

COMMERCIAL  
RETAIL

FOR LEASE



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STREETCAR LOFTS - 844 SF  
1030 NW 12th Ave - TH I  
~~\$2,950/mo~~ Reduced to \$2,500/mo.



# THE BUILDING



Located in the trendy Pearl District, this contemporary ground floor commercial space features an open floor plan with a staircase leading to a loft. The large storefront windows provide excellent lighting and an expansive glass line for pedestrians and commuters alike. 1 designated parking space available in the secured garage.

Situated directly on the Streetcar line, this busy corner unit is conveniently close to I-405, Broadway Bridge, public transit, shops, restaurants, and entertainment. The corner street frontage combined with high foot traffic make Streetcar Lofts the perfect location for your next business!



## Highlights:

- **Busy Corner Unit in The Pearl**
- **Expansive Window Line**
- **Street Frontage on Streetcar Line**
- **High Foot & Commuter Traffic**
- **Polished Concrete Floors**
- **1.5 Bathrooms**
- **High-End Kitchen Appliances**
- **Easy Access to I-405, Broadway Bridge, Shopping, Dining, etc.**
- **Dedicated Storage**
- **1 Parking Spot Available**



### Walker's Paradise

Daily errands do not require a car.



### Excellent Transit

Transit is convenient for most trips.

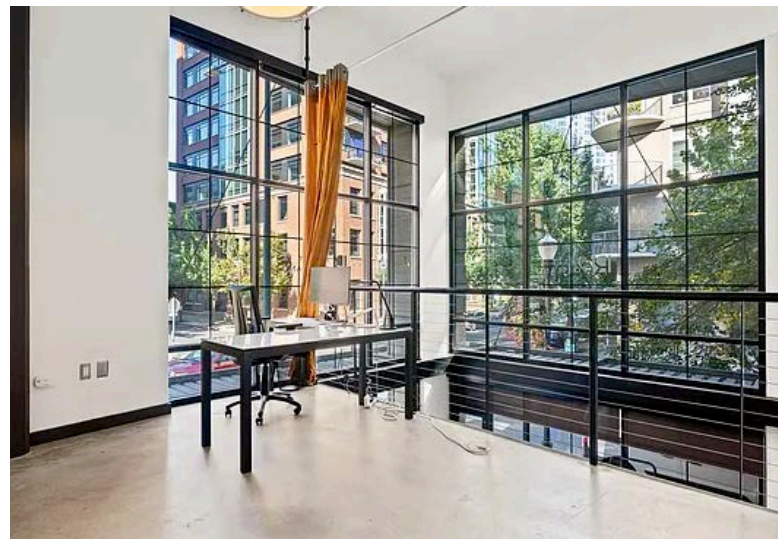
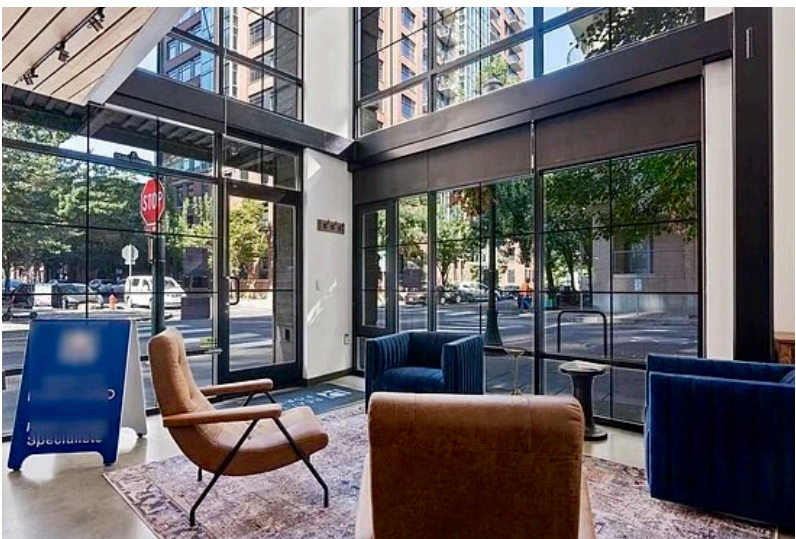
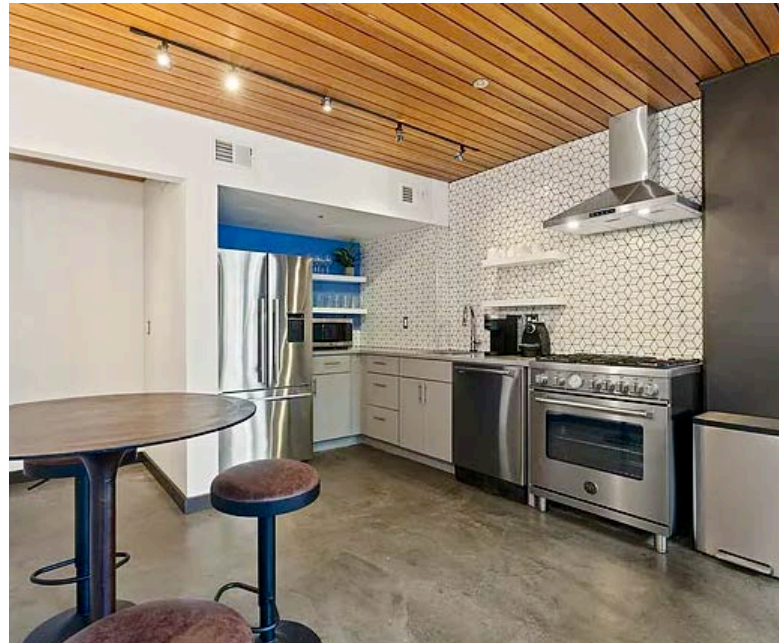
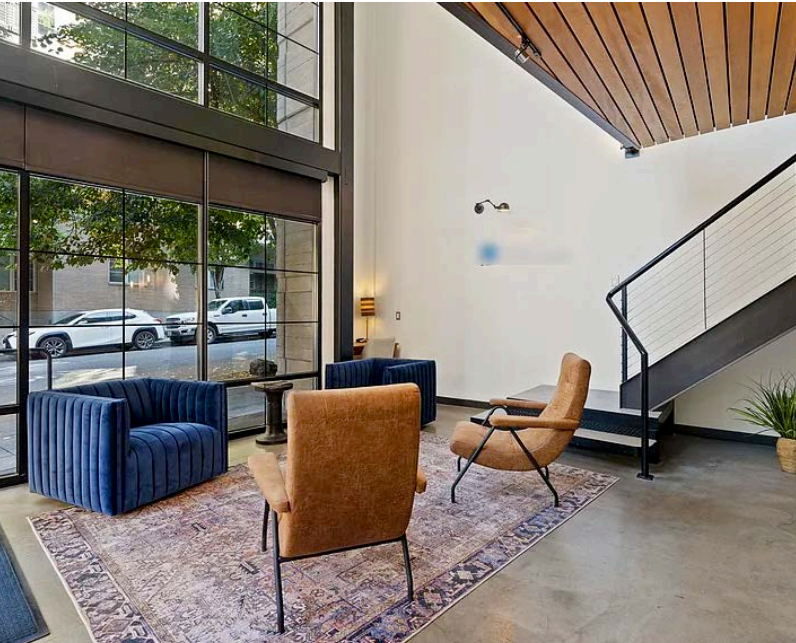
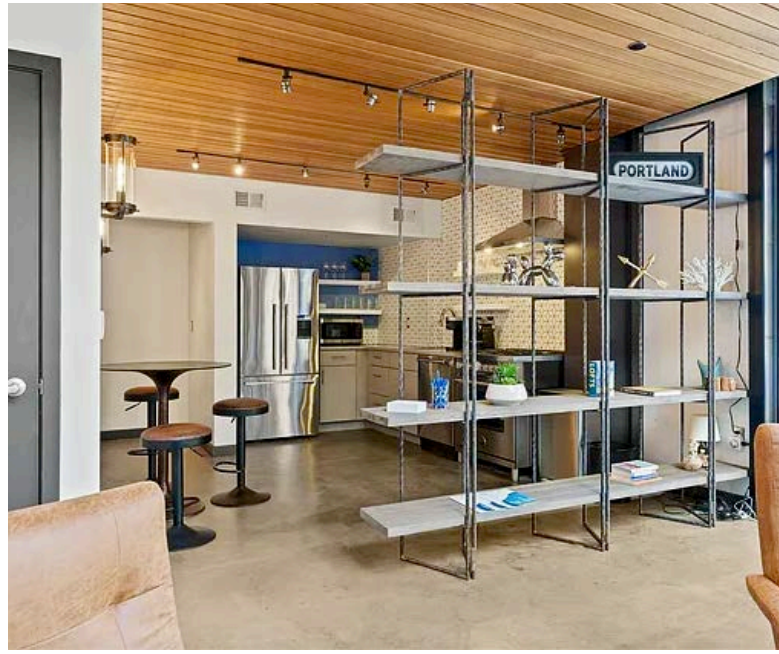
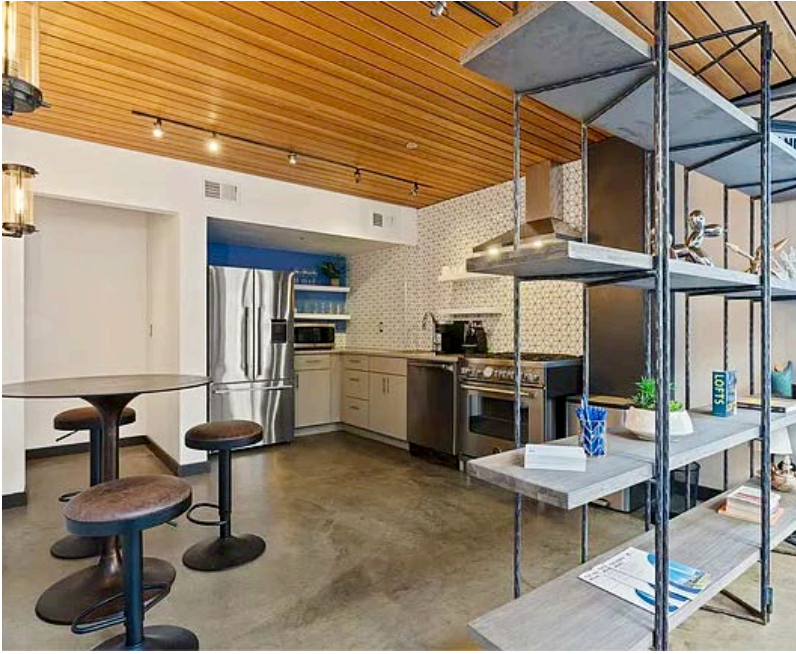


### Biker's Paradise

Daily errands can be accomplished on a bike.

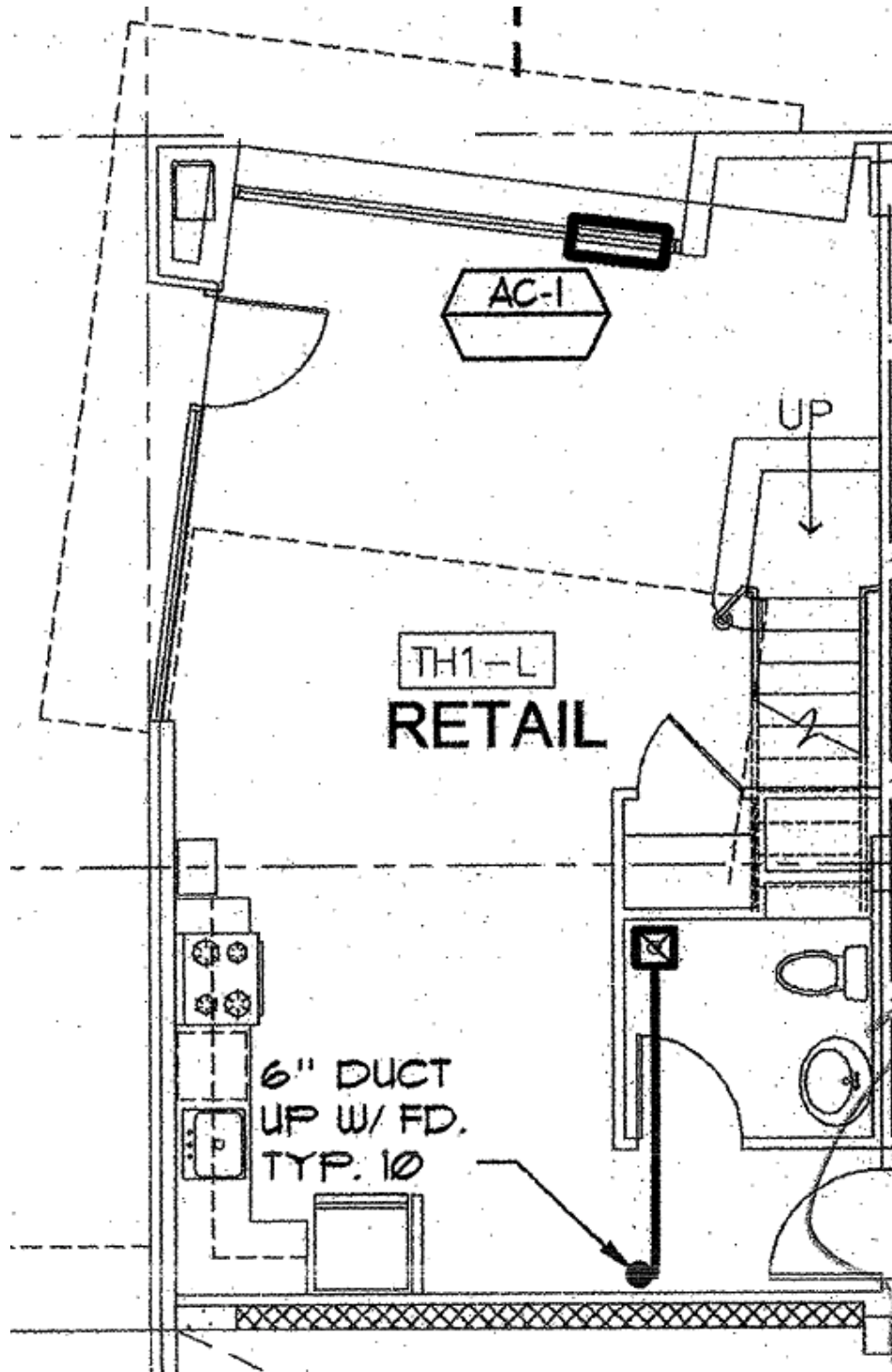


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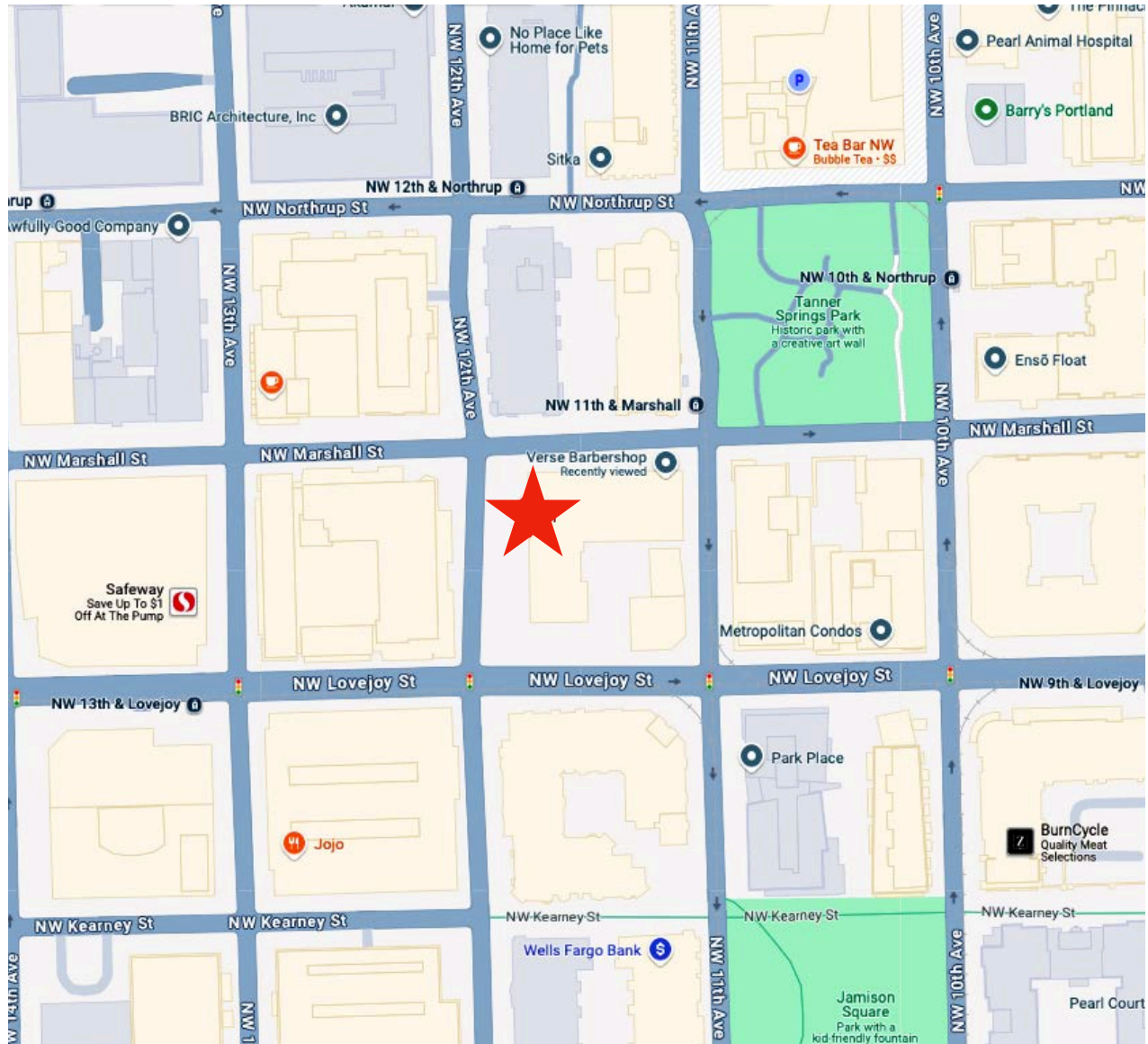




# THE LAYOUT



# THE NEIGHBORHOOD



## SHOP

Pendleton Home  
Filson  
Blick Art Materials  
Posh Baby  
Ecru Modern Stationer  
Pearl Ace Hardware  
Portland Closet Company  
Design Within Reach  
Porsche Studio  
Flor Wine  
One Fix

## EAT

Via Delizia  
Tea Bar  
Can Font  
Lovejoy Bakers  
Jojo  
Silk Road  
Sisters Coffee Company  
Erath Winery  
Carlita's  
Irving Street Tapas  
The Fields Bar & Grill

## PLAY

Tanner Springs Park  
Jamison Square  
Adore Day Spa  
24 Hour Fitness  
The Fields Park  
Blade & Timber Axe Throwing  
PlayDate PDX  
Barry's Boot Camp  
Rev'd Indoor Cycling  
VC Crossfit  
Union Station

The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.