

LEASE **MADDOX BUILDING**  
1231 NW HOYT 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.



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# MADDOX BUILDING

## FOR LEASE

- » Suite 201: ± 1,626 RSF
- » Suite 205: ± 1,969 RSF
- » Suite 206: ± 1,861 RSF
- » Suite 301: ± 3,000 RSF
- » Suite 304: ± 1,386 RSF
- » Suite 306: ± 2,064 RSF
- » Suite 401: ± 5,158 RSF
- » Asking rate \$18.00/RSF, NNN

## BUILDING HIGHLIGHTS

- » Historic building with exposed brick walls
- » Exposed high ceilings and wood floors
- » Creative office with unique suite features
- » Operable windows and great natural light
- » Open stairwell access to all suites
- » Key fob access, alarm system and security cameras
- » Additional storage available
- » Parking available on-site

## LOCATION

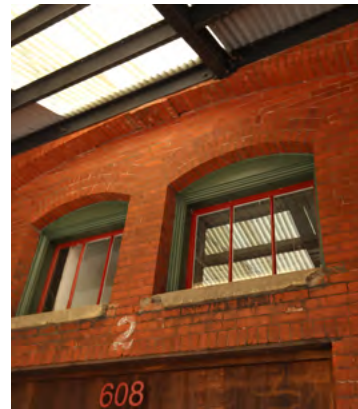
- » Just steps away from bars, restaurants and shopping
- » Portland Streetcar and TriMet bus only 1 block away
- » Ample on-street parking
- » Easy access to I-405, Northwest and the Central Business District



# SECOND FLOOR

## SUITE 201

- » ± 1,626 RSF available
- » Great build-out with a reception area, 5 offices/conference rooms and a large open work space
- » Kitchenette and break area



## SUITE 205

- » ± 1,969 RSF available
- » Open, collaborative work area with 2 office/conference rooms
- » Kitchenette and break area

## SUITE 206

- » ± 1,861 RSF available
- » Open, collaborative work area with 2 offices
- » Convenient kitchenette



# THIRD FLOOR

## SUITE 301

- » ± 3,000 RSF available
- » Open work area workstation dividers, 8 offices and reception area
- » Kitchenette
- » Corner office



## SUITE 304

- » ± 1,386 RSF available
- » Open work area, 1 office and 1 conference room a
- » Kitchenette



## SUITE 306

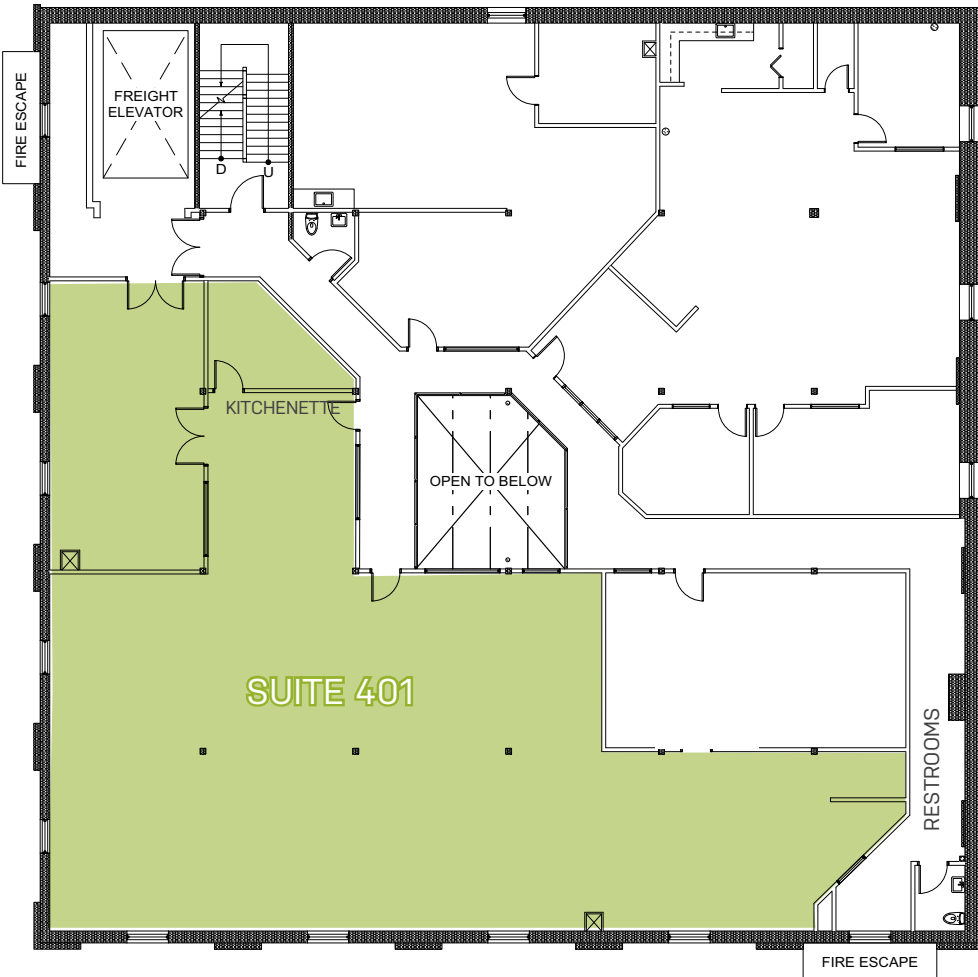
- » ± 2,064 available
- » High ceilings and hardwood floors
- » Open work area with 2 office/conference rooms, extra work room, 2 huddle rooms and kitchenette



# FOURTH FLOOR

## SUITE 401

- » ± 2,238 RSF available
- » Large, open work area with 1 office/conference room
- » Great creative space with high exposed ceilings and skylights
- » Kitchenette/break area



FOURTH FLOOR COMMON AREA

## PEARL DISTRICT LOCATION

The Maddox Building 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 97

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



TRANSIT SCORE 89

Rider's Paradise - World class public transportation



TRIMET STOP (PARTIAL LIST)

TRIMET BUS

PORTLAND STREETCAR

TRIMET MAX