

LEASE **STAGECRAFT ANNEX**
1332 NW KEARNEY 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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Highlights



Suite 1332 ± 2,380 RSF



Asking rate \$18.00/RSF, NNN



Building signage opportunity



Parking available on-site as well as ample street parking



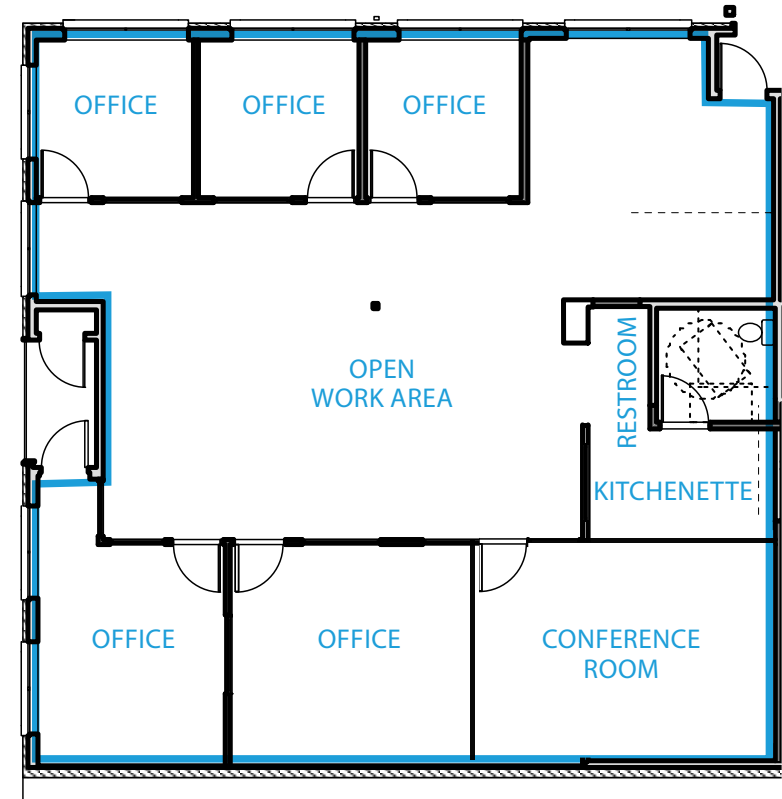
Just steps from countless bars, restaurants and shopping in the Pearl District



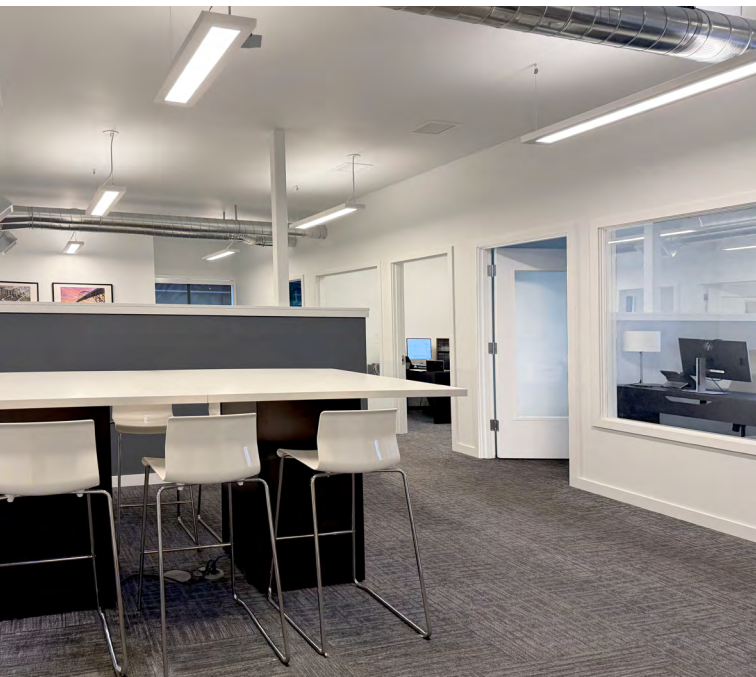
Portland Streetcar stop 1 block away and TriMet bus only 3 blocks



Easy access to I-405, Northwest and the Central Business District



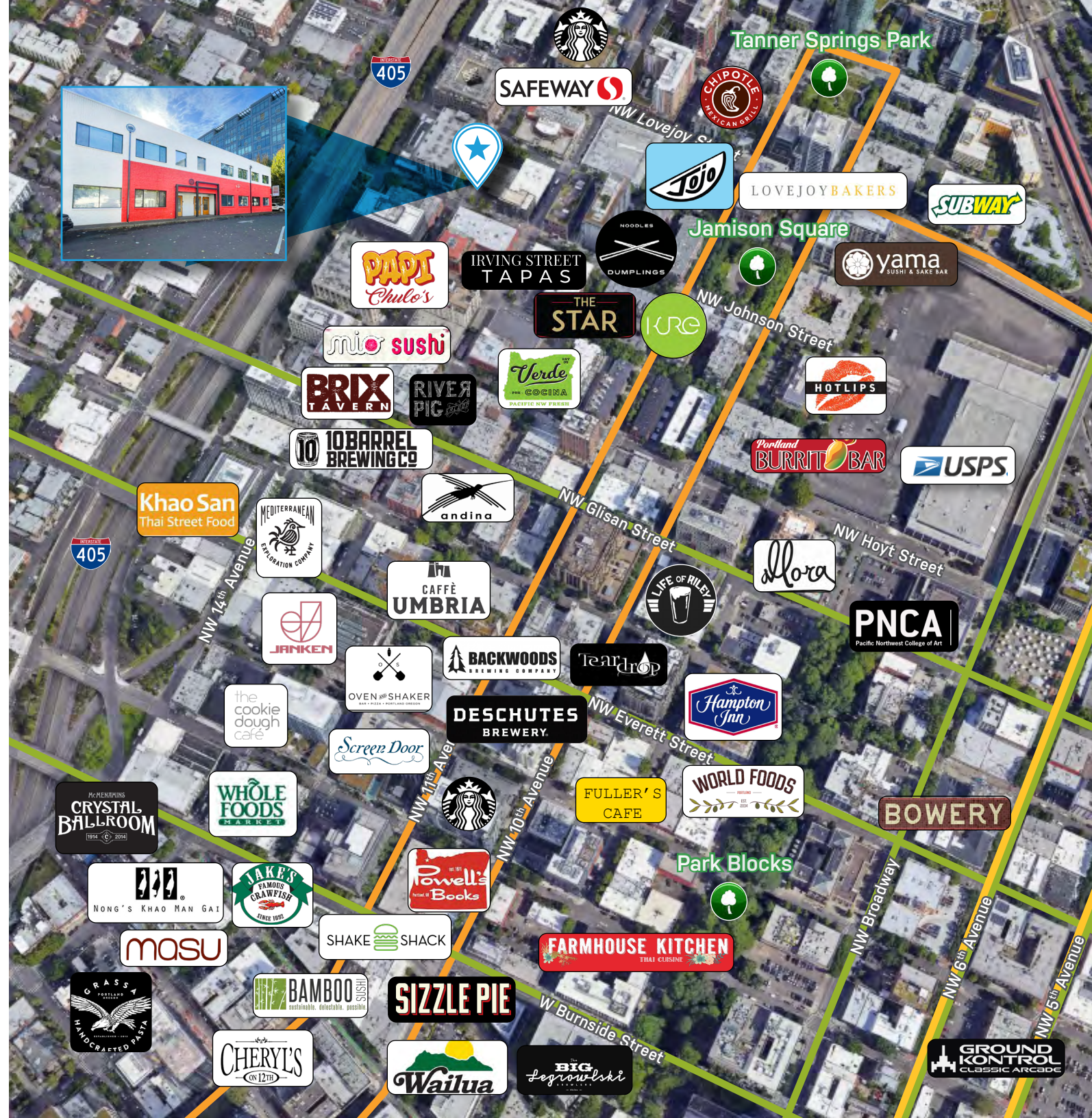
Floor plan may not reflect current build-out



PEARL DISTRICT LOCATION

The Stagecraft Annex 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 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