



FOR LEASE



THE FLANDERS BUILDING IN THE PEARL DISTRICT

Vanilla Shell & 2nd-Generation Retail Storefront Space
±1,558 SF - ±2,299 SF (3 Suites) | \$15 - \$19.50 psf + NNN

1411-1435 NW Flanders St, Portland, OR 97209

- Now leasing space in the Heart of the Pearl District
- Retail / Service Shell Space
- Diverse Co-tenant mix including 10 Barrel Brewing and Khao San
- Walkable to Retail and Dining Highlights

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PROPERTY SUMMARY

FOR LEASE



Suite B - Entry



Suite C - Entry

Property Details

Address	1411-1435 NW Flanders St, Portland, OR 97209
Available Space	1,558 SF - 2,299 SF
N° of Suites Available	3 Suites
Lease Rate	\$15 - \$19.50 psf + NNN
Use Type	Retail, Service

Space	Size	Use Type	Rate	Availability
Suite A	1,558 SF	Retail / Service	\$15 psf + NNN	Now
Suite B	2,299 SF	Medical / Retail	\$19.50 psf + NNN	Now
Suite C	1,846 SF	Retail / Service	\$19.50 psf + NNN	Now

Location Features

- Located in the Pearl District's Western Side - Directly on the 'NW Flanders Neighborhood Greenway'
- Less than 1 Block to TriMet Bus Stop
- 4 Blocks to Portland Streetcar
- Next to the new Ned Flanders Crossing bicycle and pedestrian bridge.

Nearby Highlights

- 10 Barrel Brewing
- Khao San
- Andina
- Sherwin Williams
- KEEN Garage
- Barista
- Brix Tavern
- CENTRL Office Pearl
- Mud Bay
- Chown Hardware
- Pearl ACE
- West Elm
- KOHLER
- Verde Cocina
- Fjallraven
- The North Face
- Whole Foods Market



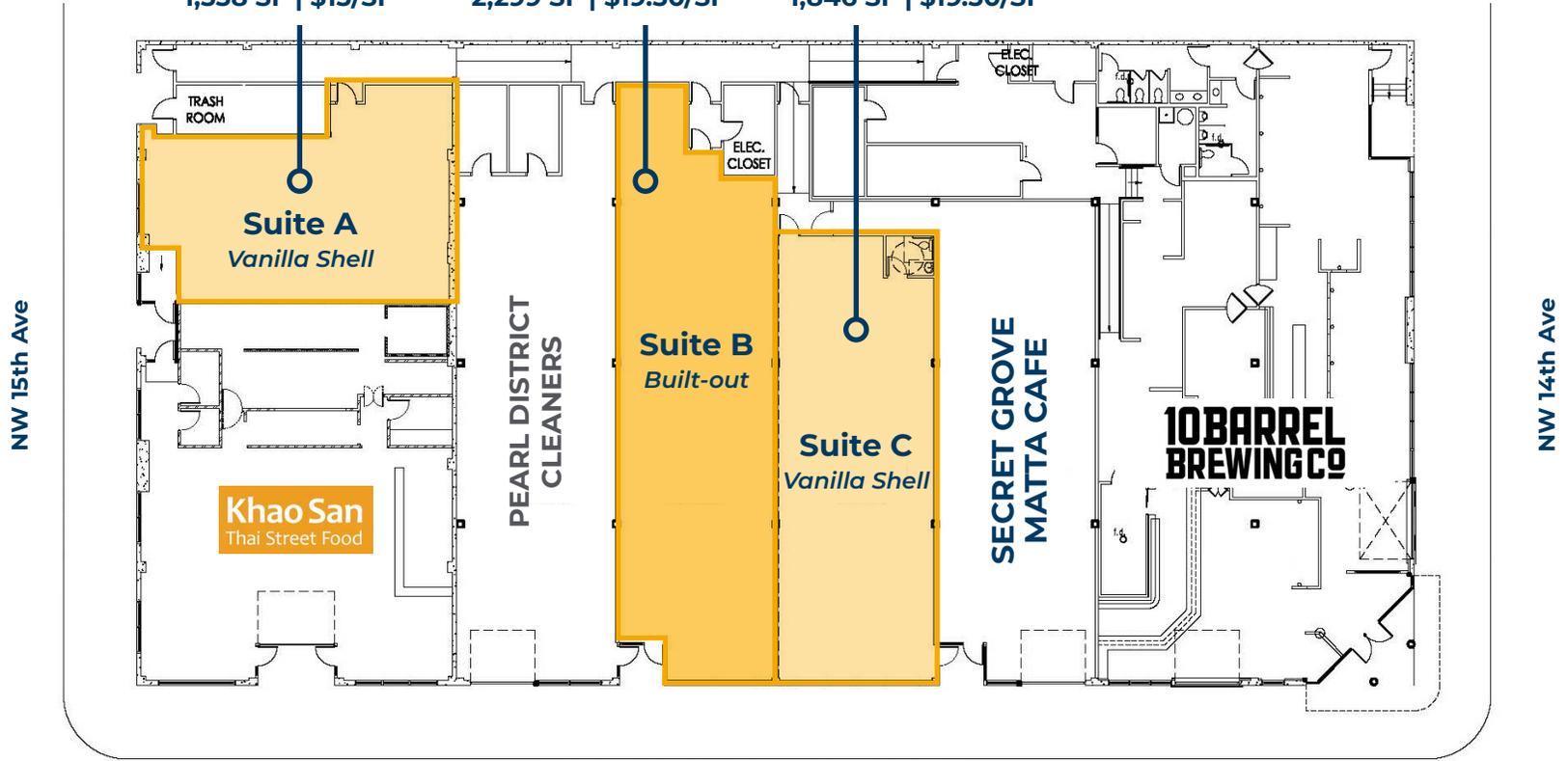
SITE PLAN

SITE PLAN

Available
Suite A
1,558 SF | \$15/SF

Available
Suite B - Medical
2,299 SF | \$19.50/SF

Available
Suite C
1,846 SF | \$19.50/SF



NW 15th Ave

NW 14th Ave

NW Flanders Street
Neighborhood Greenway

Retail Suites B and C may be Leased Individually or Combined

FLOOR PLAN: SUITE A



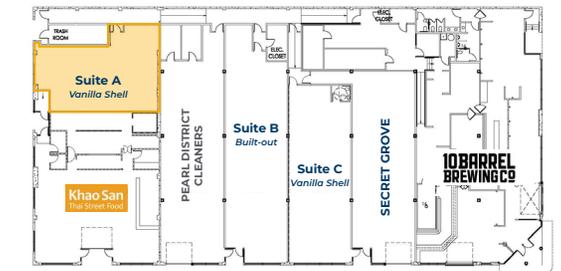
INTERIOR PHOTOS



Suite A - 1,558 SF



Suite A - 1,558 SF



Retail Suites B and C may be Leased Individually or Combined



INTERIOR PHOTOS

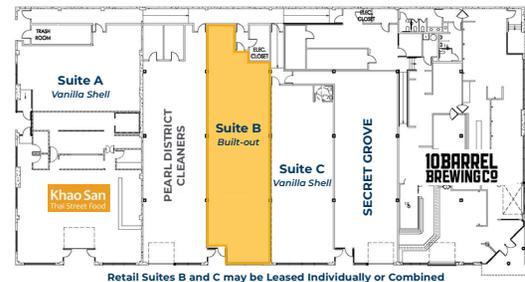
FLOOR PLAN: SUITE B



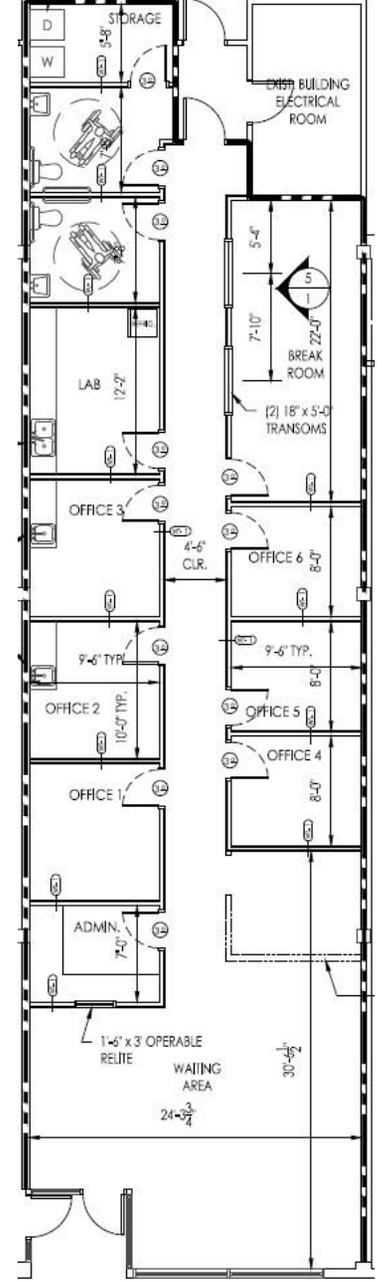
Suite B: 2,299 SF - 2nd-Gen Medical Build-Out



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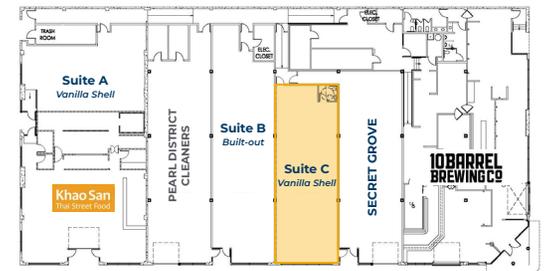
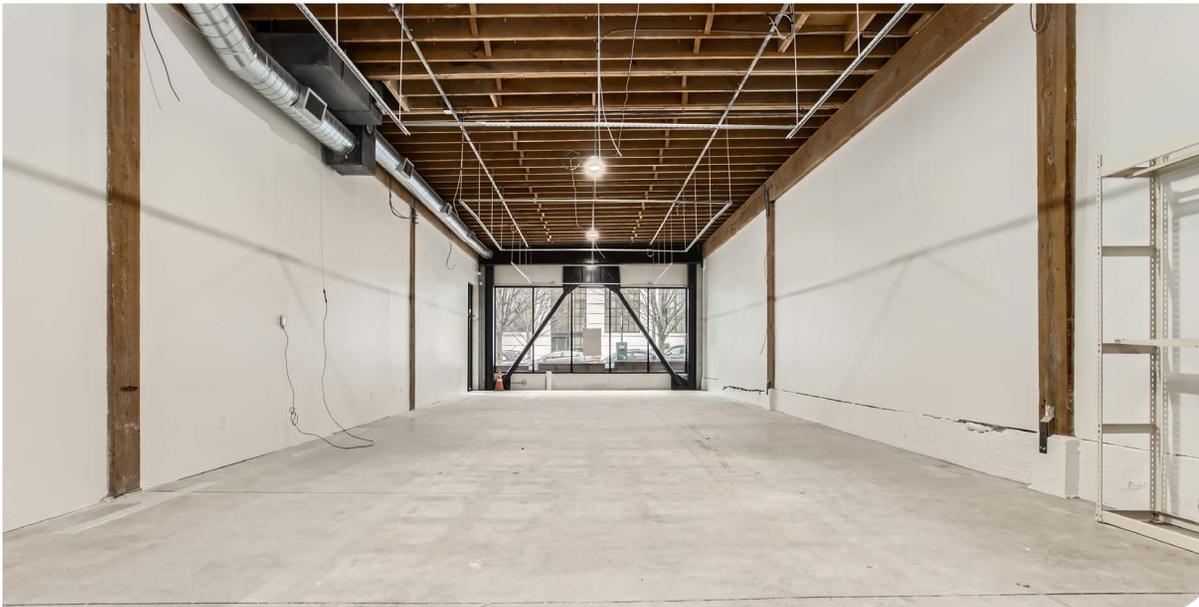
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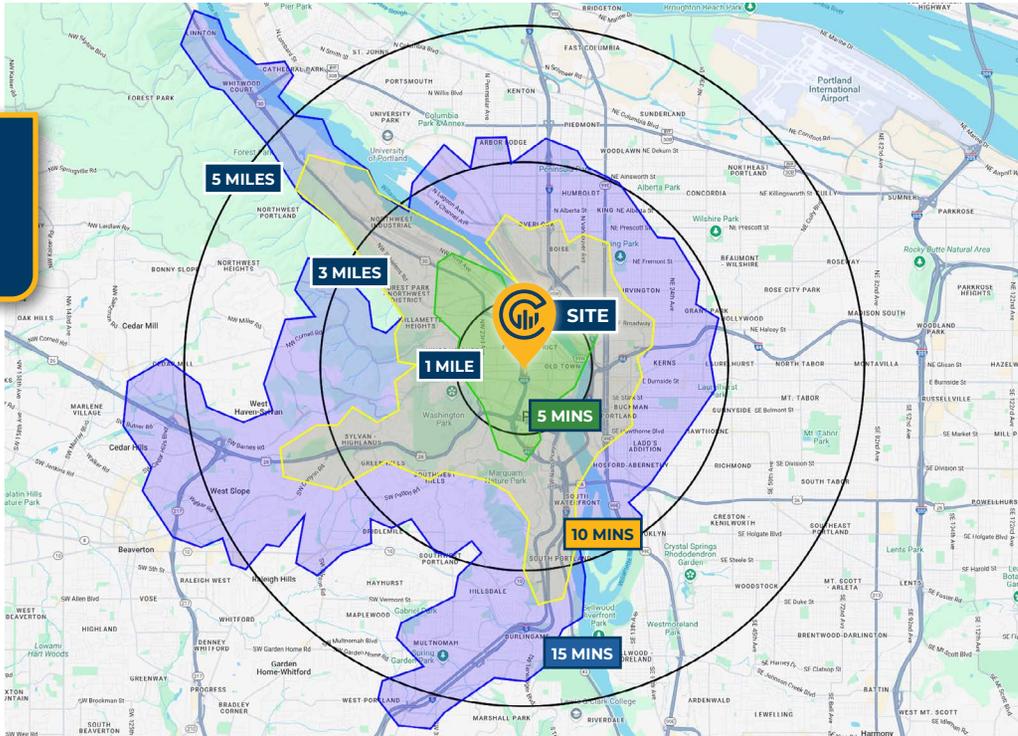
INTERIOR PHOTOS

FLOOR PLAN: SUITE C

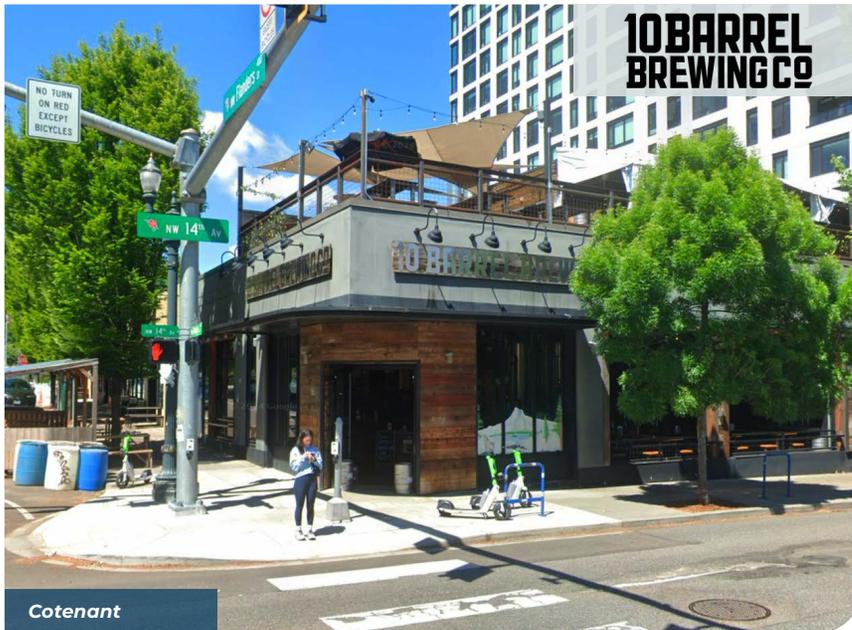




DRIVE TIMES & DEMOGRAPHICS



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99

Walk Score®
"Walker's Paradise"



92

Bike Score®
"Biker's Paradise"



86

Transit Score®
"Excellent Transit"

Ratings provided by www.walkscore.com/

AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	59,149	189,211	426,424
2029 Projected Population	58,744	189,012	418,384
2020 Census Population	44,975	176,832	424,140
2010 Census Population	35,738	143,132	369,295
Projected Annual Growth 2024 to 2029	-0.1%	-	-0.4%
Historical Annual Growth 2010 to 2024	4.7%	2.3%	1.1%
Households & Income			
2024 Estimated Households	32,384	99,228	203,187
2024 Est. Average HH Income	\$121,841	\$144,100	\$147,855
2024 Est. Median HH Income	\$80,465	\$103,769	\$110,237
2024 Est. Per Capita Income	\$67,363	\$75,992	\$70,785
Businesses			
2024 Est. Total Businesses	8,705	22,055	36,550
2024 Est. Total Employees	95,461	212,442	305,654

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at Site-sUSA.com©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

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