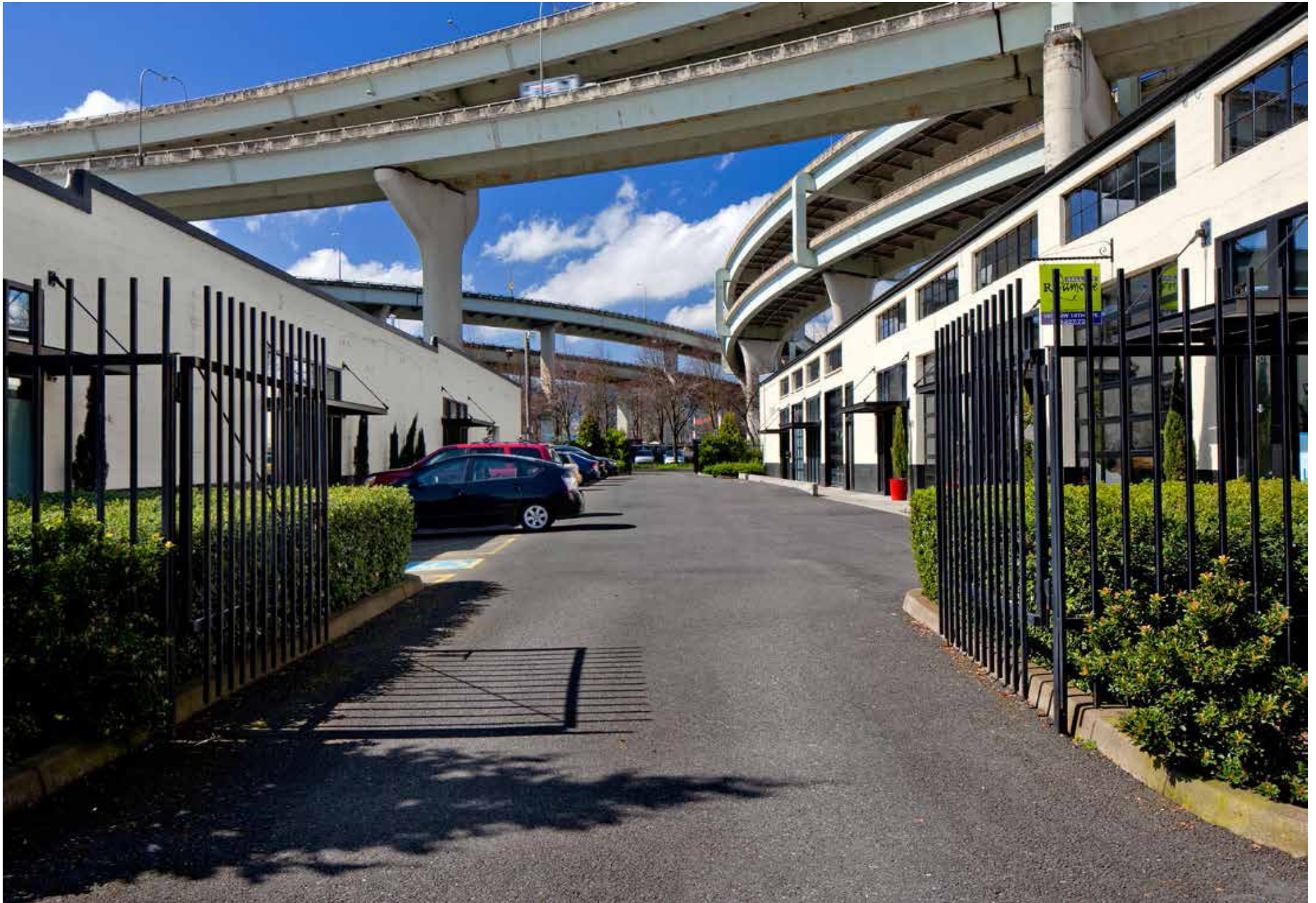


FOR LEASE: PEARL DISTRICT CREATIVE COMMERCIAL SPACES FOR LEASE

Raleigh Square - NW 14th + 15th Avenue and NW Raleigh Street - Portland Oregon



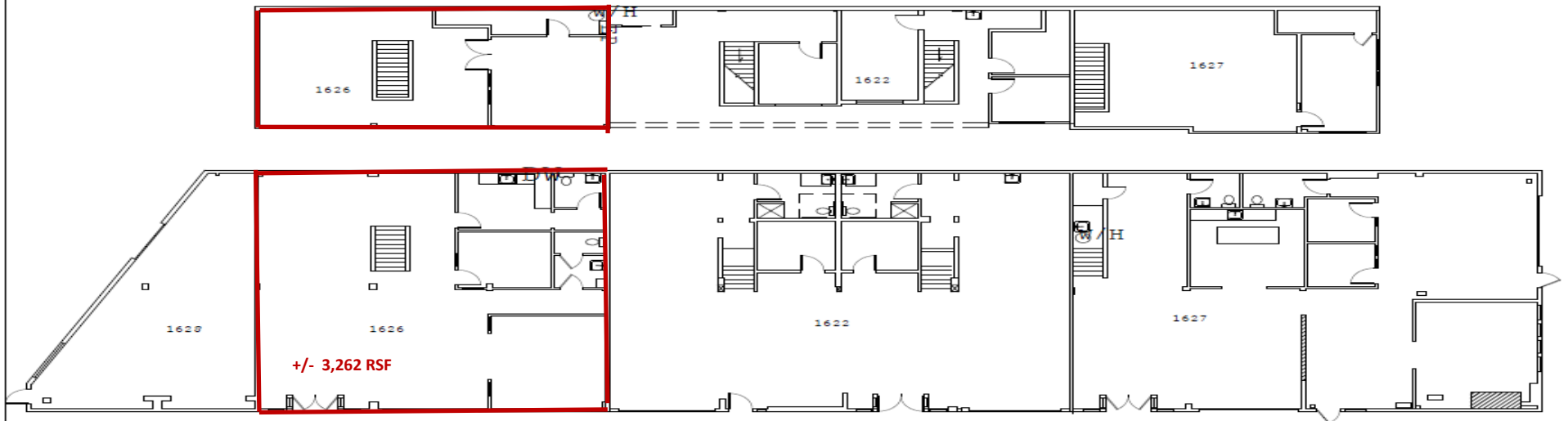
BUILDING COURTYARD + PARKING LOT



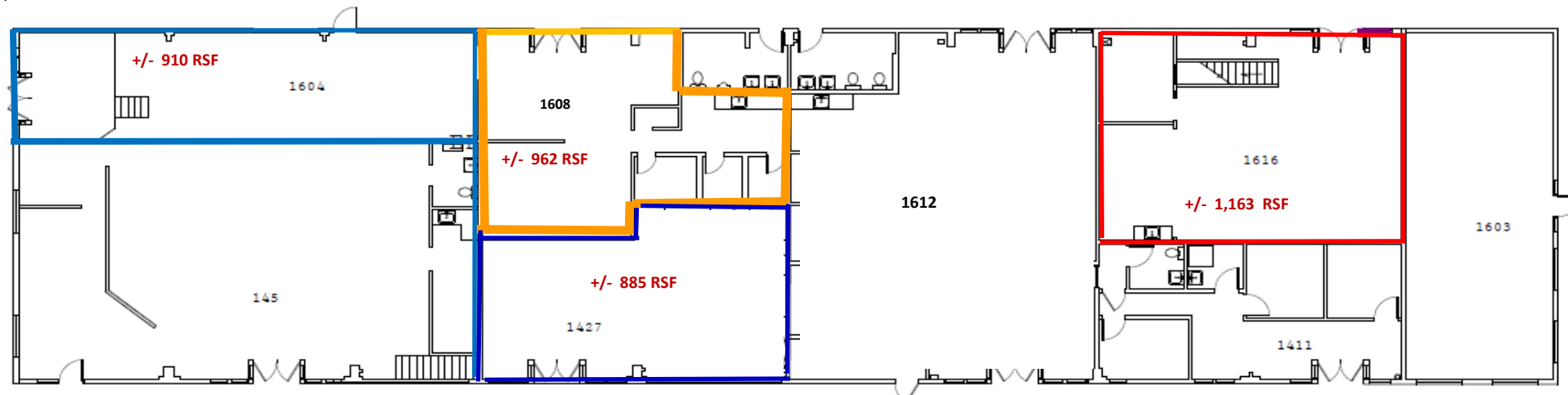
AERIAL PHOTO—NORTH PEARL DISTRICT



Building Plan & Vacancies



1 BLDG PLAN 1622-1628
A1.0 SCALE:N.T.S



1 BLDG PLAN 1411-1616
A1.0 SCALE:N.T.S

Availability

Suite: 1604 NW 15th Avenue

RSF: +/- 910 SF

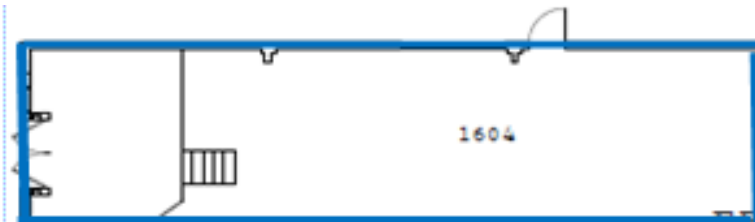
% SHARE: 4.30%

Rate: \$15.00 NNN

Nets: \$11.61 Per RSF

Available: Immediately - Move in ready

Features: High Ceilings
One large open area
Roll up door
Old growth beams
Sky lights
Private patio area
Plumbing in place
One (1) Free Onsite Parking Space



Availability

Suite: 1608 NW 15th Avenue

RSF: +/- 962

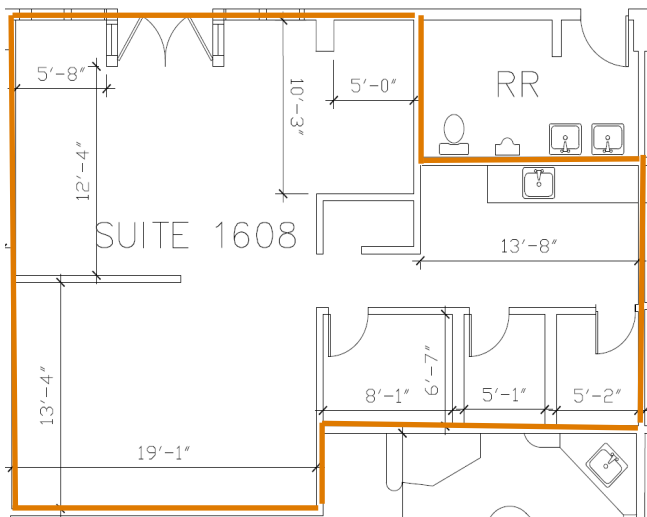
% SHARE: 4.30%

Rate: \$15.00 NNN

Nets: \$11.61 Per RSF

Available: Immediately - Move in ready

Features: Open layout
High Ceilings
Mix of private office and open area
Kitchenette
Old growth beams
Sky lights
One (1) Free onsite parking stall



Availability

Suite: 1626 NW Raleigh Street – Direct Lease

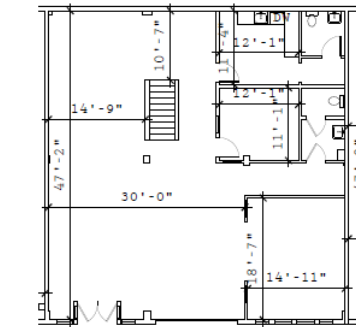
RSF: +/- 3,262 RSF

Rate: \$18.00 NNN

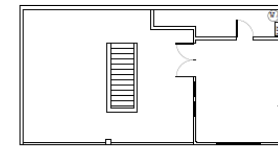
Nets: \$11.61 Per RSF

Available: Immediately - Move in ready

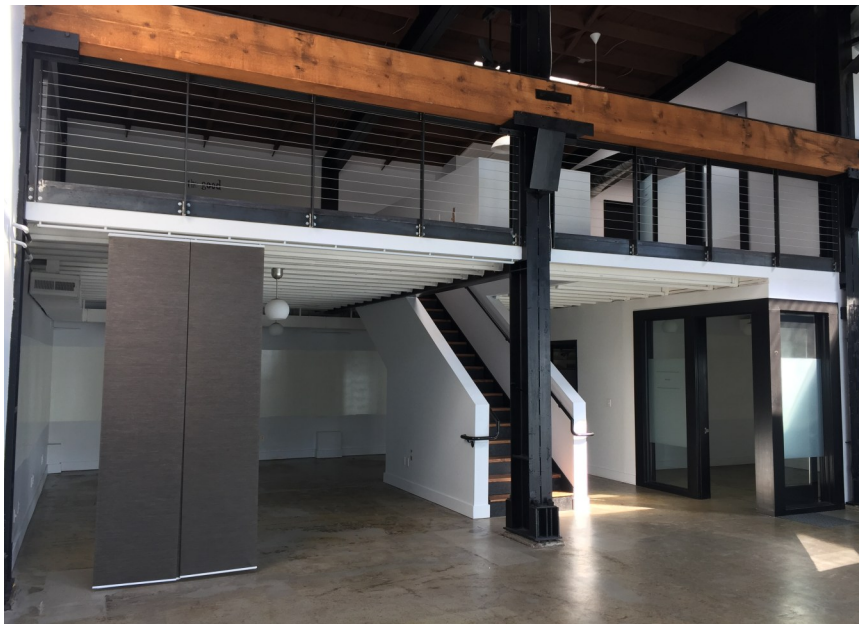
Features: Open layout with mezzanine level
High Ceilings
Exposed rafters
14 foot roll up door
Open Studio Layout
Two (2) Private Restrooms
Full Kitchen
Sky Lights
Two (2) free parking stalls



1 FLOOR PLAN SUITE 1626
A1.0 SCALE: 1/16" = 1'-0" 3,214 USF/3,262 RSF



2 MEZZANINE 1626
A1.0 SCALE: 1/16" = 1'-0"



Availability

Suite: 1616 NW Raleigh Street – Direct Lease

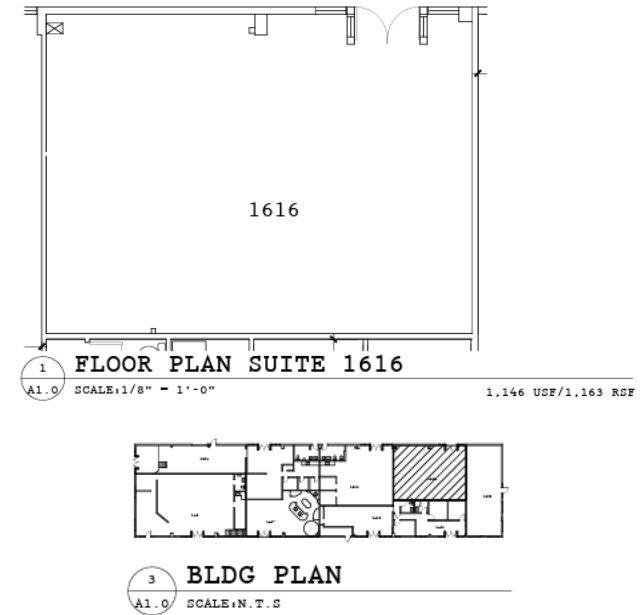
RSF: +/- 1,163 RSF

Rate: \$16.00 NNN

Nets: \$11.61 Per RSF

Available: Immediately

Features: Open layout
High Ceilings
Exposed rafters
Open Studio Layout
One (1) free parking stall
Ample north pearl neighborhood parking



Availability

Suite: 1427 NW Raleigh Street – Direct Lease

RSF: +/- 885 RSF

Rate: \$15.00 NNN

Nets: \$11.61 Per RSF

Available: 30 Days

Features: Great display / showroom area

Open layout

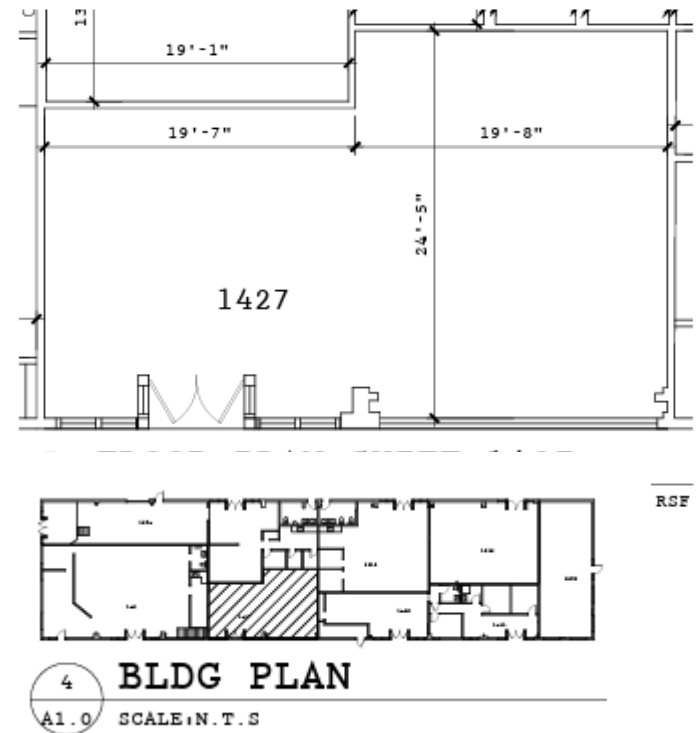
High Ceilings

Exposed rafters

Open Studio Layout

Sky Lights

Ample north pearl neighborhood parking



Raleigh Square offers a unique opportunity to have creative space in NW Portland /Pearl District.

- ⇒ Creative office space in ultra urban location
- ⇒ Area hub for restaurants, shopping, and entertainment
- ⇒ Walking distance to street car line and close access to freeways
- ⇒ High ceilings and exposed center cut old growth beams
- ⇒ Abundant natural light
- ⇒ Secure facility
- ⇒ Move in ready, but Landlord willing to make improvements for new tenants
- ⇒ Onsite parking

Please direct all inquiries to :
John Gibson - Licensed Oregon Principal Broker
OR# 971000078
2393 SW Park Place #110 Portland Oregon 97205
503.860.3267
john.gibson@commercialblack.com
www.commericalblack.com

