

>>> THE EDGE LOFTS

1405 NW JOHNSON ST
PORTLAND, OR

FOR LEASE

*37, 849 SF, two-story Pearl District
commercial space with 226 covered parking
spaces, and rooftop branding option*

KIDDER.COM

km Kidder
Mathews

ONE-OF-A-KIND RETAIL SPACE IN PORTLAND'S PEARL DISTRICT



ROOFTOP BRANDING OPTION

37,849 SF PREMIER RETAIL SPACE

Modern minimalism and sustainability merge at The Edge Lofts, an eleven-story mixed-use building with two floors of dedicated commercial space and a secure, covered parking garage.

ADDRESS	1405 NW Johnson St, Portland, OR 97209
AVAILABLE	2 commercial condo units - 134,500 SF 2 story retail unit - 37,849 SF 4 story garage with 226 spaces - 96,651 SF
LEED	Platinum Certification
YEAR BUILT	2003
SIGNAGE	Signage on exterior curtain wall available
PARKING	Up to 226 parking spaces available in the adjacent 4-story parking garage
PURCHASE OPPORTUNITY	New market purchase price of \$22M

Please do not disturb tenant

37,849 SF

AVAILABLE RETAIL

\$25.00

LEASE RATE, NNN

UP TO 226

PARKING SPACES EXCLUSIVE TO TENANT USE

6/1,000

PARKING STALL RATIO

>>> THE EDGE LOFTS

Perfectly positioned with 260 feet of total street storefront and rooftop branding option visible from Interstate-405.

134,500

RETAIL & GARAGE
SQUARE FOOTAGE

200 FT

STREET STOREFRONT
ON NW 14TH AVE

30 FT

STREET STOREFRONT
ON NW JOHNSON ST

30 FT

STREET STOREFRONT
ON NW KEARNEY ST

ROOFTOP BRANDING OPTION



NW JOHNSON ST

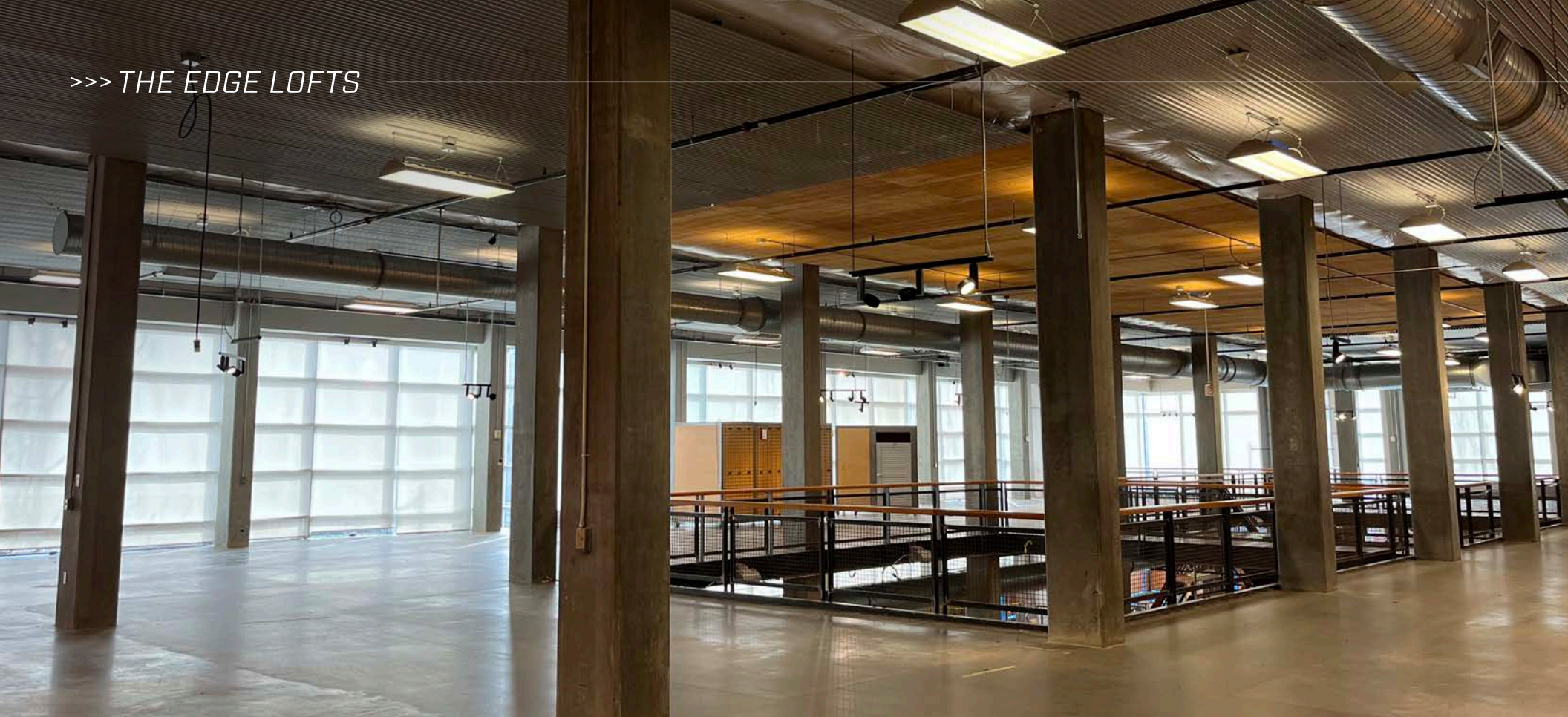
NW KEARNEY ST

NW 14TH AVE

RETAIL AVAILABLE FOR LEASE

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134,500 SF RETAIL SPACE & GARAGE

Full-height windows and a thoughtfully designed open space creates the perfect retail backdrop to showcase product and generate unique customer experiences. Exclusive use of up to 226 parking spaces available in the 4-story parking garage. Signage available on the building exterior, visible from the highway.



IDEALLY SITUATED & WELL-CONNECTED

Located near Portland CBD in the stylish Pearl District, The Edge Lofts is only a few blocks walk to Portland's MAX lighttrail and Streetcar stops, allowing access to the city's neighborhoods and amenities. Close to Interstate-405, connecting to Interstate-5 and Highway-26 in minutes.

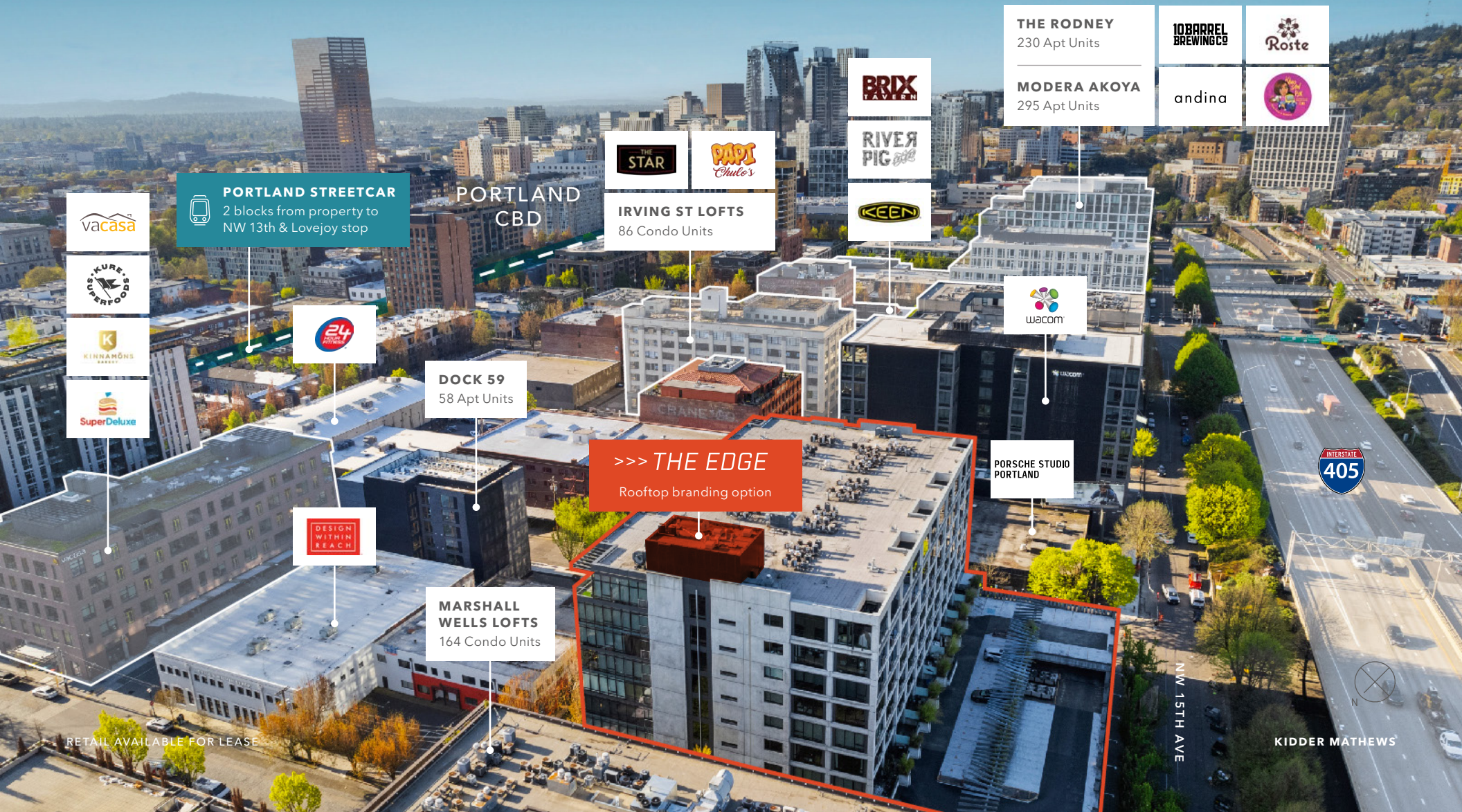


BUILT-IN COMMUNITY

123 residential condo units sit on floors five through eleven of the Edge Lofts building. In addition, the property benefits from its locale in the white-hot Pearl District, which has one of the highest multifamily growth rates of any Portland neighborhood, nearly doubling in size over the past decade.

>>> THE EDGE LOFTS

ONE OF THE *MOST RECOGNIZABLE* PROJECTS IN THE PEARL



PORTLAND STREETCAR
2 blocks from property to
NW 13th & Lovejoy stop



**PORTLAND
CBD**



IRVING ST LOFTS
86 Condo Units



THE RODNEY
230 Apt Units



MODERA AKOYA
295 Apt Units



DOCK 59
58 Apt Units

>>> THE EDGE
Rooftop branding option

**PORSCHE STUDIO
PORTLAND**



**MARSHALL
WELLS LOFTS**
164 Condo Units

RETAIL AVAILABLE FOR LEASE

NW 15TH AVE



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>>> THE EDGE LOFTS

MODERN, FUNCTIONAL, SUSTAINABLE *DESIGN*

The 37,849 SF two-story retail unit features a stunning exterior with a combination of concrete and glass windows from Benson Industries, allowing natural light to enter the building and showcase your products and services inside. The building materials used reflect a commitment to sustainability and the environment.

Inside, there is an open floor plan comprising two floors served by a wide-open central stairway and elevator. The open layout is designed to guide customers through the premises, with the capability to install clear signage and easy-to-navigate displays. The unit also has many areas for customers to try out and experience the products.

+21,764

GROUND FLOOR SF

+16,085

SECOND FLOOR SF

260 FT

STREET STOREFRONT

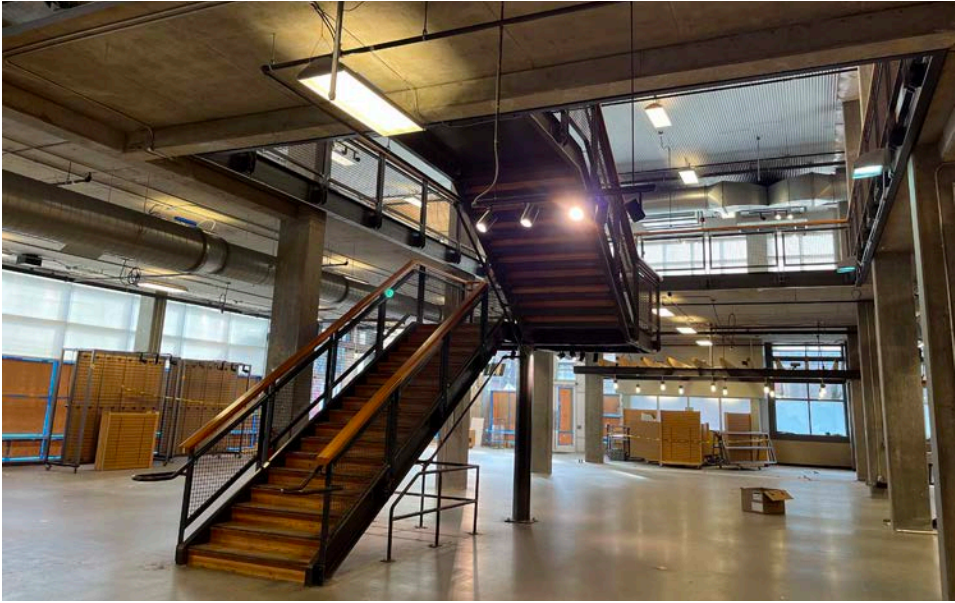
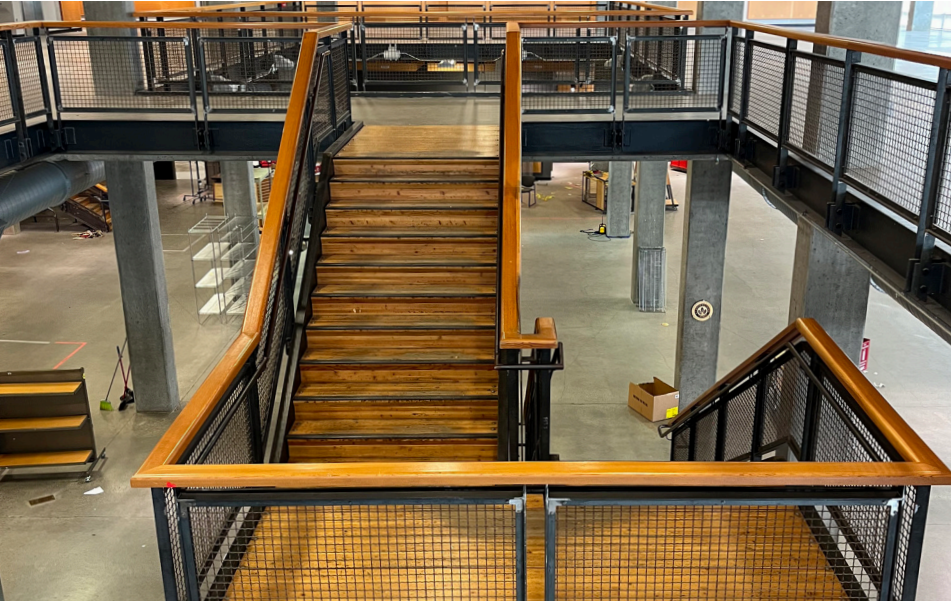
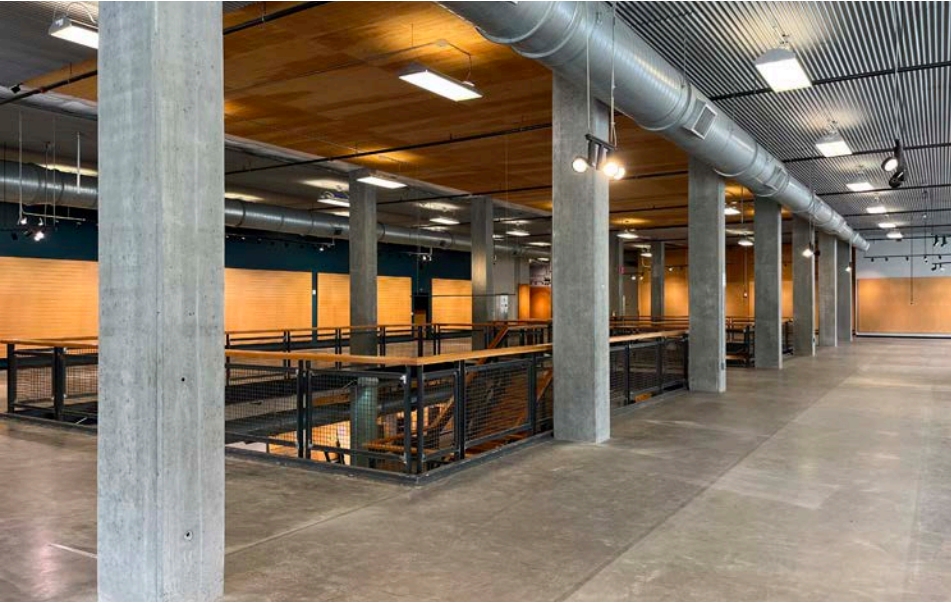
UP TO 226

PARKING SPACES IN
4-STORY GARAGE

RETAIL AVAILABLE FOR LEASE

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>>> THE EDGE LOFTS



BUILDING SPECS

37,849

TOTAL RETAIL
SQUARE FEET

123

RESIDENTIAL
UNITS

UP TO 226

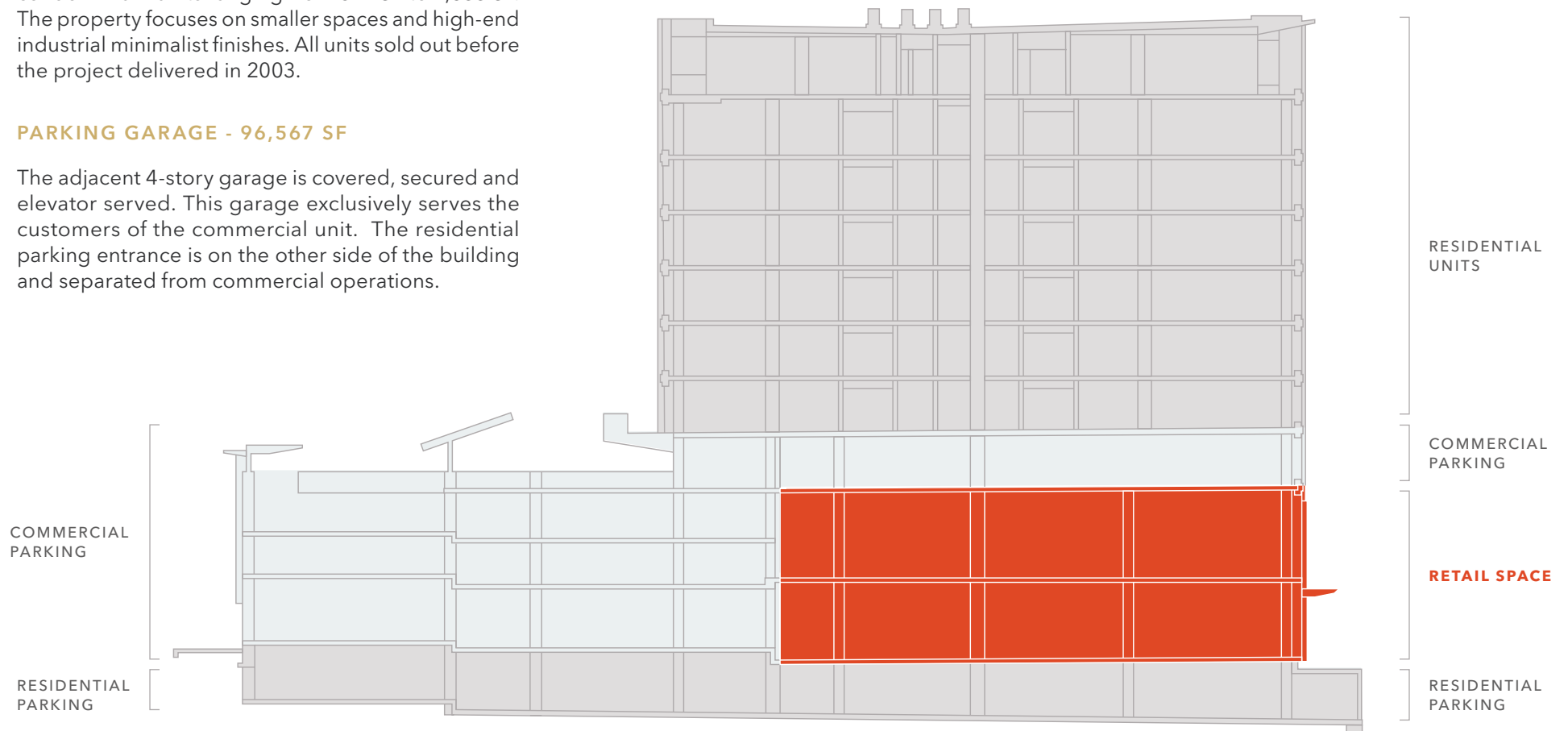
DEDICATED RETAIL
PARKING SPACES

RESIDENTIAL OVERVIEW - 215,200 SF

The Edge Lofts is home to 123 contemporary residential condominium units ranging from 841 SF to 2,533 SF. The property focuses on smaller spaces and high-end industrial minimalist finishes. All units sold out before the project delivered in 2003.

PARKING GARAGE - 96,567 SF

The adjacent 4-story garage is covered, secured and elevator served. This garage exclusively serves the customers of the commercial unit. The residential parking entrance is on the other side of the building and separated from commercial operations.



Building section not to scale.

>>> THE EDGE LOFTS

THE CITY IS YOUR OYSTER

Famous for its urban historic charm, the Pearl District is chock full of art galleries, shopping, trendy bars & acclaimed eateries.



TRANSIT

TriMet buses, MAX Light Rail and Portland Streetcar make it easy to travel without a car.



EAT + DRINK

Portland's restaurant scene is impressively multifaceted – from traditional to offbeat, covering hundreds of cuisines from countries around the world.



SHOPPING

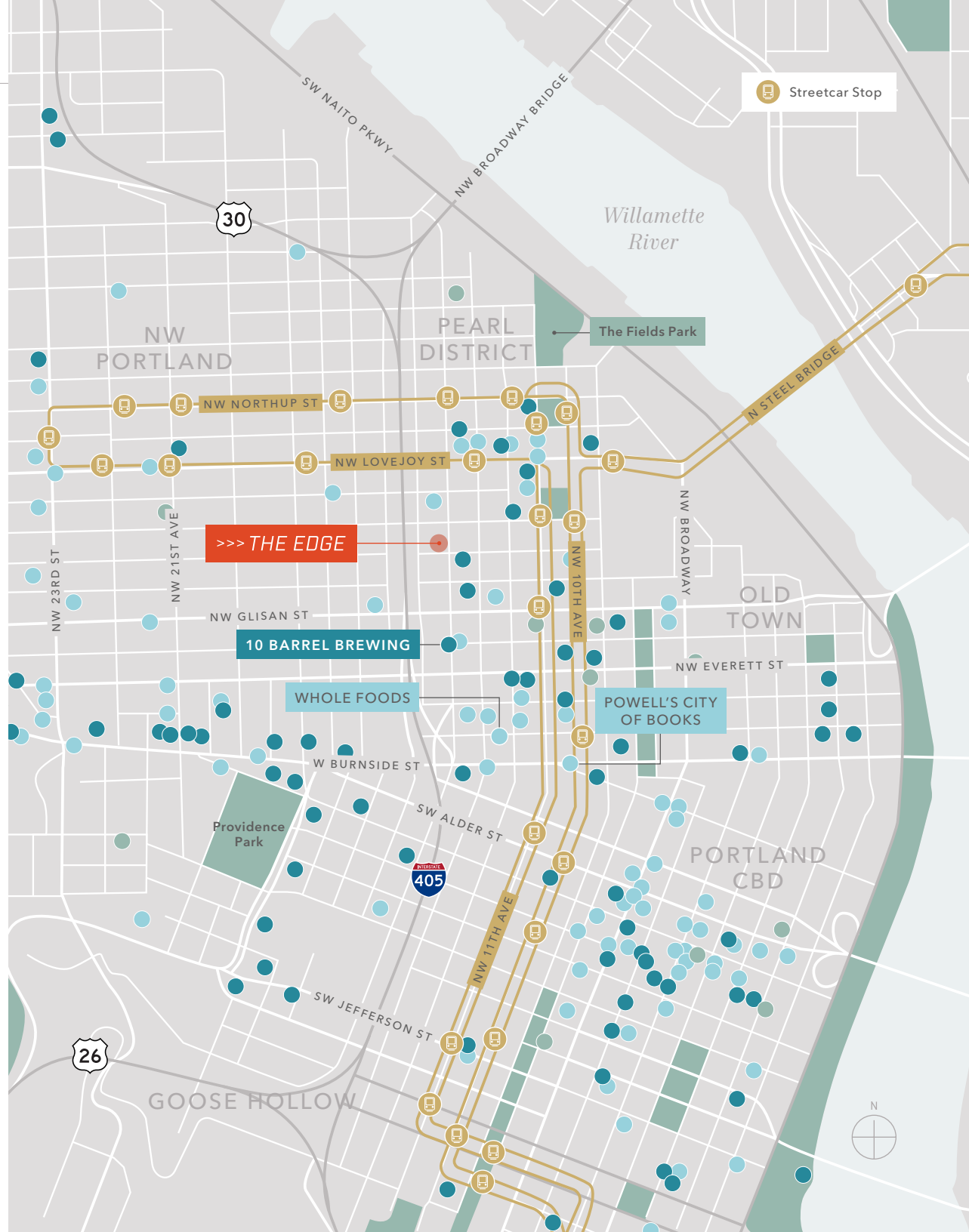
Portland is a shopper's paradise with a variety of pop-up shops, local boutiques, markets, malls, outlets and more.



PARKS & ART GALLERIES

Some of the best galleries and local artists can be found in the Pearl District, while nearby parks give life & beauty to the city.

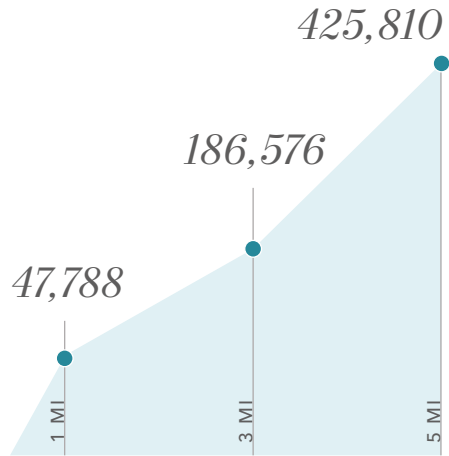
RETAIL AVAILABLE FOR LEASE



DEMOGRAPHICS

Data source: Costar

POPULATION



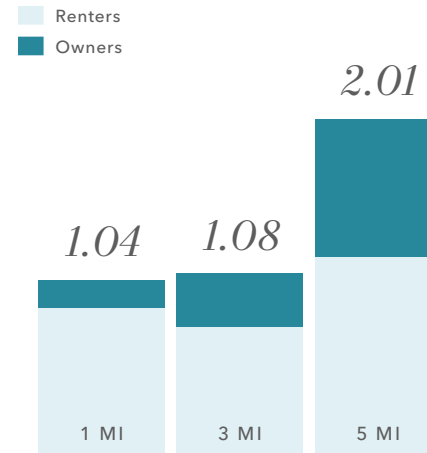
2023-2028 POP. GROWTH

0.4% 749
1 MI

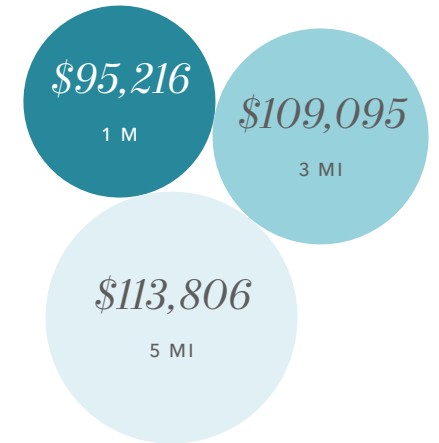
1.0% 8,774
3 MI

0.7% 14,355
5 MI

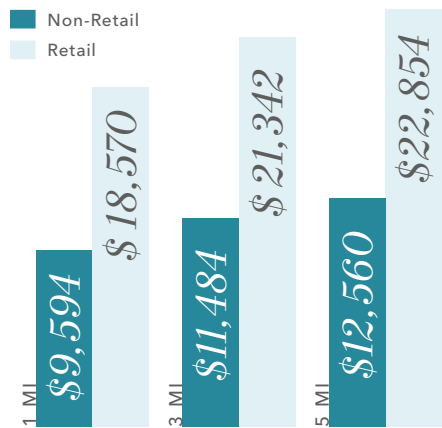
AVG HH SIZE



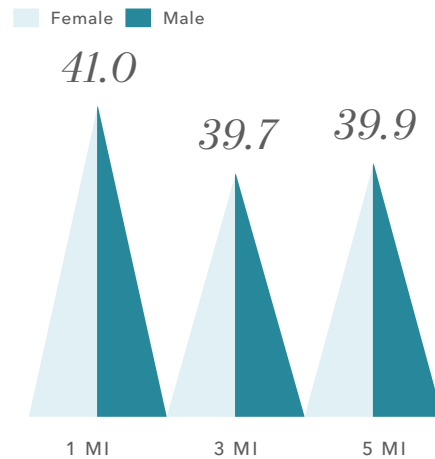
AVG ANNUAL HH INCOME



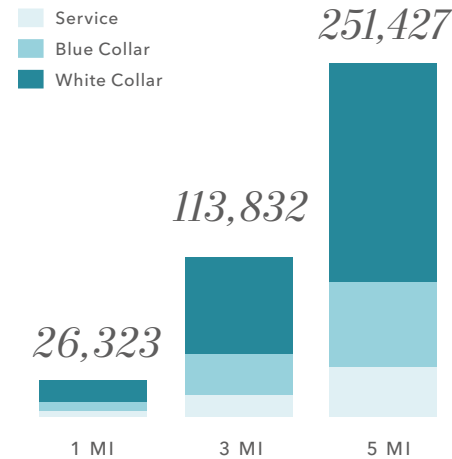
AVG ANNUAL CONSUMER SPENDING



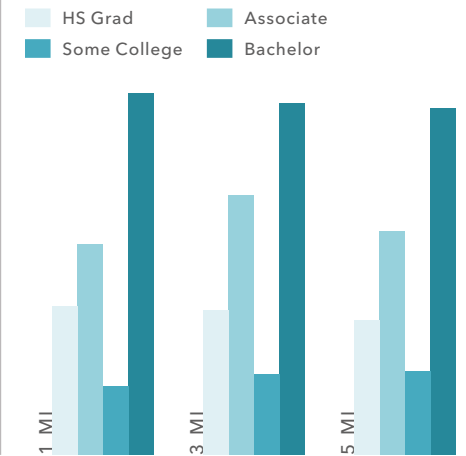
MEDIAN AGE & GENDER



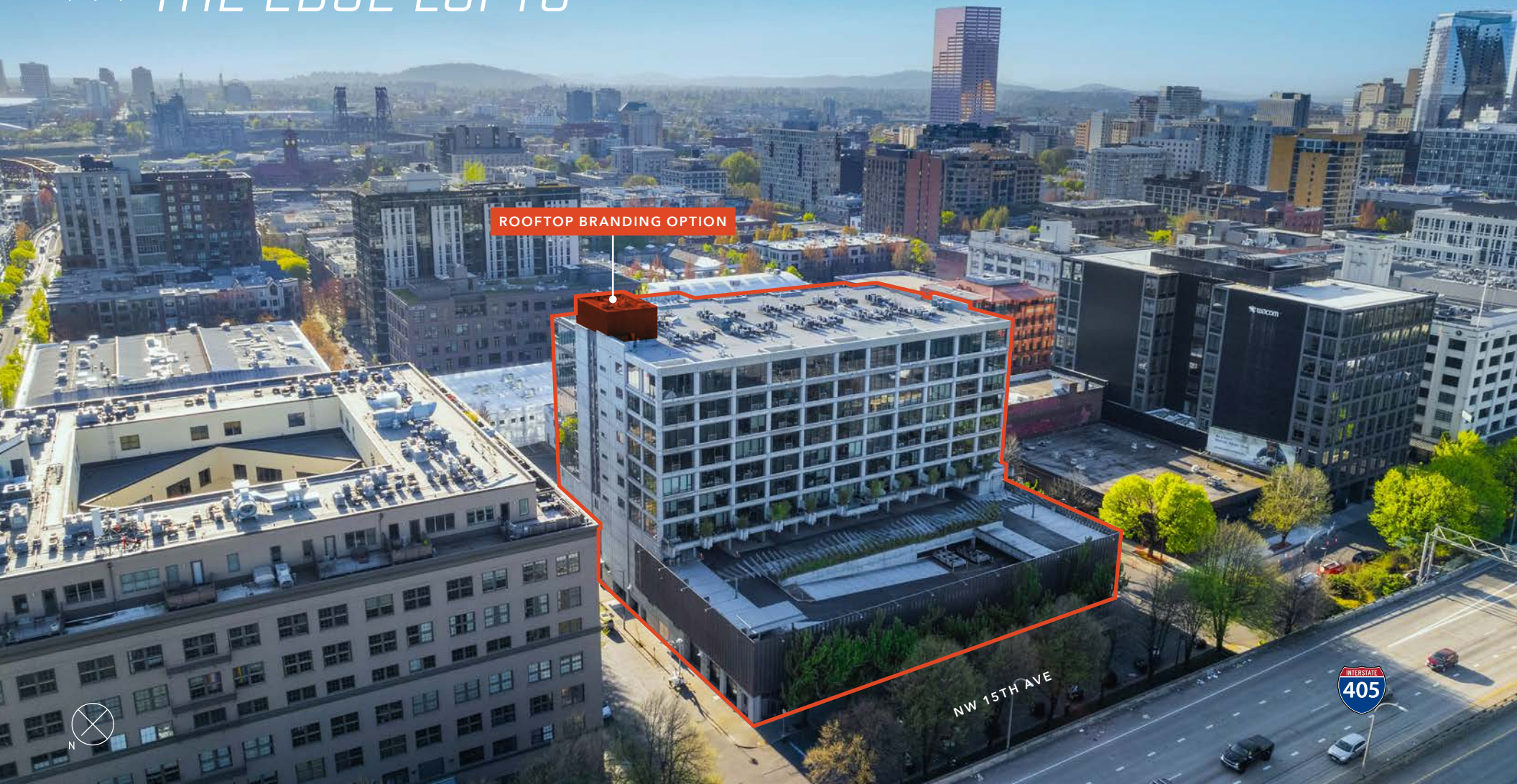
EMPLOYMENT



EDUCATION OVERVIEW



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