

LEASE **1039 BUILDING**  
1039 NW GLISAN STREET, PORTLAND, OR 97209



The Pearl District Portfolio is a member of the NW Community Conservancy (NWCC), a humanitarian and security initiative improving safety and livability in the Pearl District.



# 1039 BUILDING

## FOR LEASE

- » Suite 201: ± 1,209 RSF
- » Suite 203: ± 3,080 RSF
- » Suite 207: ± 1,294 RSF
- » Asking rate: \$19.00/RSF, NNN

## BUILDING HIGHLIGHTS

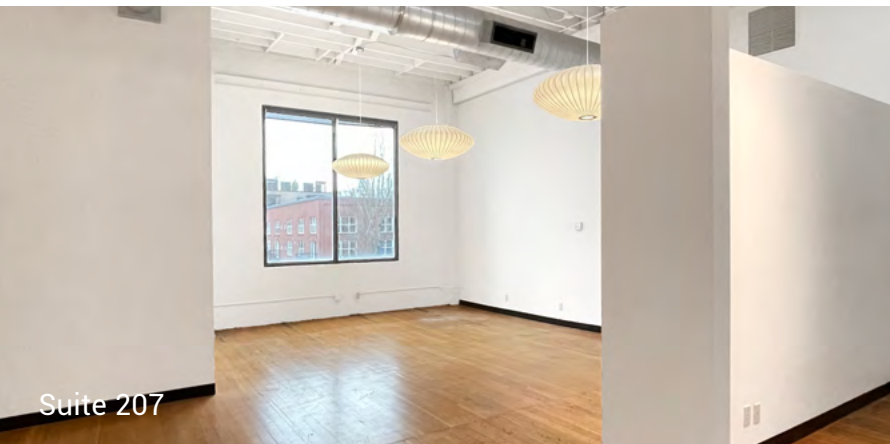
- » Historic building with exposed ceilings and wood floors
- » Creative office opportunities
- » High ceilings and large windows bring in great natural light
- » Open stairwell access to all suites
- » Freight elevator

## LOCATION

- » Surrounded by restaurants, galleries and shopping
- » Portland Streetcar and TriMet bus just steps away
- » Ample on-street parking
- » Easy access to I-405, Northwest and the Central Business District



Suite 201

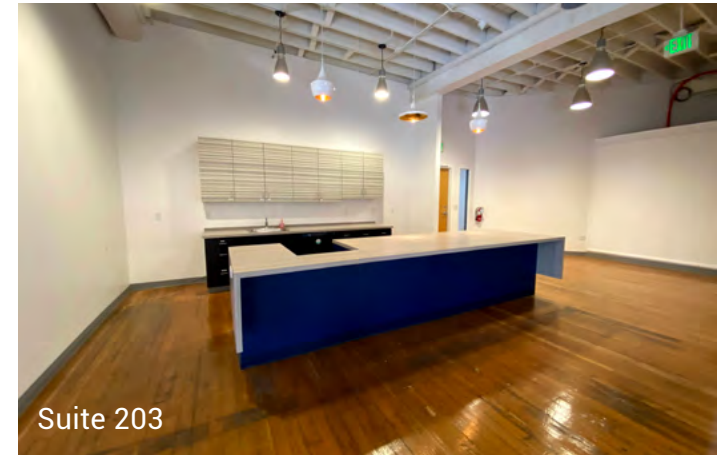
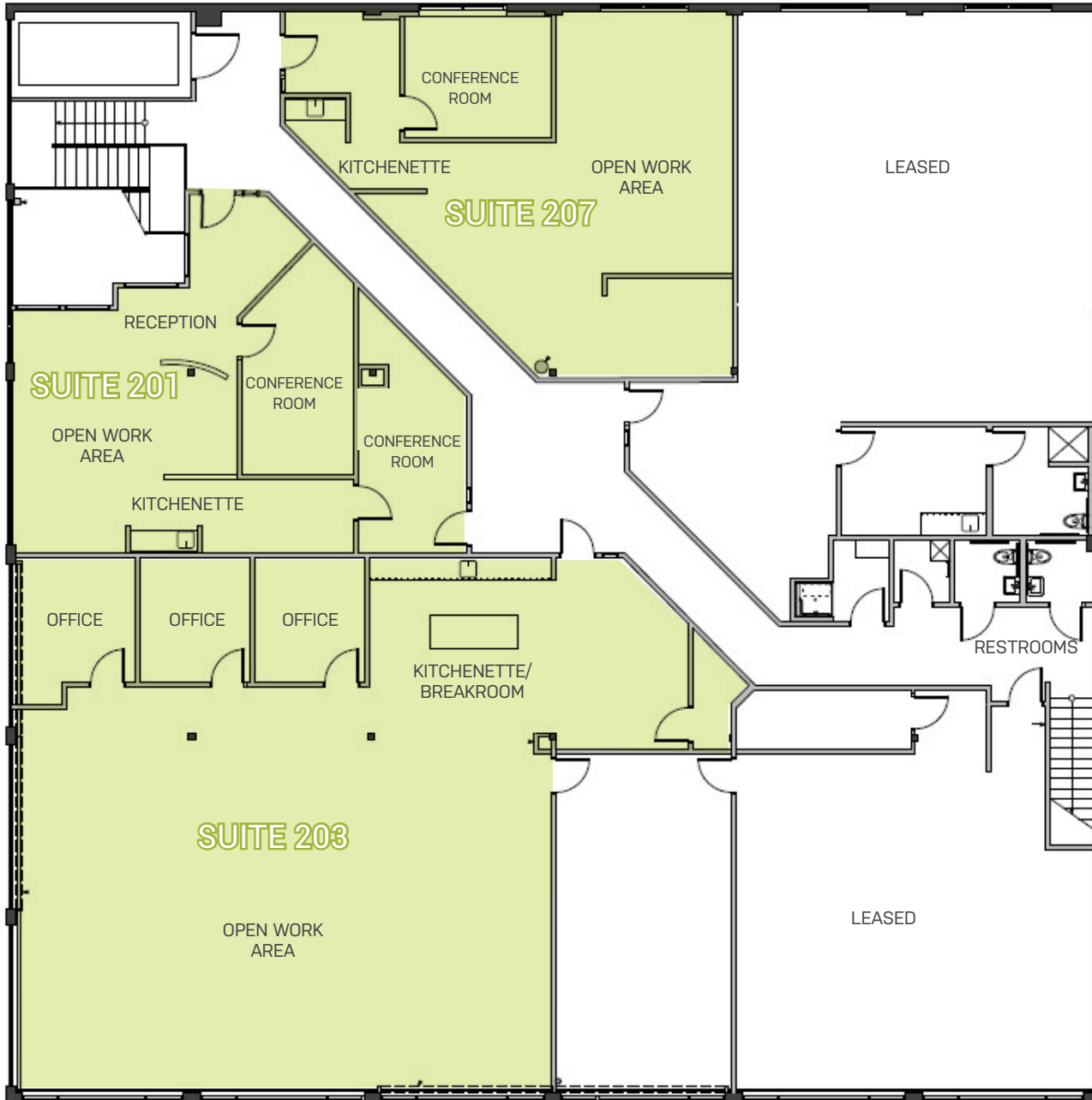


Suite 207



Suite 203

# SECOND FLOOR PLAN



Suite 203



Suite 201

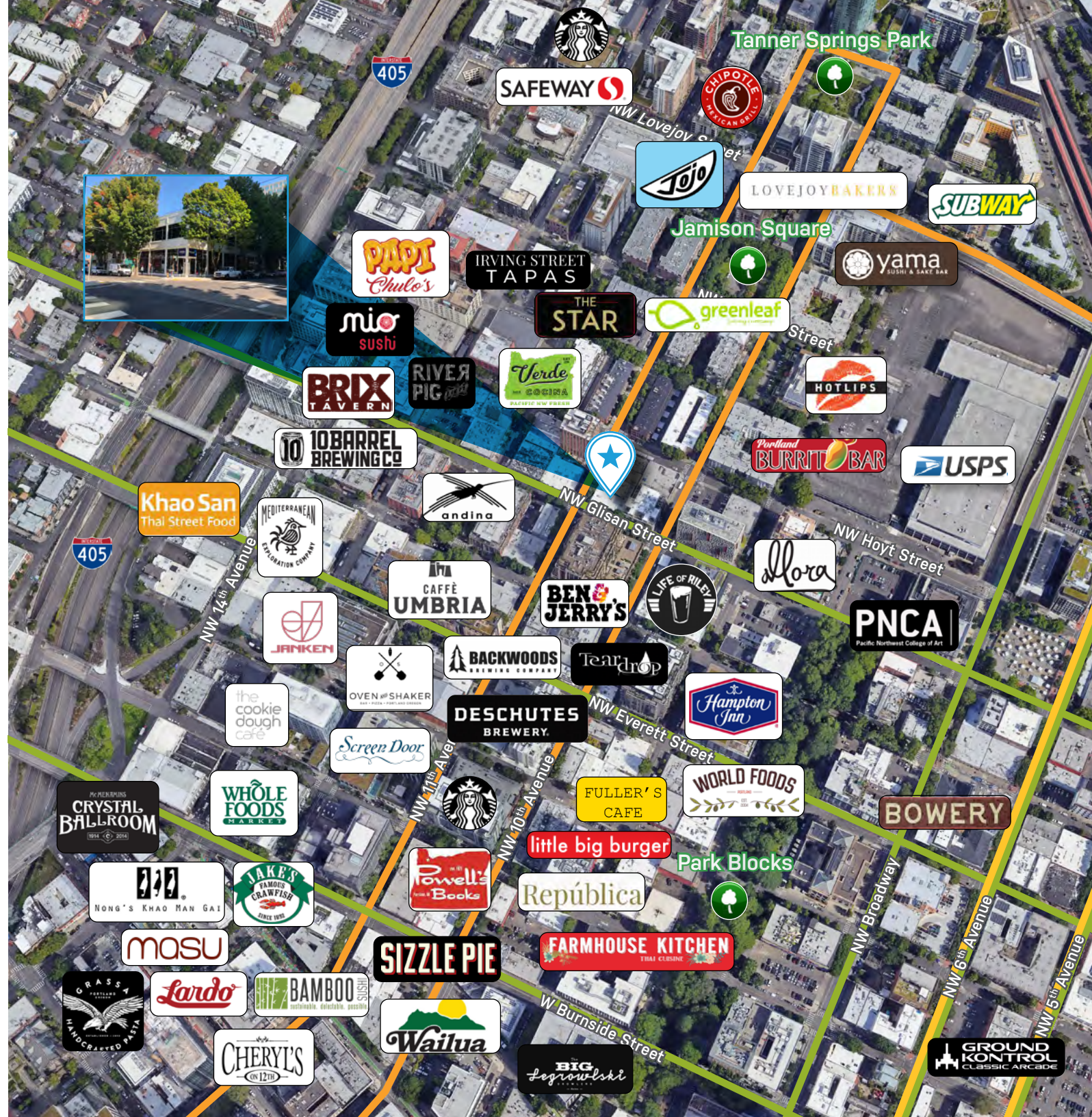


Suite 203

## PEARL DISTRICT LOCATION

The 1039 Building is in an excellent location in the heart of Portland's creative Pearl District.

It is situated along the same block as the TriMet bus line and Portland Streetcar. 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 92**



*Rider's Paradise - World class public transportation*

 **TRIMET STOP** (PARTIAL LIST)

 **TRIMET BUS**

 **PORTLAND STREETCAR**

 **TRIMET MAX**