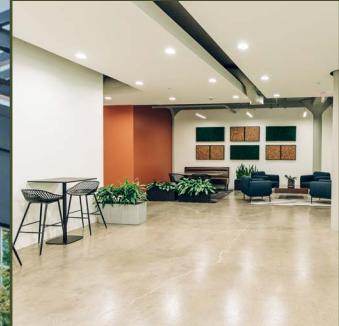
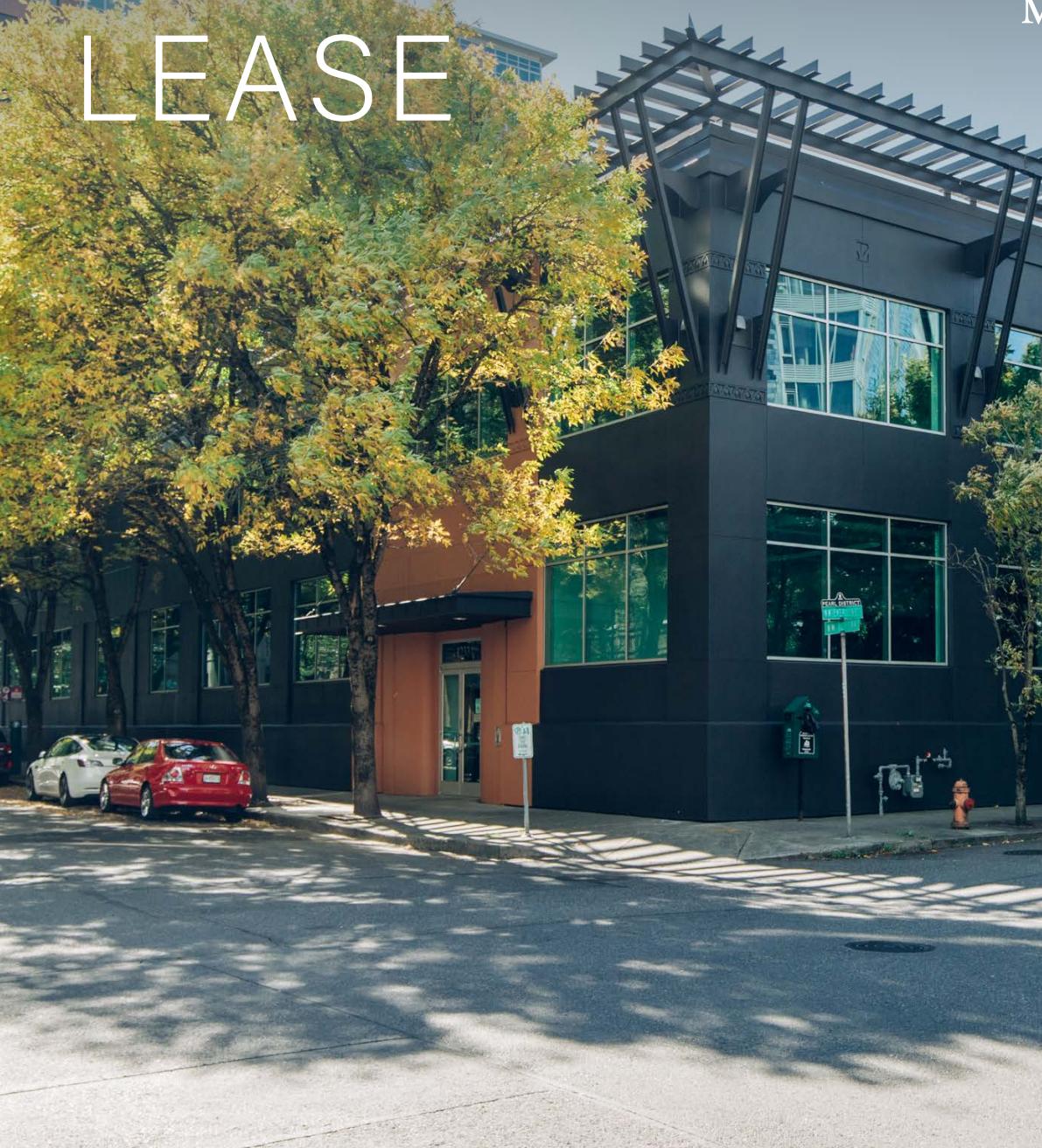


FOR LEASE



MELVIN MARK
EST. 1945



12TH & NORTHRUP

1233 NW 12th Avenue, Portland, Oregon 97209

Office Space Available

4,733 - 19,206 RSF

EXPLORE THE SPACE
WITH A VIRTUAL TOUR

BRYN HOKKANEN
503.546.4534
bhokkanen@melvinmark.com
Licensed in OR & WA

CHAD ALEXANDER
503.546.4526
calexander@melvinmark.com
Licensed in OR

Melvin Mark Brokerage Co.
111 Southwest Columbia
Portland, Oregon 97201
P: 503.223.9203 | melvinmark.com

12TH & NORTHRUP FLOORPLAN

1233 NW 12th Ave
Portland, OR 97209



DIRECT ACCESS TO LOADING DOCK



PARK HERE FOR TOURS ►



SUITE 150 4,733-19,206 RSF (approx.)

EXPLORE THE SPACE
WITH A VIRTUAL TOUR ►

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OPTION 1



OPTION 2



HYPOTHETICAL DEMISING PLANS

EXPLORE THE SPACE
WITH A VIRTUAL TOUR

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12TH & NORTHRUP FOR LEASE



BUILDING HIGHLIGHTS

- Lockers & showers in the building
- Roll-up garage doors
- Situated between three nearby parks: Fields Park, Tanner Springs, & Jamison Square
- Bicycle parking

SUITE HIGHLIGHTS

- Opportunity for building signage
- Direct suite entrance from the street
- Creative corner office space
- Abundant natural light
- Kitchenette
- Private outdoor deck
- Roll up garage door
- Exposed ceiling with polished concrete



PROFESSIONAL SERVICES



CREATIVE WORK SPACE AVAILABLE



SUSTAINABLE PRACTICES



BIKE ACCESSIBILITY



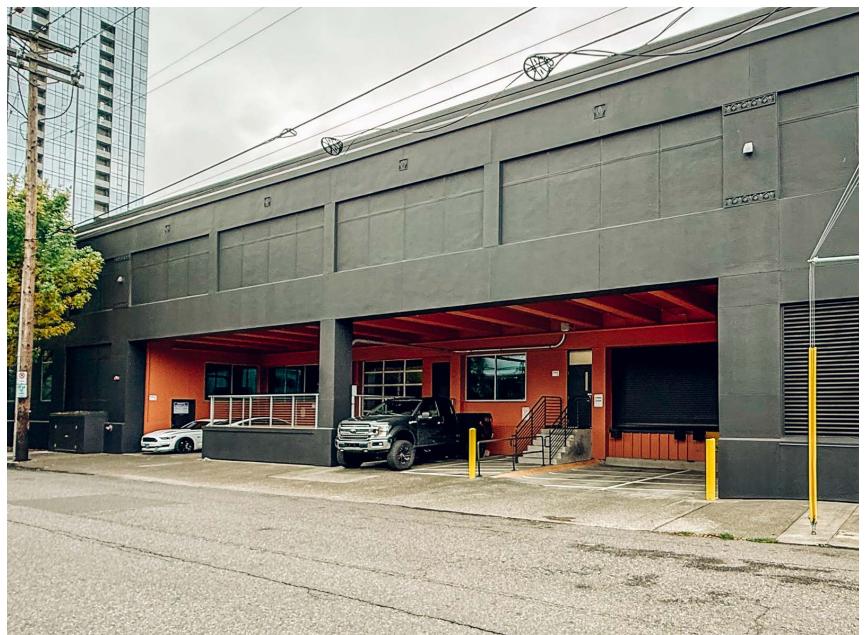
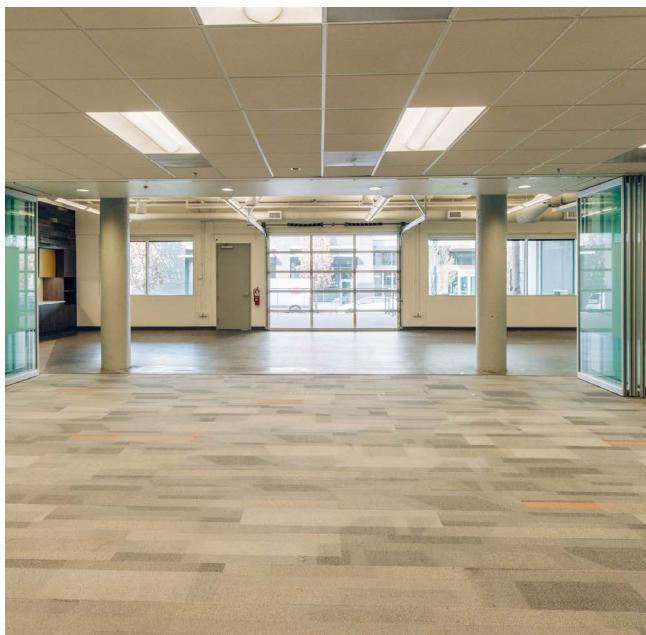
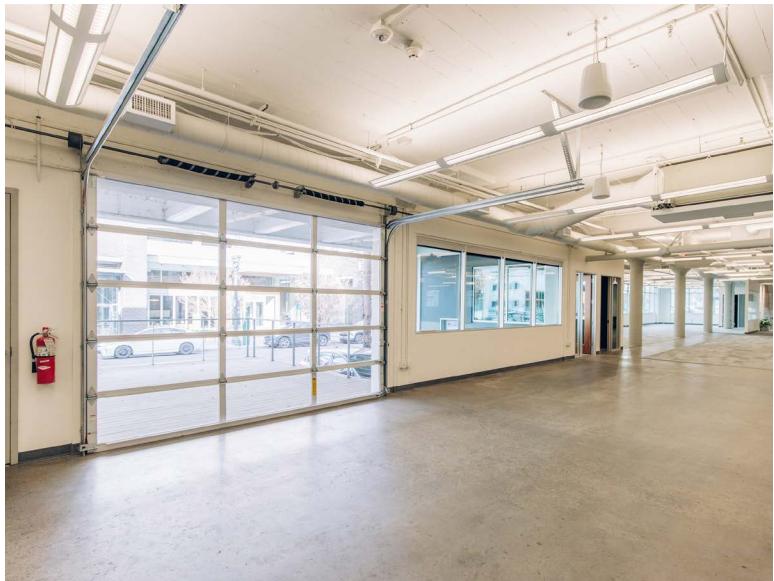
COFFEE SHOP(S) NEARBY



DINING WITHIN NEARBY



CENTRAL LOCATION

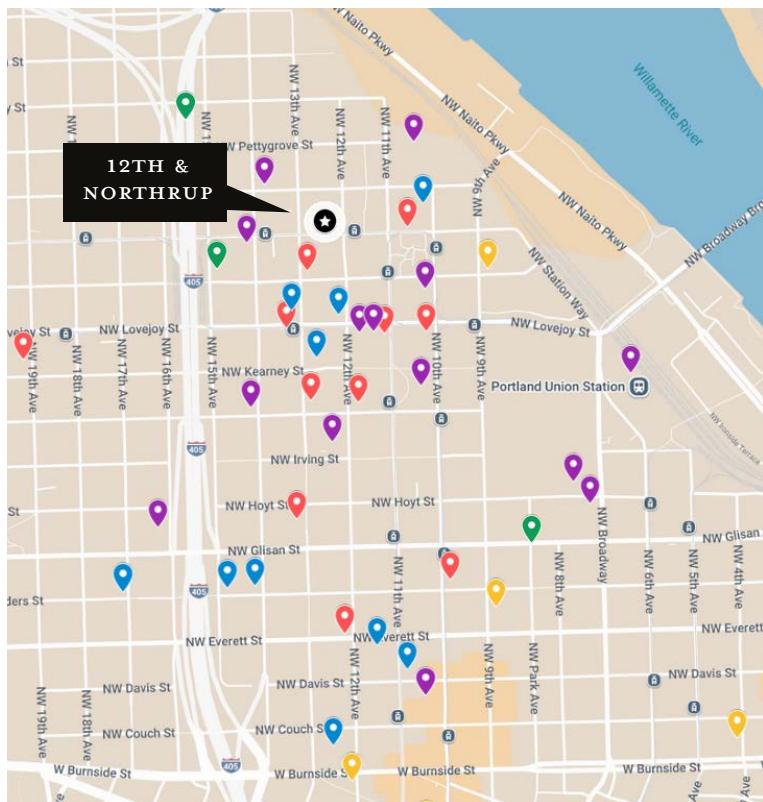


12TH & NORTHRUP LOCATION



LOCATION HIGHLIGHTS

- Situated between three nearby parks: Fields Park & off leash dog area, Tanner Springs and Jamison Square
- Close to Pearl retail amenities including LA Fitness, Movement Gym and Sisters Coffee
- Directly on streetcar line and TriMet transportation just steps away
- Close proximity to all major highways including Hwy 405, Hwy 30 & Hwy 84
- Parking lots located on NW 15th & Pettygrove, MachineWorks Building, NW Glisan & NW Park Ave



PARKING

NW 15th & Pettygrove
MachineWorks Building,
NW Glisan & NW Park Ave

HOTELS

Residence Inn Marriot
McMenamins Crystal Hotel
The Hoxton
The Clyde Hotel Portland
Hampton Inn
Ritz Carlton

CAFES

Sisters Coffee
Kure
Nossa Familia
Greenleaf Juicing
Lovejoy Bakers
Tea Bar NW
Nuvrei
Caffe Umbria
Stumptown Coffee
Barista

ATTRACTI^{ON}S

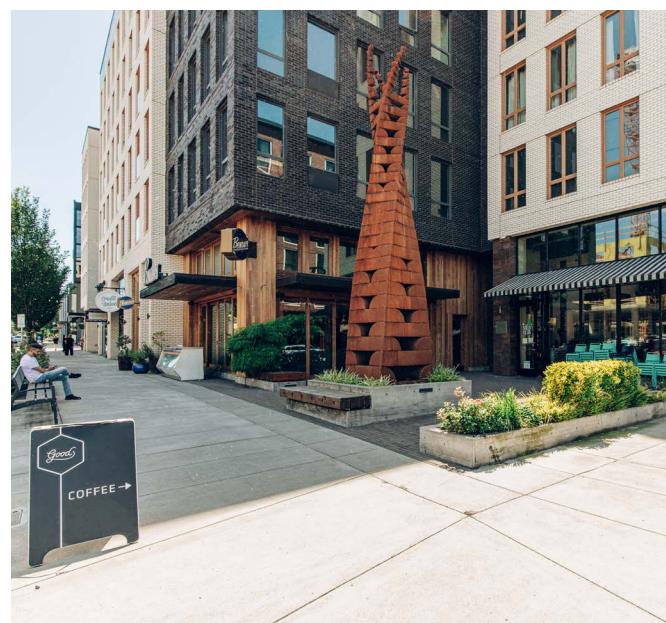
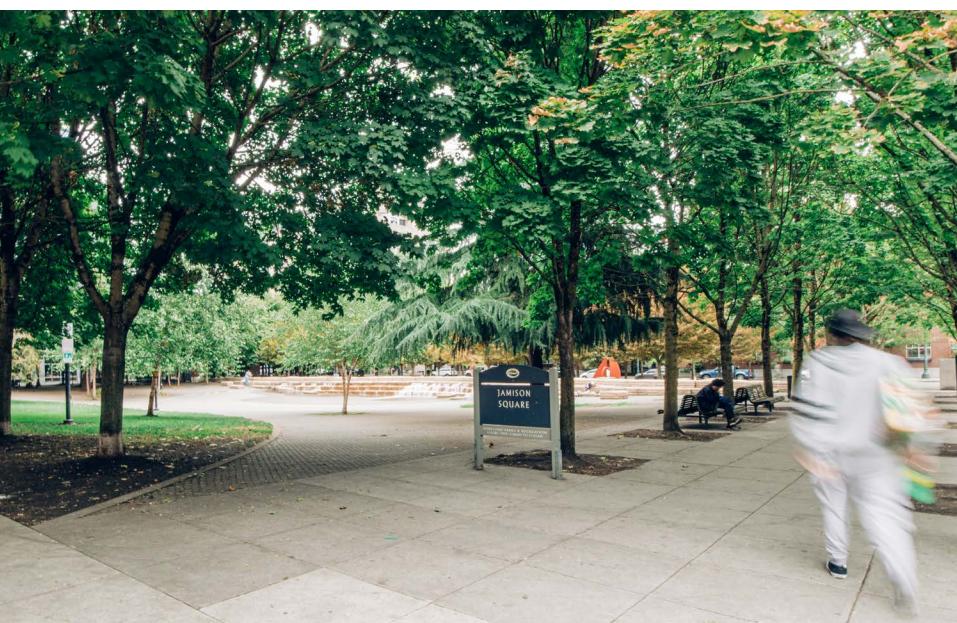
FedEx
LA Fitness
Sammy's Flowers
Barre3
New Seasons
Movement Gym
US Post Office
Amtrak Union Station
Pure Space - Event Space
The Fields Park
Jamison Park
ACE Hardware
Pacific NW College of Art
24 Hour Fitness
Portland Center Stage

RESTAURANTS

Fish Sauce
Khao San Thai
10 Barrel Brewing
Chipotle
Whole Foods Market
Oven and Shaker
Deschutes Brewery



12TH & NORTHRUP LOCATION & PARKING



 **97**
WALK SCORE

"Walker's Paradise"

 **99**
TRANSIT SCORE

"Rider's Paradise"





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