

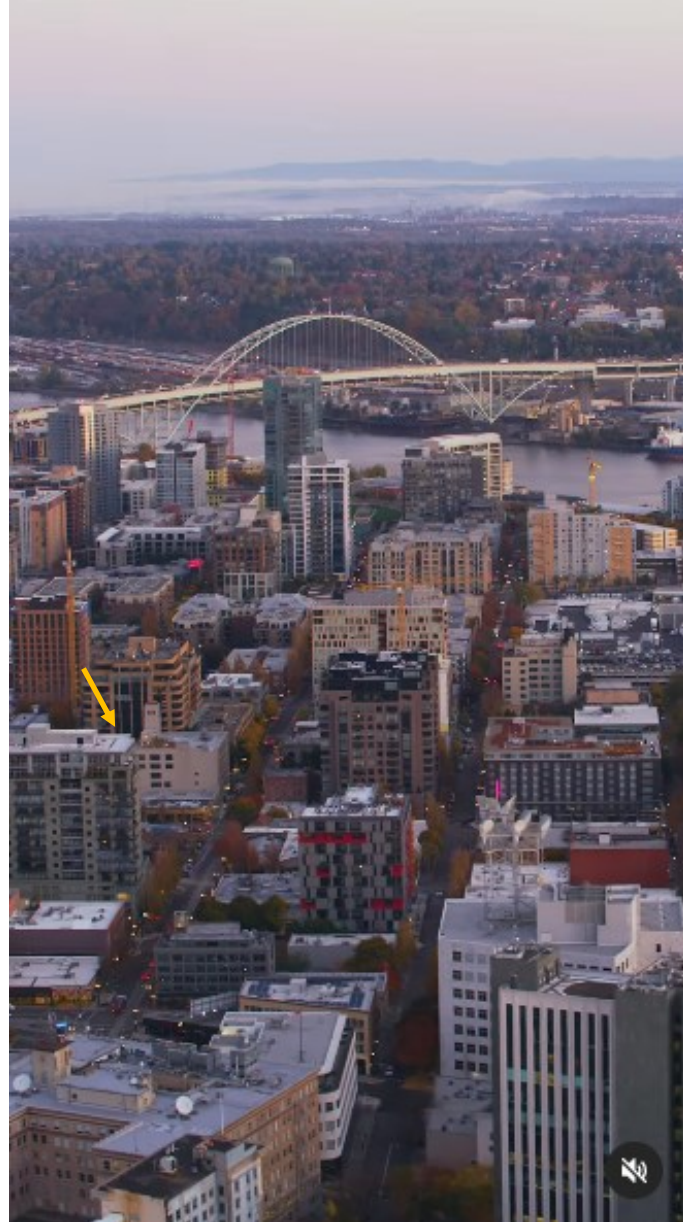
FOR LEASE: PEARL DISTRICT CREATIVE COMMERCIAL SPACE OPTIONS

334 NW 11th Avenue - Portland Oregon



Maximizing Value with Market Knowledge

NORTHWEST PORTLAND OREGON - PEARL DISTRICT



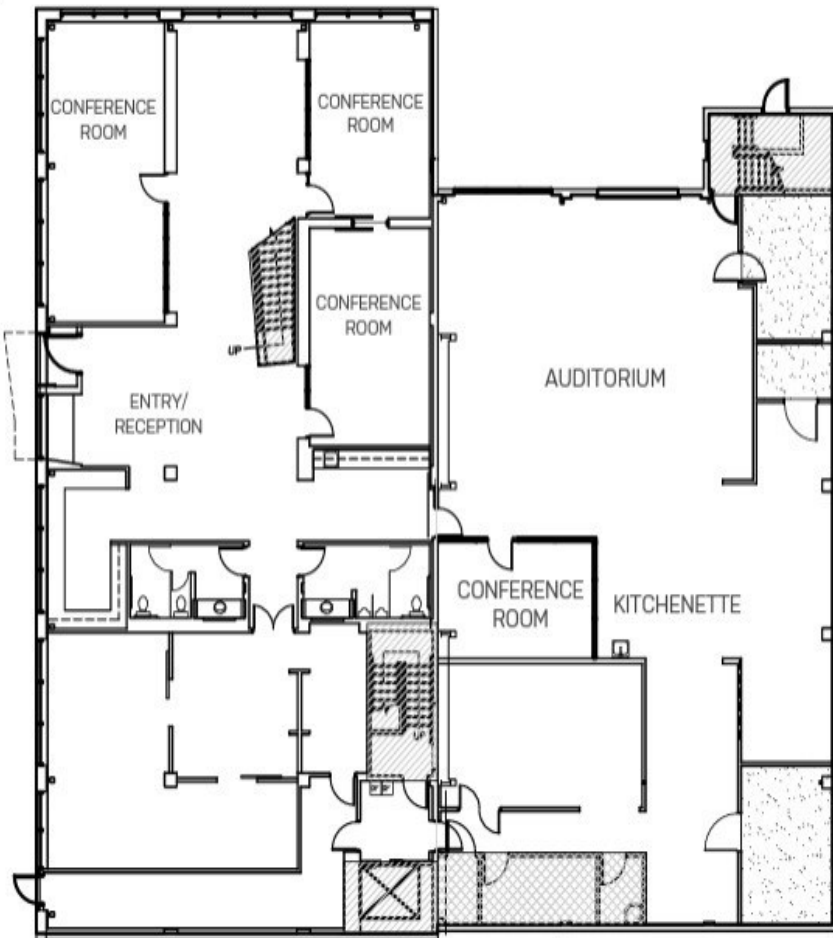
334 NW 11th Avenue - Portland Oregon



+/- 22,151 SQUARE FEET - SEVERAL OPTIONS FOR MULTIPLE USES

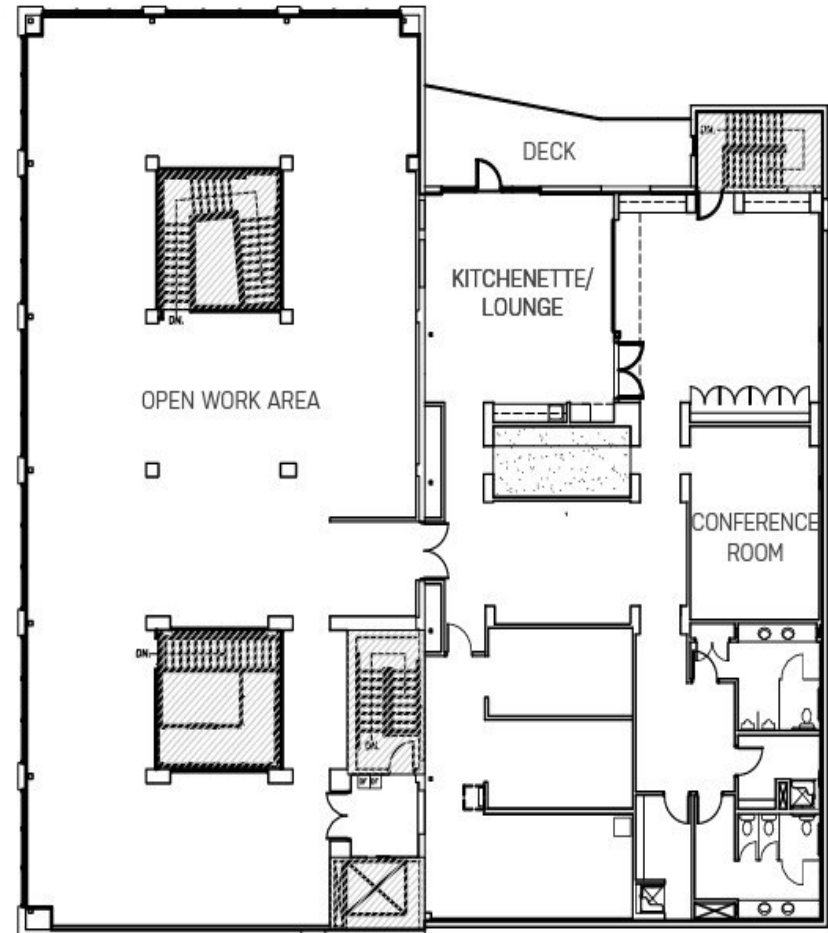
GROUND FLOOR PLAN

± 8,921 SF



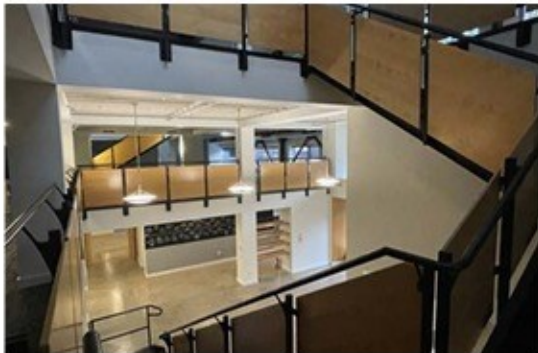
THIRD FLOOR PLAN

± 8,798 SF



SECOND FLOOR PLAN

± 4,432 SF



- ⇒ Creative office / Flex and retail space available
- ⇒ Ultra urban Pearl District location - Area hub for restaurants, shopping, and entertainment
- ⇒ Located on the 11th Ave street car line and close access to freeways
- ⇒ High ceilings and exposed beams
- ⇒ Abundant natural light
- ⇒ Men's and Women's Showers
- ⇒ Secured bike storage
- ⇒ Outdoor Patio
- ⇒ Some off street parking available
- ⇒ Multiple kitchen areas
- ⇒ Ample power: 3 phase 1200 AMPs
- ⇒ Up to 22,151 SF Available - Divisible
- ⇒ Improvement allowance available
- ⇒ Free rent available with agreed upon terms
- ⇒ ONSITE PARKING IS IN THE PROCESS OF PERMITTING WITH THE CITY
- ⇒ CALL FOR RATES



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