

# THE GREGORY

*3,495 - 11,848 SF Office Space  
Available for Lease in the Heart  
of Portland's Pearl District*

UNDER NEW OWNERSHIP

 JEWELL CAPITAL, LLC

425 NW 10TH AVE  
PORTLAND, OR 97209

KIDDER.COM

 Kidder  
Mathews



*Located in the heart of Portland's Pearl District.*

32,000 SF creative office space on 3 floors above ground floor retail

Upper floors hold residential condos served by separate entry on NW 11th

Operable windows in each space

High visibility on NW 10th Avenue and NW Flanders

1:1,000 parking directly accessible by floor in the attached and secured parking garage

Secure bike storage and shower facilities available on each floor

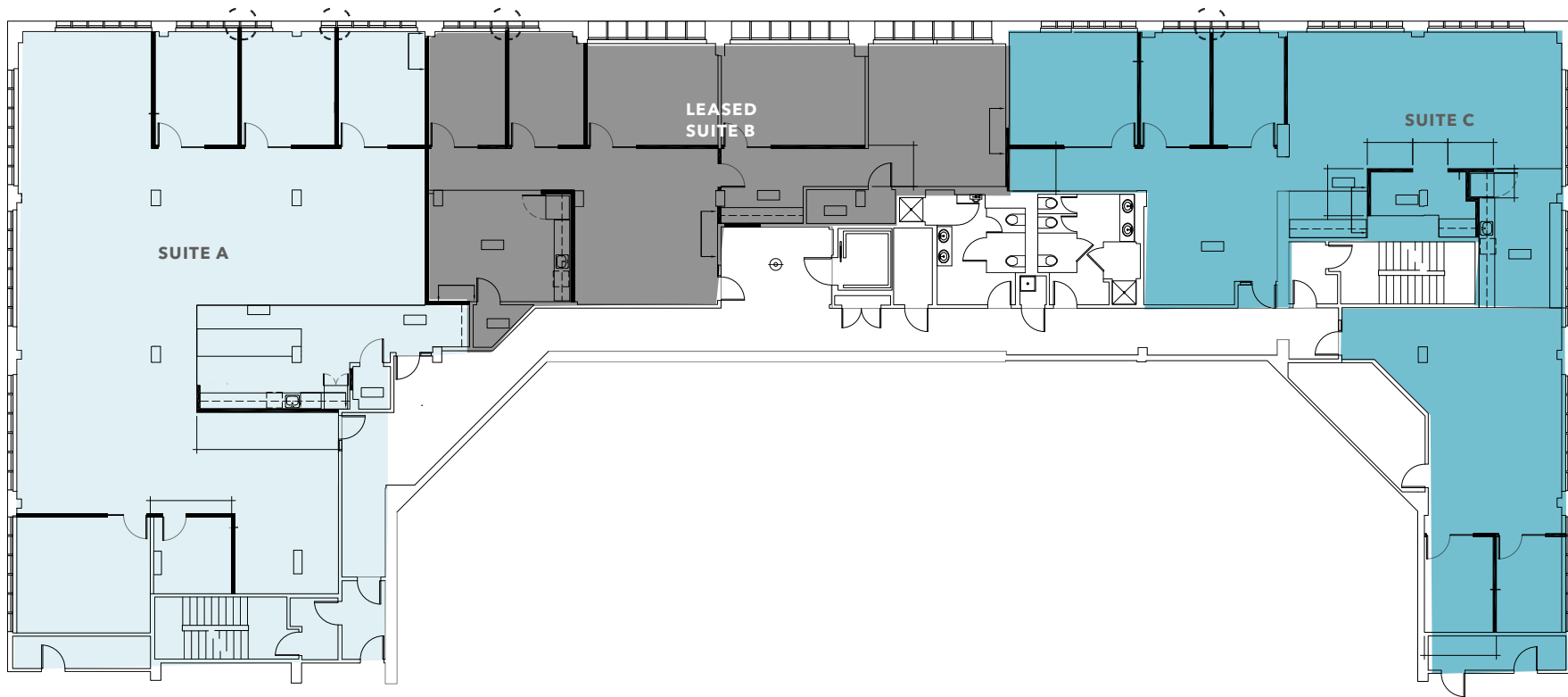
Call for lease rate

*3,495 - 11,848 SF*

AVAILABLE

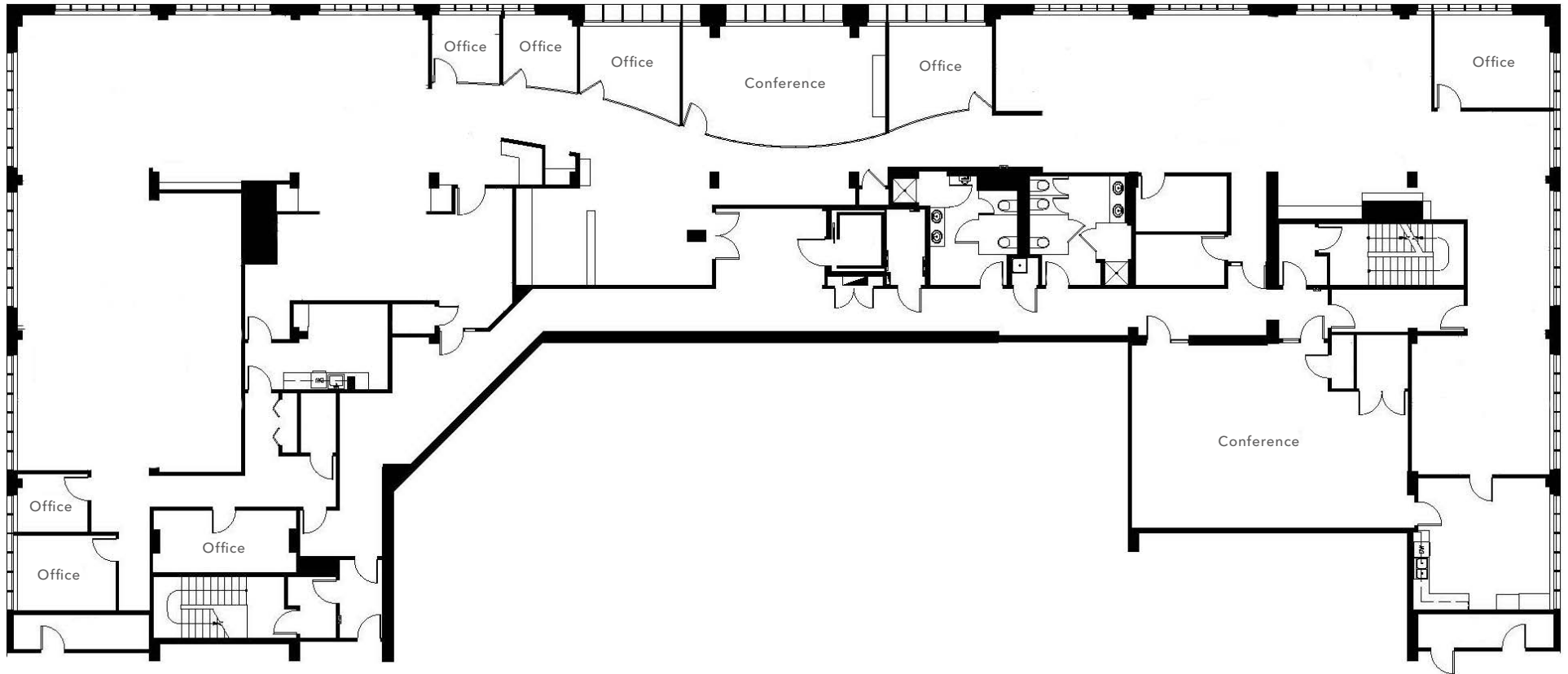
# THIRD FLOOR PLAN

## Spec Suites Available



Suite	Size	Rate	Notes
Suite A	4,259 SF	Call for rate	Formal reception, two conference rooms, 3 privates, and open kitchen
Suite C	3,495 SF	Call for rate	Reception area, 1 conference room, 4 privates, and kitchen/lounge area

# FOURTH FLOOR PLAN



**11,848 SF**

AVAILABLE

**CALL**

FOR LEASE RATE

**NOW**

AVAILABLE

*Suite 400 - Full floor with ability to remove the common corridor*

# HIGHLY- ACCESSIBLE LOCATION

Walking distance to hotels, restaurants, and additional amenities

Convenient access to freeways, multiple transit options, and adjacent to the Portland Streetcar

Multiple ground floor restaurants and coffee shop

**100**  
WALK SCORE

**99**  
BIKE SCORE

**91**  
TRANSIT SCORE



# THE GREGORY

*Newly owned by*

 **JEWELL CAPITAL, LLC**

*Exclusively leased by*

**SEAN MCCARTHY**  
503.721.2712  
sean.mccarthy@kidder.com

**BRANDON O'LEARY**  
503.221.2289  
brandon.oleary@kidder.com

**KIDDER.COM**

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Mathews**