

CREATIVE OFFICE FOR LEASE

Reid Pacific Building

1104 NW 15TH AVE PORTLAND, OR 97209



Historic gem located in Portland's Pearl District

CONTACT

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Property snapshot

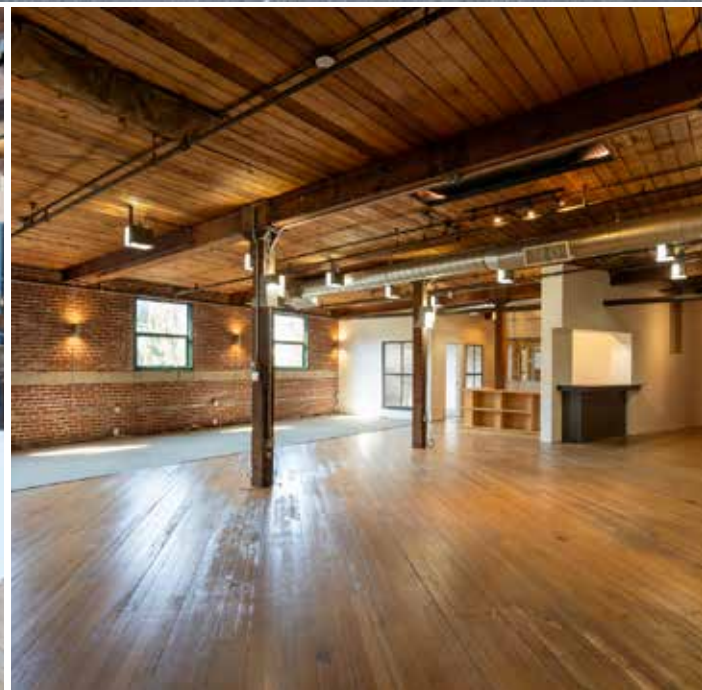
Take a step back in time! The Reid Pacific Building, erected in 1908, is a true testament to the enduring nature of Northwest architecture. From the exposed timber beams to the freight elevator, this hideaway is a portal to the past and a reminder of the wonders of the Northwest. The neighborhood in which the Reid Pacific Building resides has also seen its fair share of transformation over the years. The Alphabet District, as it is known today, was once a hub of industrial activity, with factories and warehouses occupying much of the space. Today, however, the area is a vibrant community filled with restaurants, shops and cafes. Despite all the changes that have taken place, the Reid Pacific Building remains a brick-clad symbol of the city's progress and reinvention.

The property has also joined the NWCC (Northwest Community Conservancy) to further protect the building and provide additional security to tenants and residents of The Pearl.



BUILDING NAME	Reid Pacific Building
ADDRESS	1104 NW 15th Ave Portland, OR
AVAILABLE SF	2,640 SF (second floor)
BUILDING SIZE	20,000 SF
SITE	5,000 SF
TYPE	Office
BUILDING CLASS	C
YEAR BUILT	1908
NUMBER OF FLOORS	4

Photos



Centrally located for commuters



98

BIKE SCORE



98

WALK SCORE



80

TRANSIT SCORE

Neighborhood highlights

LOCATION OVERVIEW

The Pearl District offers an ideal location for businesses seeking a dynamic and centrally situated environment. Nestled just Northwest of downtown Portland, The Pearl enjoys excellent connectivity and accessibility, with easy access to major highways, public transportation, and bike lanes. Its prime location attracts a diverse range of companies, including creative agencies, technology firms, and startups, looking to establish a presence in a vibrant neighborhood. The district's blend of historic warehouses and modern office spaces adds to its allure, providing a unique and inspiring backdrop for businesses. The Pearl District's proximity to renowned restaurants, boutique shops, art galleries, and parks further enhances its appeal, creating a lively and engaging atmosphere that fosters collaboration and innovation.

NEARBY BUSINESSES

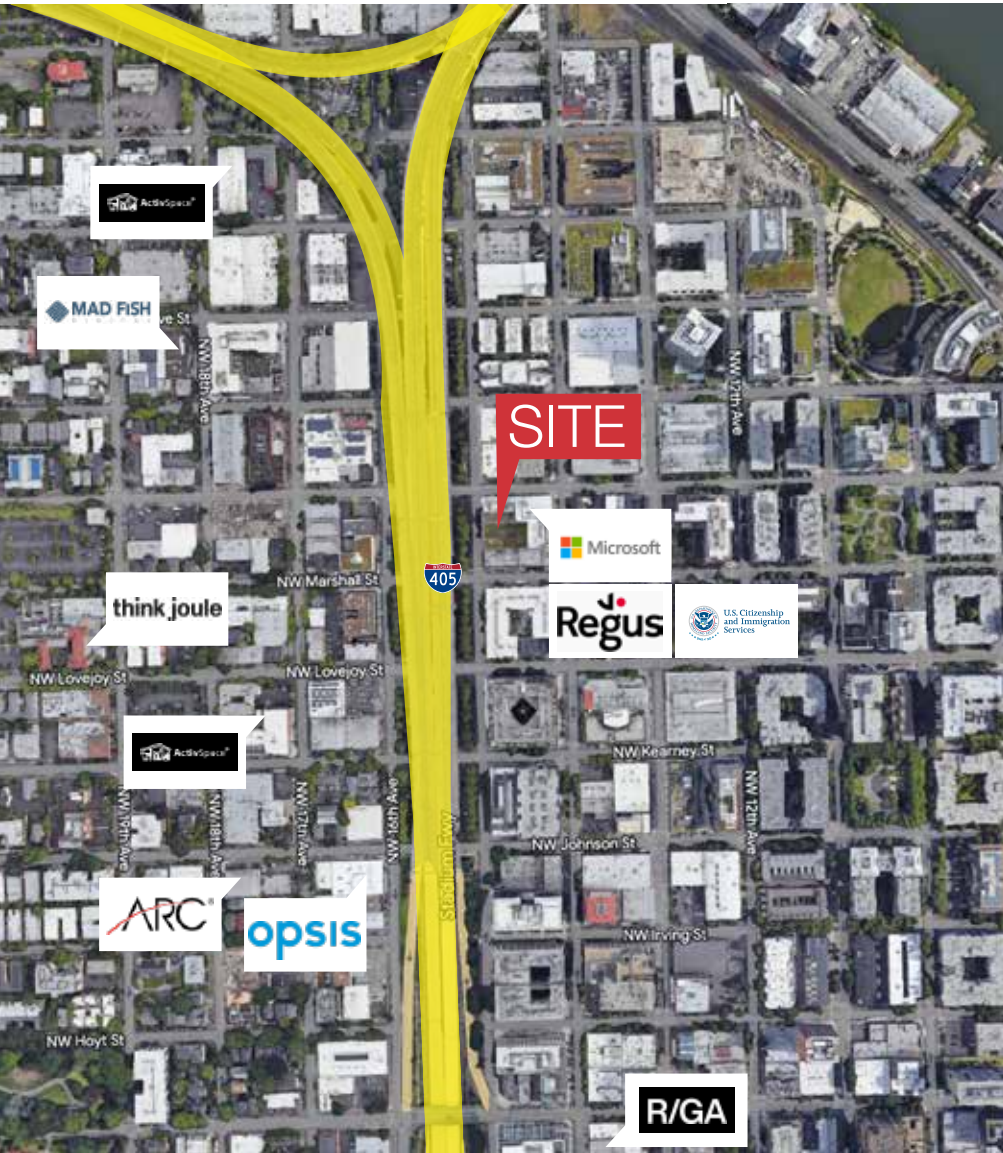
- Erath Winery (located on first floor)
- Super Deluxe
- Carlita's
- Sisters Coffee Company
- World Foods
- Break Bread
- Abba Coffee Roasters
- Roste Chocolate House

TRANSPORTATION HIGHLIGHTS

There are several transit options available within a few blocks of the property. The nearby Portland Streetcar stops at NW 13th & Marshall, just a five-minute walk away, and the MAX light rail stops at Union Station, which is about a 15-minute walk from the Reid Pacific Building. Additionally, there are several bus stops nearby, including the #77 bus at NW 16th & Glisan and the #15 bus at NW 14th & Everett.



Demographics



	1 MILE	3 MILE	5 MILE
LABOR POPULATION AGE 16+ (2023)	37,399	161,274	359,068
WORKER BASE AGE 16+	24,717	113,988	249,384
POPULATION (2023)	39,216	178,905	411,768
PROJECTED POPULATION (2028)	40,071	187,750	426,125
MEDIAN HH INCOME	\$83,299	\$101,145	\$105,787
SOME COLLEGE OR HIGHER	28,955	126,582	276,669
OCCUPATION POPULATION AGE 16+	24,717	113,988	249,384

Source: Regis – SitesUSA (2023)

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