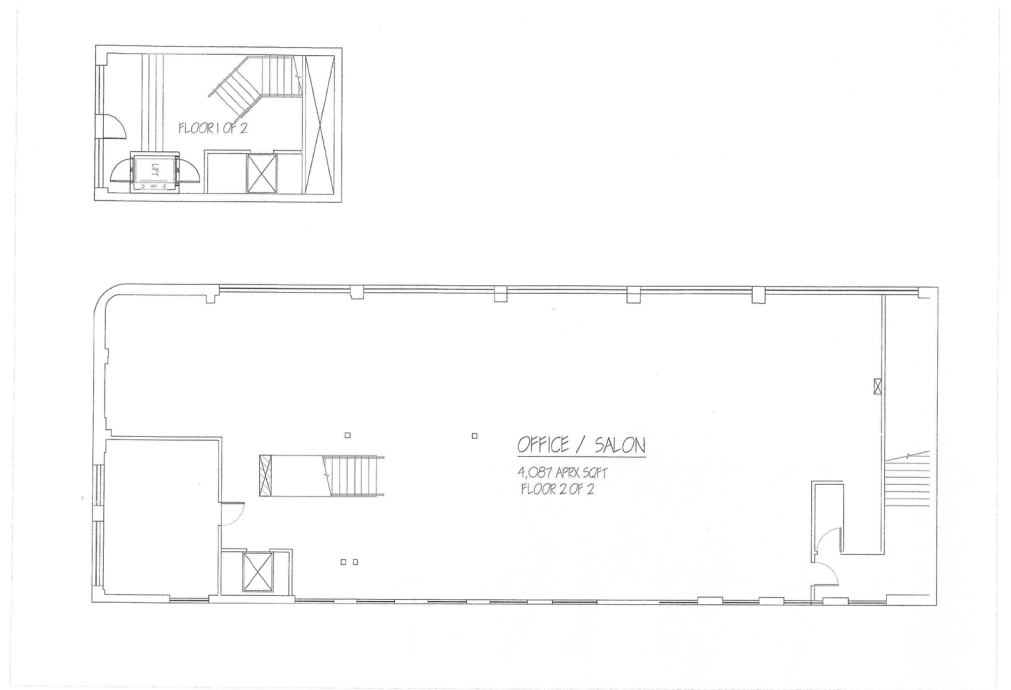
- **ELEVATOR SERVED, SPACE HAS KITCHENETTE AND PRIVATE RESTROOMS**

- **HIGH EXPOSED CEILINGS WITH LOTS OF NATURAL LIGHT**

- **\$1.7B ANNUAL CONSUMER SPENDING WITHIN A 1 MILE RADIUS**

FLOOR PLANS

600 NW 14TH 2ND FLOOR PLAN

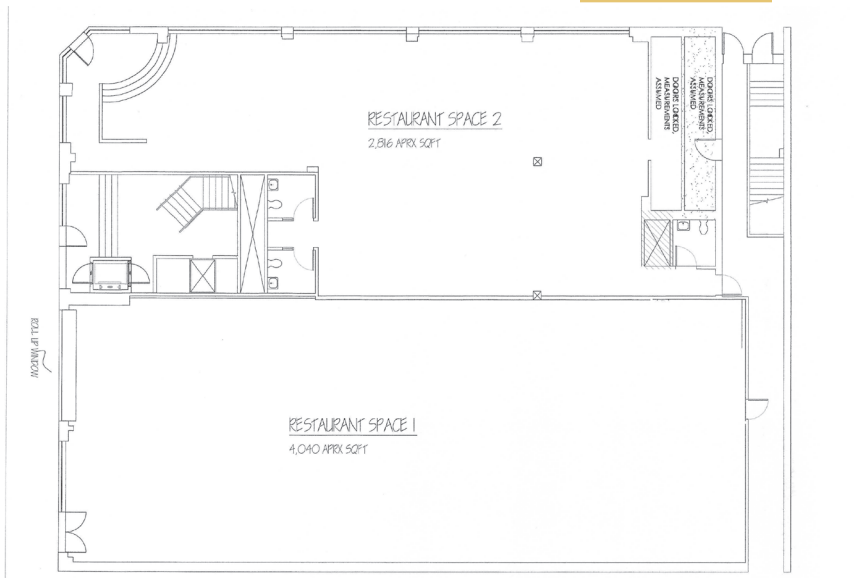


600 NW 14TH 2ND FLOOR

- 4,000 SF
- Exposed Ceilings
- Flexible Spaces
- HVAC System
- Elevator
- Multiple Storage Rooms
- Multiple Offices

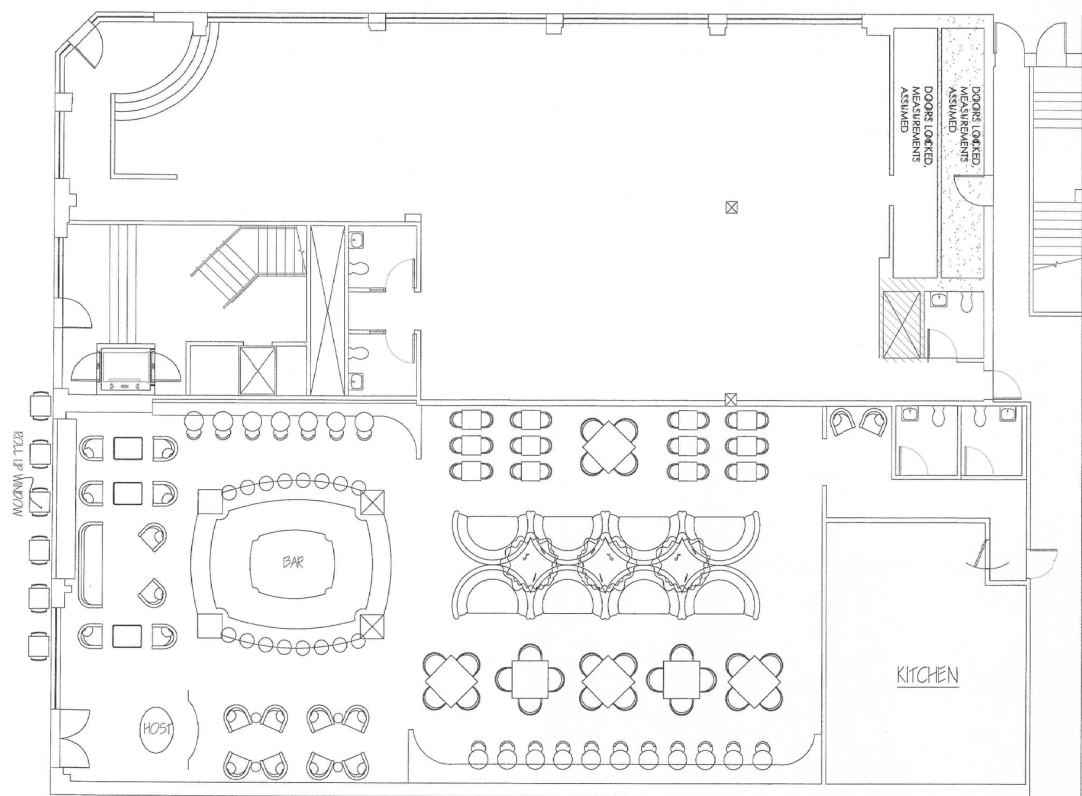


600 NW 14TH GROUND FLOOR PLAN



600 NW 14TH GROUND FLOOR

- 9,000 SF
- Light Filled Foyer
- Exposed Ceilings
- Plentiful On-Street Parking
- Flexible Spaces
- HVAC System
- Elevator
- Multiple Restrooms
- Large Window Bays
- Multiple Storage Rooms
- Multiple Offices
- Street Level Entry



PROPERTY PHOTOS



PROPERTY MAP

6,001+ VPD NW 14TH AVENUE

600 NW 14TH
13,000 SF

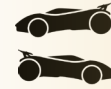
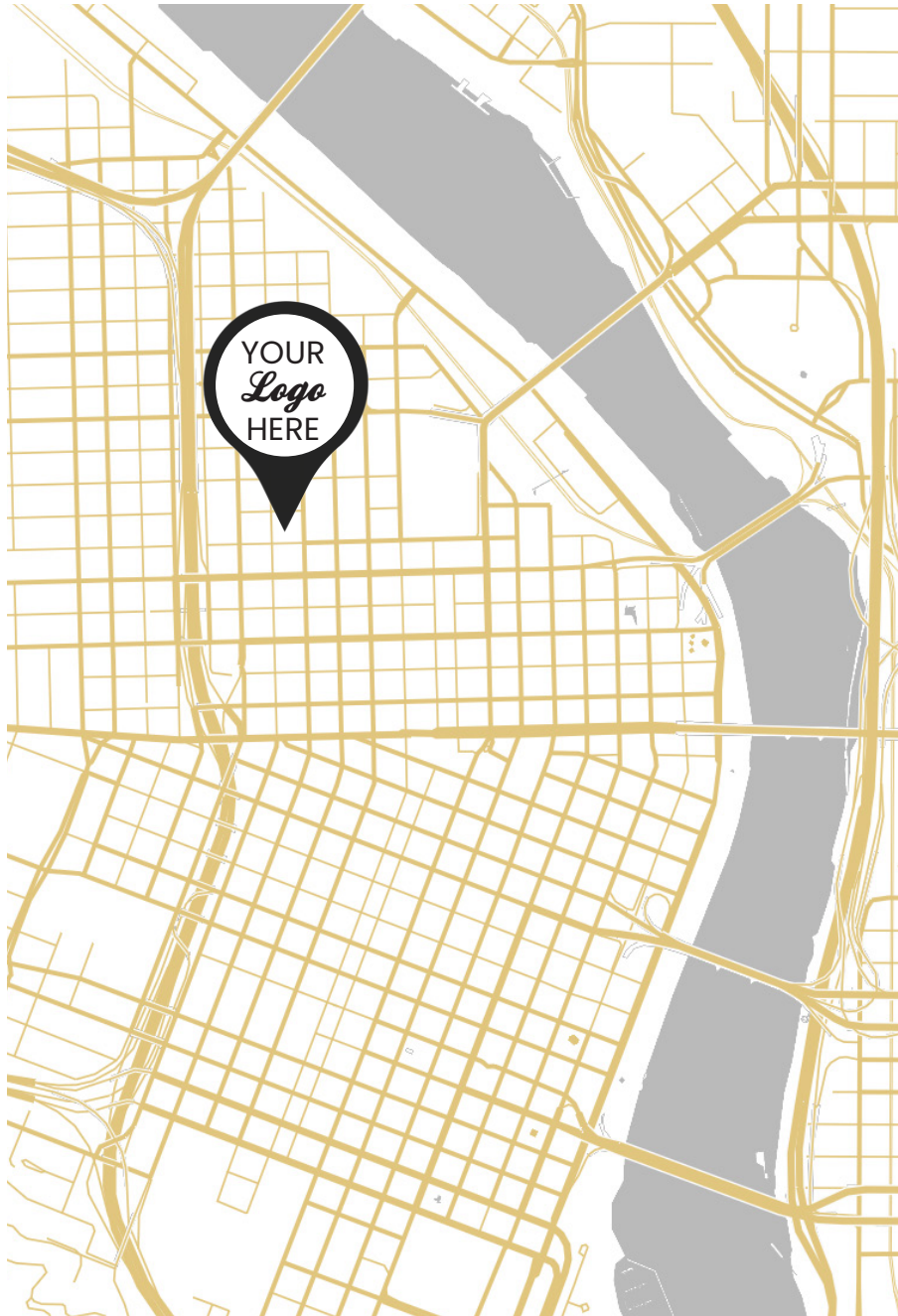


1,211+ VPD NW HOYT STREET

AERIAL MAP



DEMOGRAPHICS



118,185+ VPD AT I-405 EXPRESSWAY
117,636+ VPD AT I-5/ US 30
6,001+ VPD AT NW 14TH AVE

TRAFFIC



ANNUAL FOOT TRAFFIC:
HOURLY FOOT TRAFFIC:
DAILY FOOT TRAFFIC:

267,378 SITE VISITS
6PM PEAK
SATURDAY PEAK



WALKSCORE: 98 (WALKER'S PARADISE)
BIKESCORE: 95 (BIKER'S PARADISE)
TRANSITSORE: 87 (EXCELLENT TRANSIT)



AIRPORT:
38 MIN DRIVE TO PDX
PORTLAND INTERNATIONAL AIRPORT

TRANSPORTATION

1 MILE

3 MILES

5 MILES



DAYTIME POPULATION

123,212

327,265

547,341



HOUSEHOLDS

27,083

89,081

193,770



HH INCOME

\$109.5K

\$136.6K

\$131.6K



CONSUMER
SPENDING

\$1.7B

\$6.9B

\$16B

DEMOGRAPHICS



STATE

OREGON

4.22 MILLION

COUNTY

MULTNOMAH COUNTY

812,855

MSA

PORTLAND METRO AREA

2.49 MILLION

CITY

PORTLAND

650,380

POPULATION



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