

OFFICE SPACE FOR SALE/LEASE

1325 NW FLANDERS STREET
PORTLAND, OR 97209



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FOR SALE/LEASE



Sale price \$1,699,999
Asking rate \$19.50/RSF NNN



1st floor ± 4,950 RSF



± 2,500 SF lower level storage with great ceiling/clear heights



The building encompasses historic Portland charm, but with the upgrades and amenities of a modern space



Great build-out with inviting reception and lobby, open work spaces, conference rooms, offices and kitchenette



Exposed brick, timber and hardwood floors



Glass partitioned walls create a feeling of airiness and allow for natural light to filter throughout the space



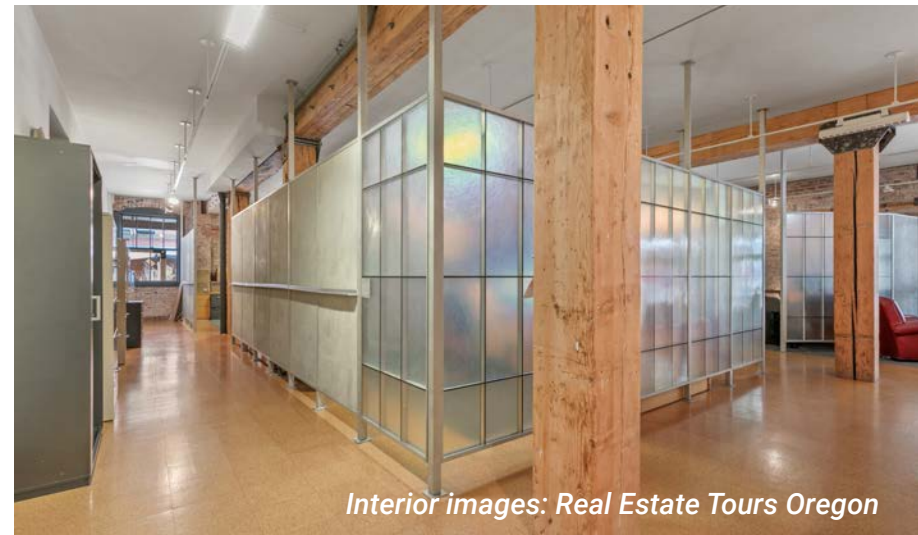
Dedicated restrooms



Signage opportunity with excellent visibility and pedestrian foot traffic

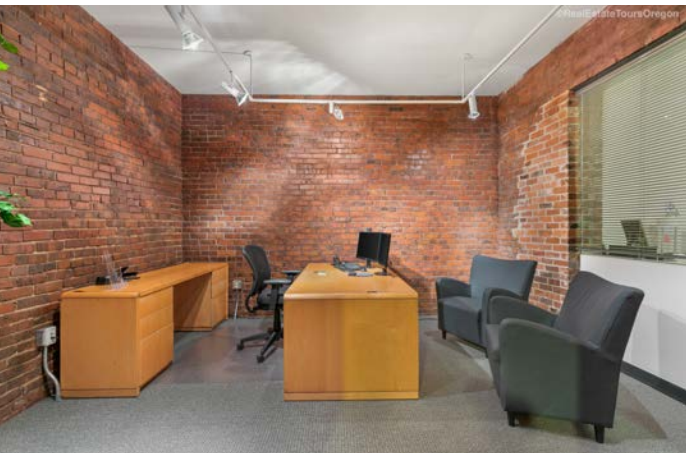
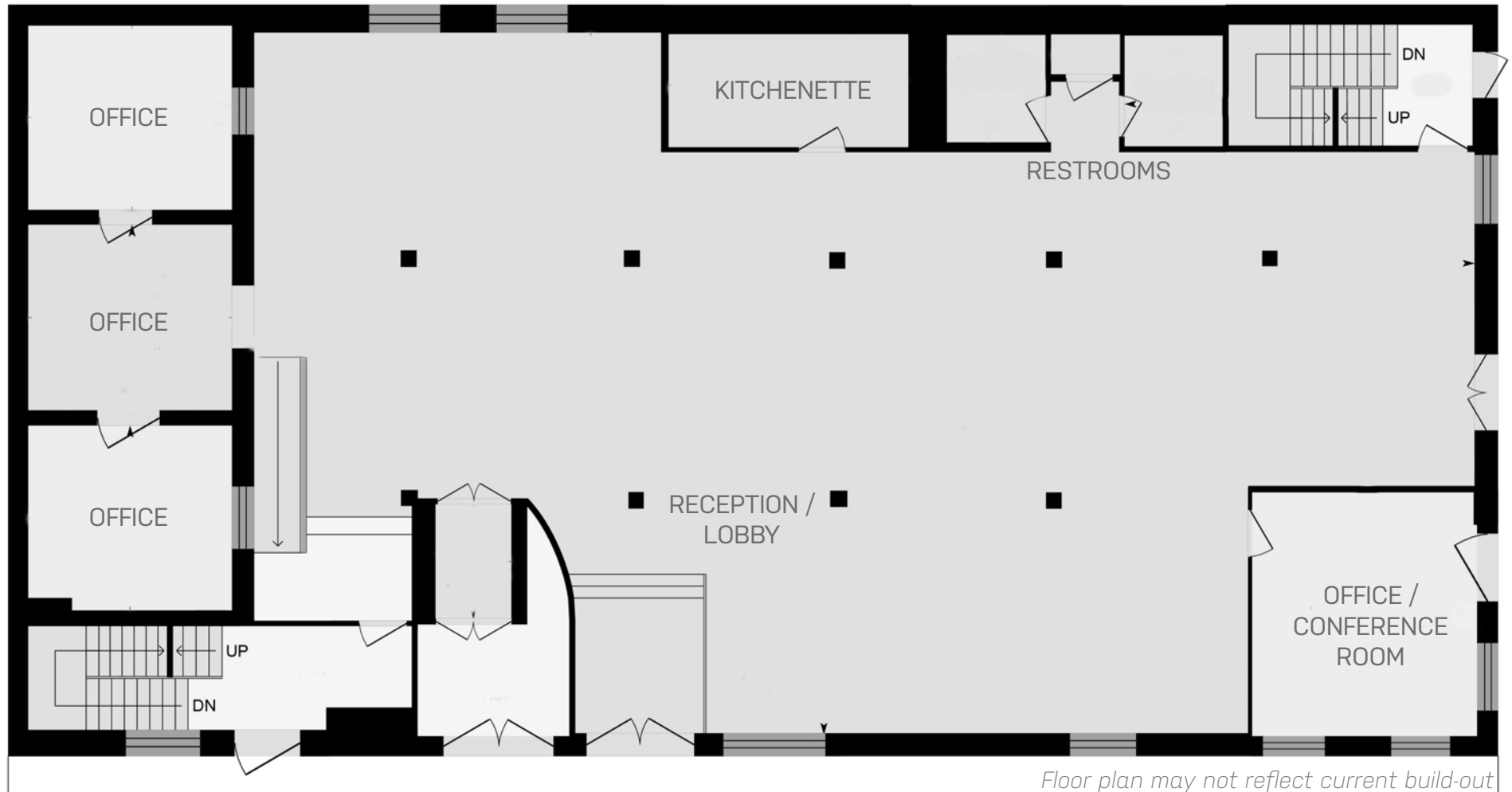


Excellent location in Portland's popular Pearl District with countless amenities and public transit just steps away



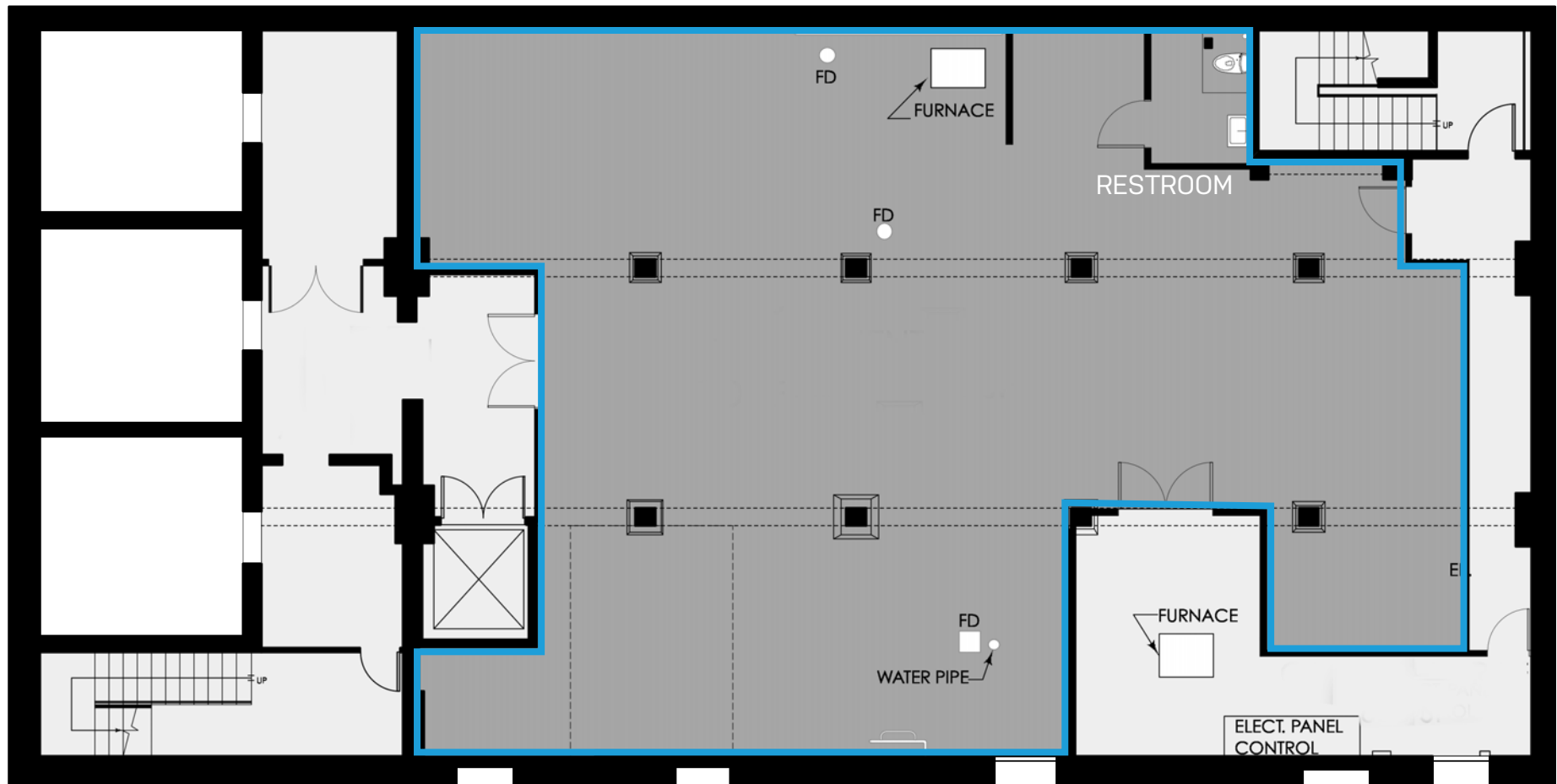
Interior images: Real Estate Tours Oregon

FIRST FLOOR ± 4,950 SF



LOWER FLOOR

± 2,500 SF



PEARL DISTRICT LOCATION

1325 NW Flanders St is in an excellent location in the heart of Portland's creative Pearl District.

The building is mere steps from Portland's premiere mix of art galleries, restaurants, boutiques and amenities. The Pearl District provides the one of the most vibrant, dynamic and energetic entertainment areas within the City of Portland. It's central location makes it very accessible for employees and clients commuting from all over the Portland area with easy access to surrounding freeways, bridges and mass transit.



WALK SCORE 99

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 88

Rider's Paradise - World class public transportation

— TRIMET BUS

— PORTLAND STREETCAR

— TRIMET MAX

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