

LEASE

STAGECRAFT ANNEX

1328 & 1330 NW KEARNEY 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.



Apex Real Estate Partners
415 NW 11th Avenue, Portland, OR 97209
503.595.2840 / www.apexcre.com

Max Schlesinger, Broker
971.703.4702
Max@apexcre.com

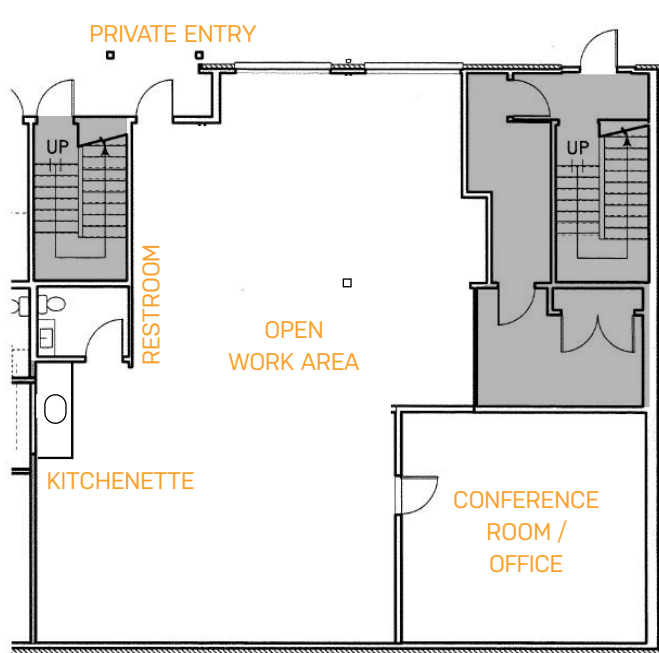


SUITE 1328

- Available ± 1,912 RSF
- Asking rate \$18.00/RSF, NNN
- Large open plan with 1 conference room/office, restroom & kitchenette
- Operable windows provide great airflow
- Building signage opportunity
- Parking available onsite

LOCATION

- Just steps away from bars, restaurants and shopping in the Pearl District
- Portland Streetcar stop 1 block away, TriMet bus only 3 blocks and TriMet MAX less than 10 blocks away
- Ample on-street parking
- Easy access to I-405, Northwest and the Central Business District



PEARL DISTRICT LOCATION

The Stagecraft Annex 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 98

Walker's Paradise - Daily errands do not require a car



BIKE SCORE 98

Biker's Paradise - Daily errands can be accomplished on a bike



TRANSIT SCORE 83

Rider's Paradise - World class public transportation



TRIMET STOP (PARTIAL LIST)

TRIMET BUS

PORTLAND STREETCAR

TRIMET MAX