

FOR LEASE

734 NW 14TH AVENUE
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



JOHNSON BUILDING

FOR LEASE

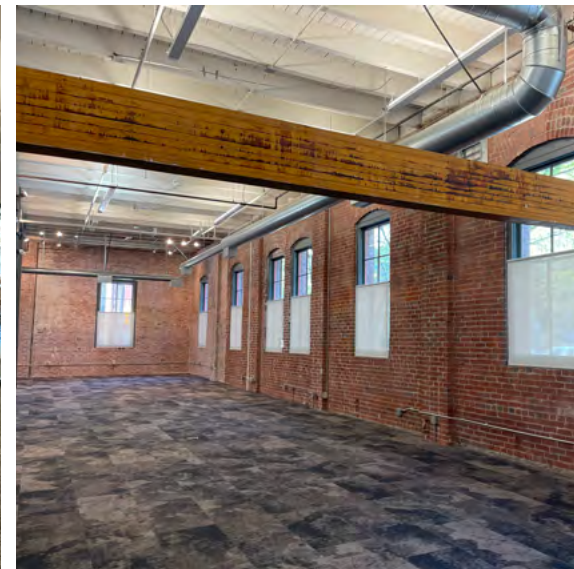
- » Suite 100: ± 4,365 RSF
Includes ± 439 RSF of mezzanine space
- » Asking rate: \$19.00/RSF, NNN

HIGHLIGHTS

- » Excellent open floor plan offers flexible workspace configurations
- » Mezzanine offers additional office and meeting space
- » Modern kitchen and lounge area
- » Large conference room
- » High ceilings and exposed brick walls
- » Great window lines for abundant natural light throughout
- » Building signage opportunity

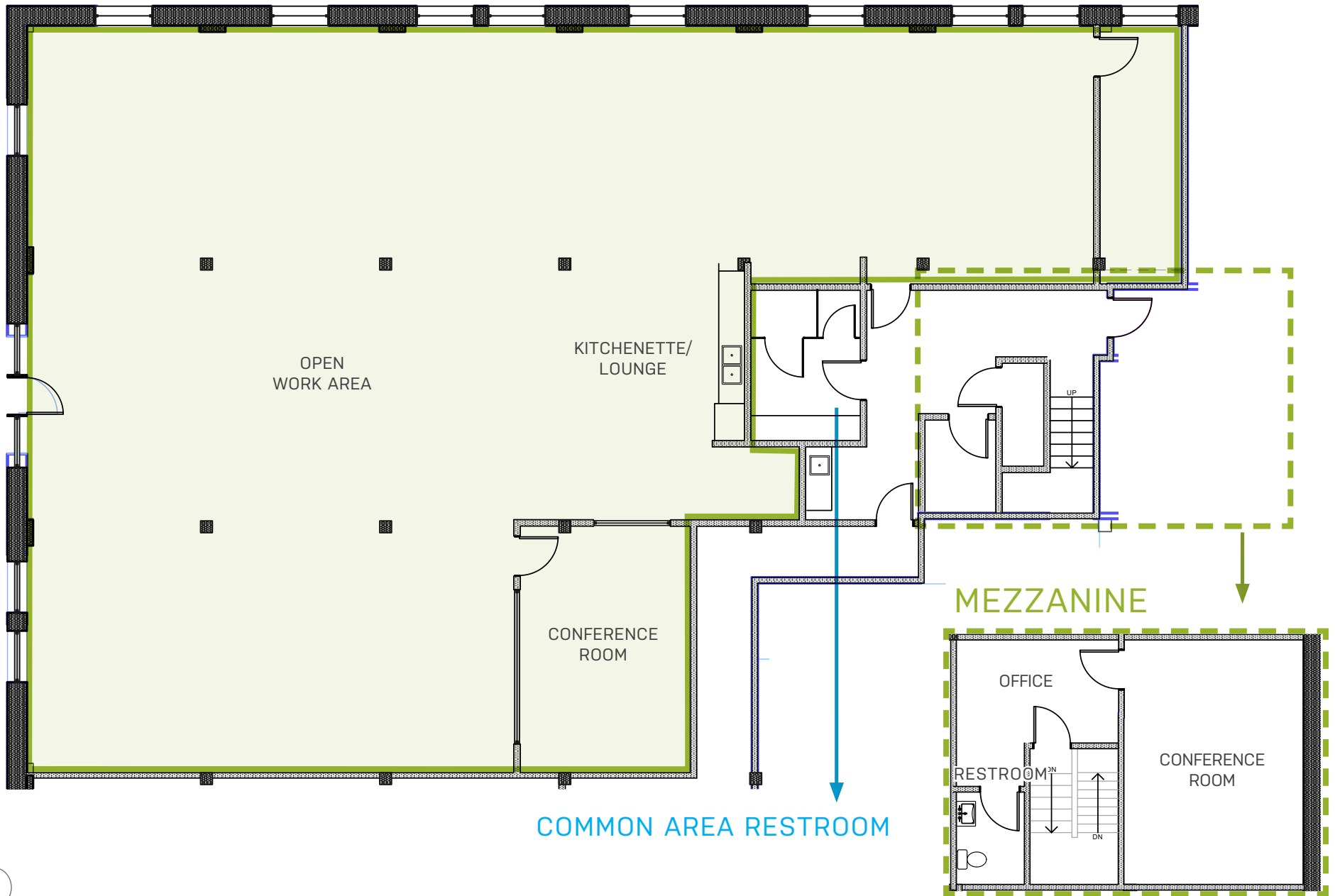
LOCATION

- » 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 parking options available; monthly off-street parking just 1 block away and great on-street parking surrounding the property
- » Easy access to I-405, NW and the Central Business District



GREAT OPEN LAYOUT

GROUND FLOOR



PEARL DISTRICT LOCATION

734 NW 14th Avenue is in an excellent location in the heart of Portland's creative Pearl District.

It is situated within 3 blocks 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

