

# THE LOVEJOY

*Lender-Owned Class A Office  
90,086 SF | Portland, OR*

1331 NW LOVEJOY ST, PORTLAND, OR



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**km** Kidder  
Mathews





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# CLASS A OFFICE BUILDING IN THE HIGHLY COVETED PEARL DISTRICT

*Kidder Mathews is pleased to offer for sale The Lovejoy, 90,086 SF of Class-A multi-tenant office in Portland Oregon's dynamic Pearl District.*

## THE LOVEJOY

Located at 1331 NW Lovejoy Street in the highly desirable Pearl District. Ideally suited for the experienced value-add investor or an owner-user, Lovejoy is a nine-story Class A building featuring street-level retail fully occupied by Safeway, a four-level parking garage, and three floors of office. The Offering encompasses high-image multi-tenant office in the top three floors (Floors 7-9) in addition to dedicated garage parking.

Constructed in 2009, The Lovejoy's improvement details boast modern certifications—including LEED Gold and Benchmark Seismic Compliance—attractive common-areas and high-end amenities. Additionally, the property's current configuration allows for flexible occupancy options while its image and sustainable design offers and exceptional tenant experience within one of Portland's most desirable submarkets.

## IDEALLY LOCATED

The Lovejoy is uniquely situated in the Pearl District, one of Portland's most dynamic and sought-after neighborhoods known for its unique blend of historic character and modern urban energy. Once an industrial warehouse district, the area has been thoughtfully transformed into a vibrant mixed-use destination featuring upscale boutiques, luxury hotels, contemporary art galleries, and an impressive collection of acclaimed restaurants and bars.

→ [VIEW OFFERING AT THELOVEJOYPORTLAND.COM](http://THELOVEJOYPORTLAND.COM)

**OFFICE**  
Floors 7-9

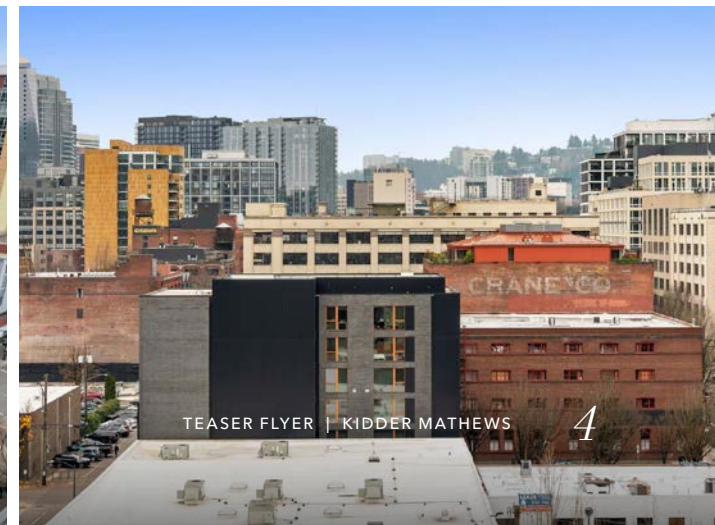
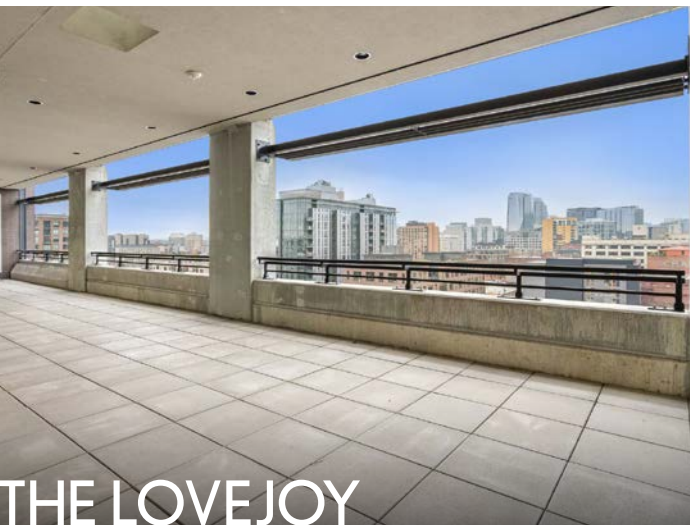
**PARKING**  
Floor 6 & part  
of Floor 5

THE LOVEJOY

# PROPERTY OVERVIEW

<i>Type</i>	Class A Multi-Tenant Office
<i># of Stories</i>	Nine (subject's office improvements floors 7-9)
<i>NRSF</i>	90,086 SF (per 2024 BOMA remeasurements)
<i>Condo Regime</i>	<p>The building is divided into three separate condominium interests.</p> <ul style="list-style-type: none"><li>• <b>Unit 1</b> (NAP) includes a 40,000 SF Safeway on the ground floor and 2nd (mezzanine) levels plus parking on level 3 that is dedicated to the retail portion.</li><li>• <b>Unit 2</b> (NAP) includes 1 1/2 stories of parking on levels 4-5 that are utilized for nearby office building.</li><li>• <b>Unit 3 (The Offering)</b> includes office on levels 7-9 plus 1 1/2 floors of parking on floors 5-6. Unit 3 manages the association.</li></ul>

<i>APN</i>	R625183
<i>Year Built</i>	2009
<i>Zoning</i>	EX - Central Employment
<i>Occupancy</i>	57% (25% expected as of 6/1/2026)
<i># of Tenants</i>	Three (3)
<i>Parking</i>	1.6:1,000 (dedicated garage)





# INVESTMENT HIGHLIGHTS



90,086 SF CLASS A  
OFFICE BUILDING



IDEAL OWNER-USER  
OR INVESTMENT



SITUATED IN THE  
HIGHLY DESIRABLE  
PEARL DISTRICT



1.6:1,000 PARKING IN  
BUILDING GARAGE



LEED GOLD  
CERTIFIED



COMMON AREA  
OUTDOOR TERRACE  
WITH SPECTACULAR  
VIEWS (7TH FLOOR)



PREMIER VIEW SUITES  
WITH EXTERIOR  
COVERED PATIOS



LOCKER ROOMS WITH  
SHOWERS & SECURE BIKE  
PARKING ONSITE



BUILDING CONFERENCE  
ROOM & KITCHEN  
(7TH FLOOR)



FITWEL VR  
CERTIFIED



BENCHMARK CERTIFIED  
FOR SEISMIC COMPLIANCE



LOCATED ON THE  
PORTLAND  
STREETCAR LINE

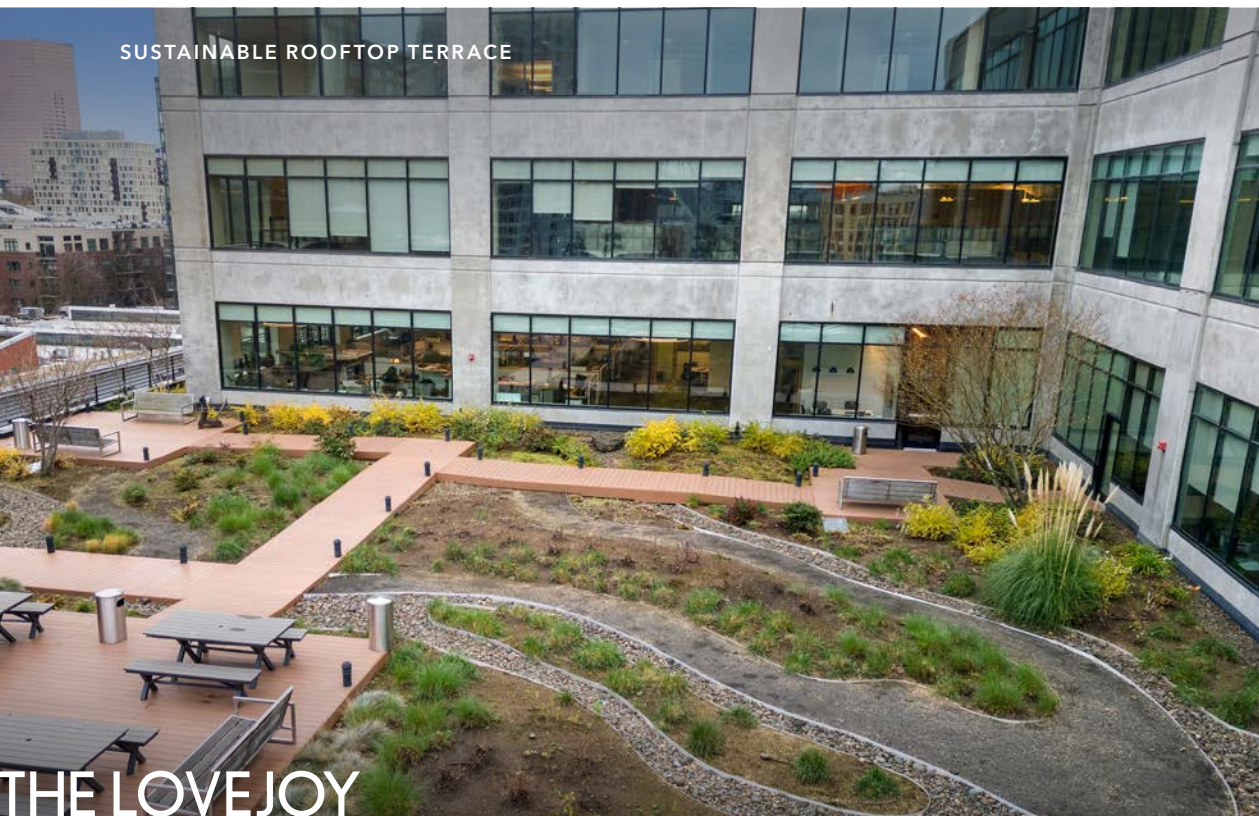




COMMON AREA OUTDOOR DECK



GREEN ROOF SYSTEMS



SUSTAINABLE ROOFTOP TERRACE



SECURED COVERED PARKING



8TH FLOOR KITCHEN



8TH FLOOR CONFERENCE ROOMS



9TH FLOOR VACANCY



SODERSTROM ARCHITECTS





# UNPARALLELED LOCATION





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