

RARE CORNER OPPORTUNITY IN PORTLAND'S WEST END

RETAIL/RESTAURANT OPPORTUNITIES AT 11W



**STUMPTOWN**  
COFFEE ROASTERS  
**NOW OPEN AT 11W!**



*Stumptown Coffee at 11W!*

# Next. Level.

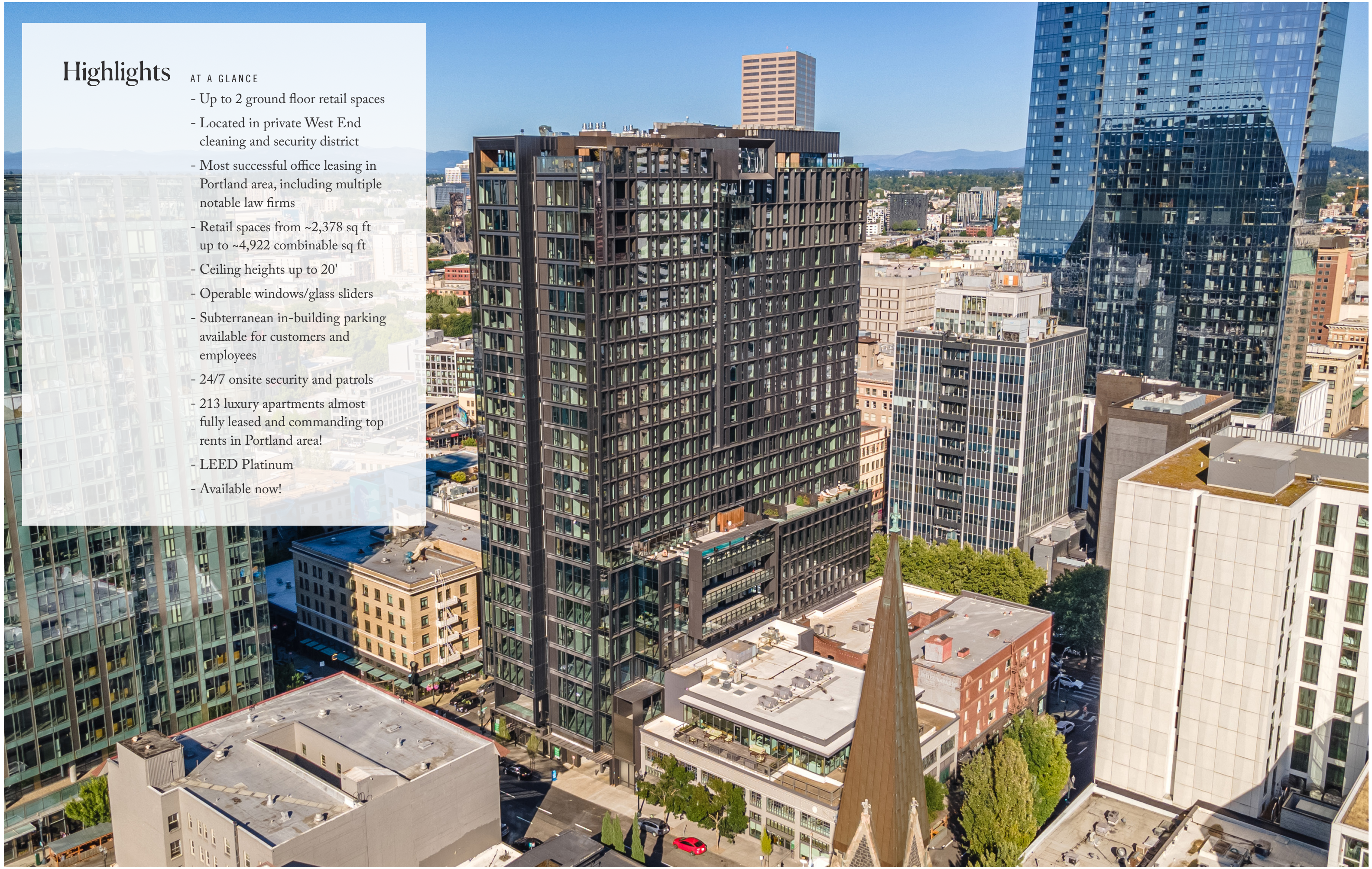
THE CITY'S NEW INTERSECTION.

11W is located at the very epicenter of Downtown Portland's West End neighborhood, home to some of the city's most acclaimed dining and shopping. 11W offers a dynamic mix of office space, luxury residences and retail, as well as reserved & public underground parking, bringing 24/7 activation to one of Portland's most sought-after addresses. Featuring world-class design by the renowned architecture firm ZGF, every inch of 11W has been studied and optimized, from its sophisticated air filtration systems to its customized Japanese steel exterior and large plate German glass. 11W's retail storefronts feature sliding glass panels, providing tenants and their customers seamless indoor/outdoor connectivity.

# Highlights

## AT A GLANCE

- Up to 2 ground floor retail spaces
- Located in private West End cleaning and security district
- Most successful office leasing in Portland area, including multiple notable law firms
- Retail spaces from ~2,378 sq ft up to ~4,922 combinable sq ft
- Ceiling heights up to 20'
- Operable windows/glass sliders
- Subterranean in-building parking available for customers and employees
- 24/7 onsite security and patrols
- 213 luxury apartments almost fully leased and commanding top rents in Portland area!
- LEED Platinum
- Available now!







WEST END

# Justin Machus

01

A handwritten signature in black ink, appearing to read 'Justin Machus'.

Owner  
MACHUS

“Our store location in the West End of downtown has been a complete game-changer for my business. The walking traffic, tourists and general energy of Portland is back and thriving. And it’s only going to get better with all of the new buildings, hotels and restaurants being introduced. I just wish we had made this move sooner.”



RETAIL SPACE

**1A** ~2,544 SqFt

HIGHLIGHTS

- Ceiling height of 17' 3 3/4" and 19' 3/8"
- Dedicated retail entry
- Combinable with 1B

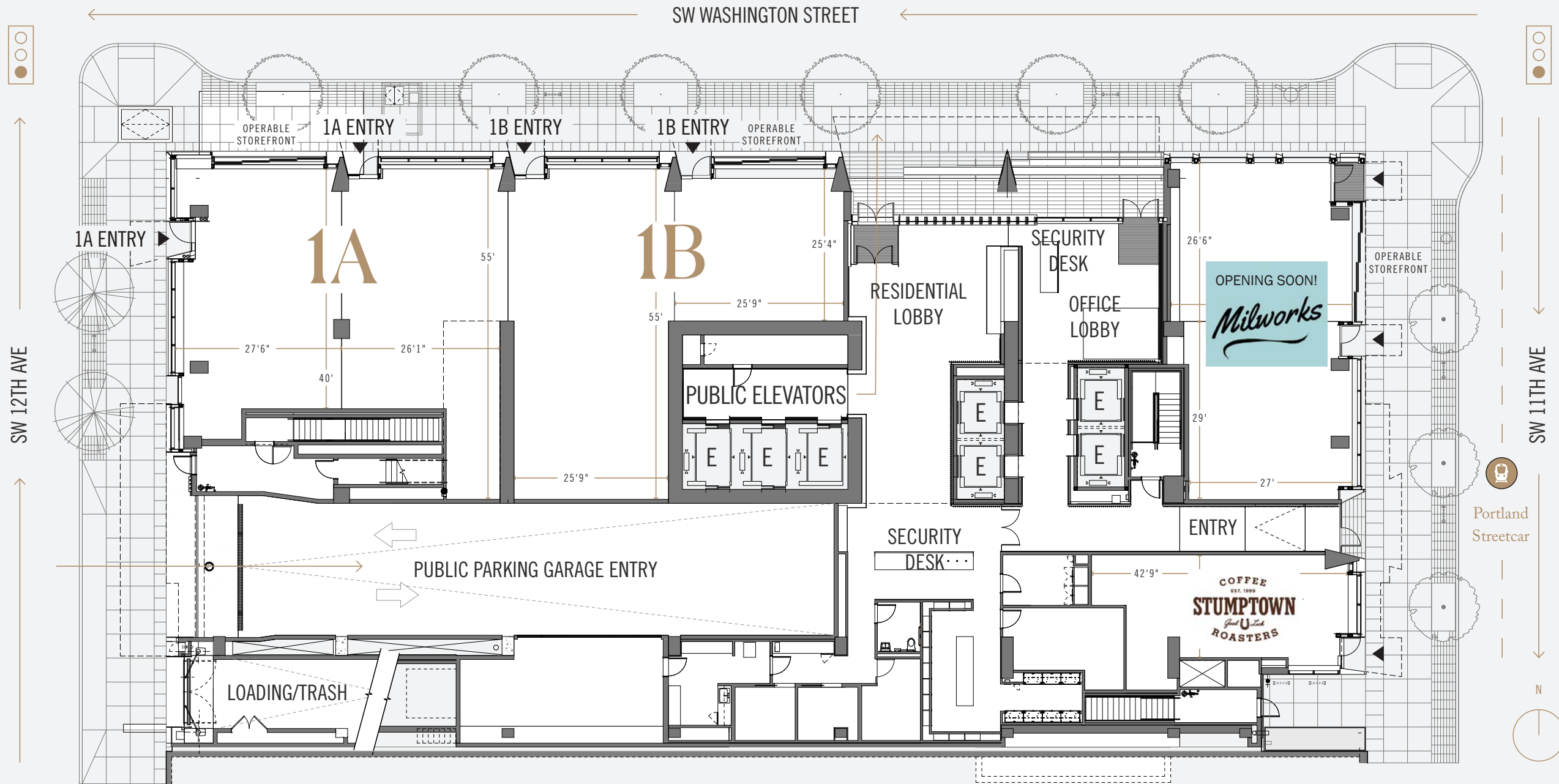
RETAIL SPACE

**1B** ~2,378 SqFt

HIGHLIGHTS

- Ceiling height of 19' 10 3/8" and 20' 8 1/4"
- Dedicated retail entry
- Combinable with 1A

CAN BE COMBINED  
FOR 4,922 SF

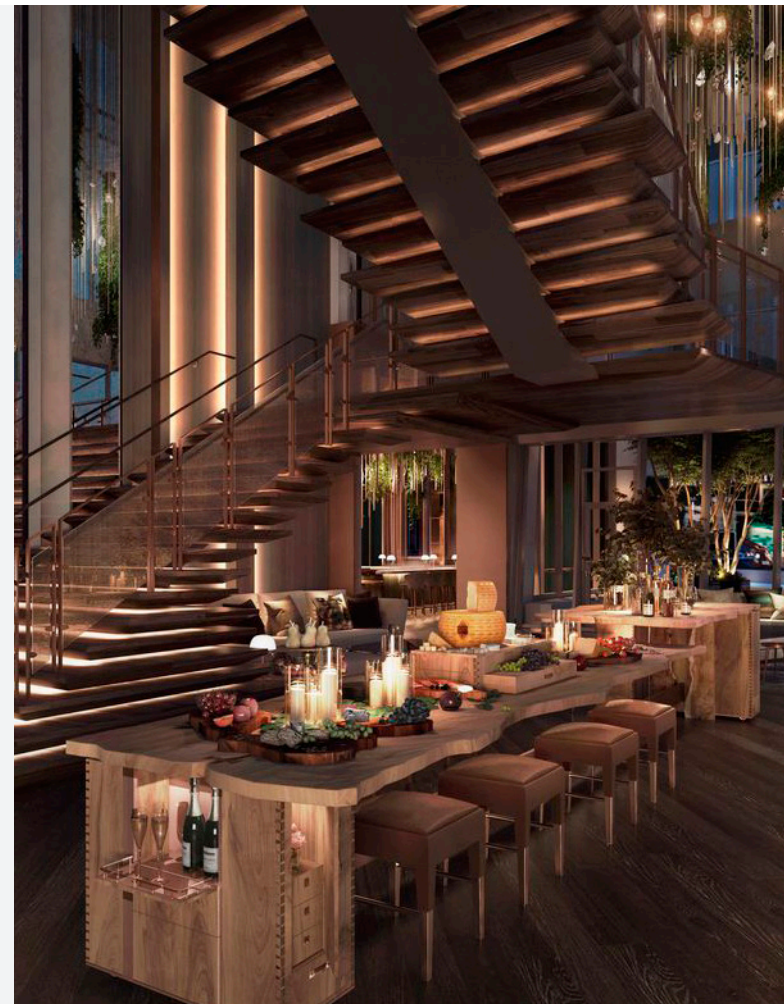


**1-2 Ground Floor Retail Spaces Available For Lease**



## Convenient Street Parking and Public Customer Parking Onsite, Adjacent Portland Streetcar Stop

There's no better location to take advantage of Portland's incredibly connected and convenient transit system, and convenient public off-street parking onsite with opportunities for validation.



## Premium Location

11W offers an incredible street presence in one of the most central and walkable locations. There are seven hotels within 1-block of 11W, including The Ritz-Carlton which is home to Mahler Jewelers, Portland's premiere Rolex dealer.

## Food & Beverage Operators Within a 1-Block Radius Average Over \$1,000/SF in Sales

Located alongside some of Portland's best and most successful restaurants, bars and retailers.



## Some of Portland's Best Retail/ Restaurants/Bars and Hotels

Portland's West End is packed with some of the best retailers, food & beverage operators and boutique hotels – a true destination.





FRANCES MAY

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# Pamela Baker-Miller

02

*Owner / Creative Director*

FRANCES MAY

“The West End is a place where ingenuity, innovation, and entrepreneurship thrive. Over the last 14 years, we have seen this neighborhood bloom to become the center of a rich food scene, a mecca for artists, and home to some of the best retail that rivals any city in the world. Frances May is proud to be a part of such a unique community.”





RETAIL SPACE FOR LEASE

# Available Now!



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