

FOR LEASE: PEARL DISTRICT CREATIVE COMMERCIAL SPACES

334 NW 11th Avenue - Portland Oregon

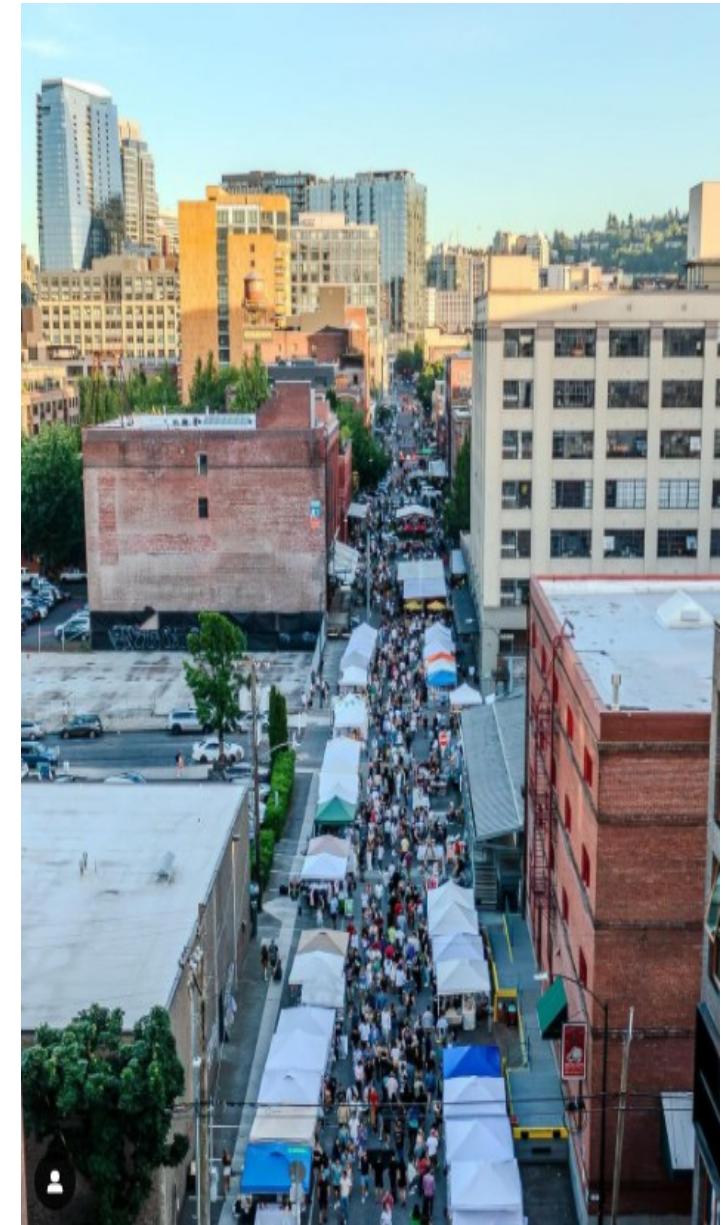
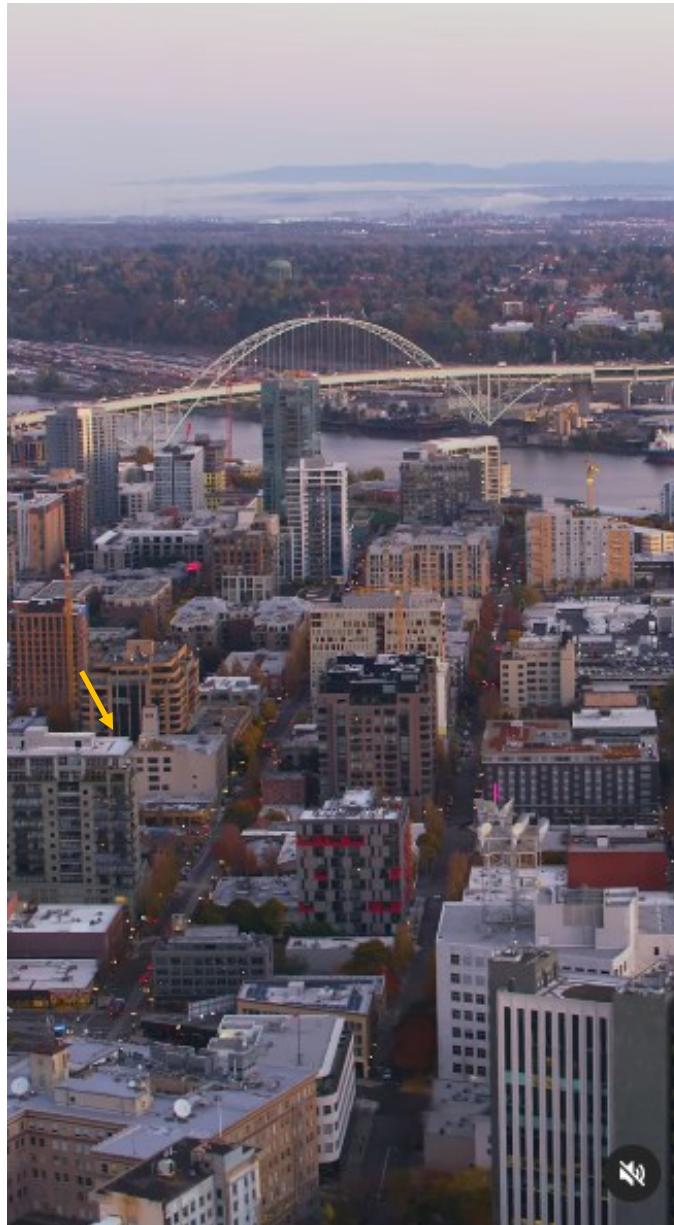


Maximizing Value with Market Knowledge

RENDERING — CONCEPT

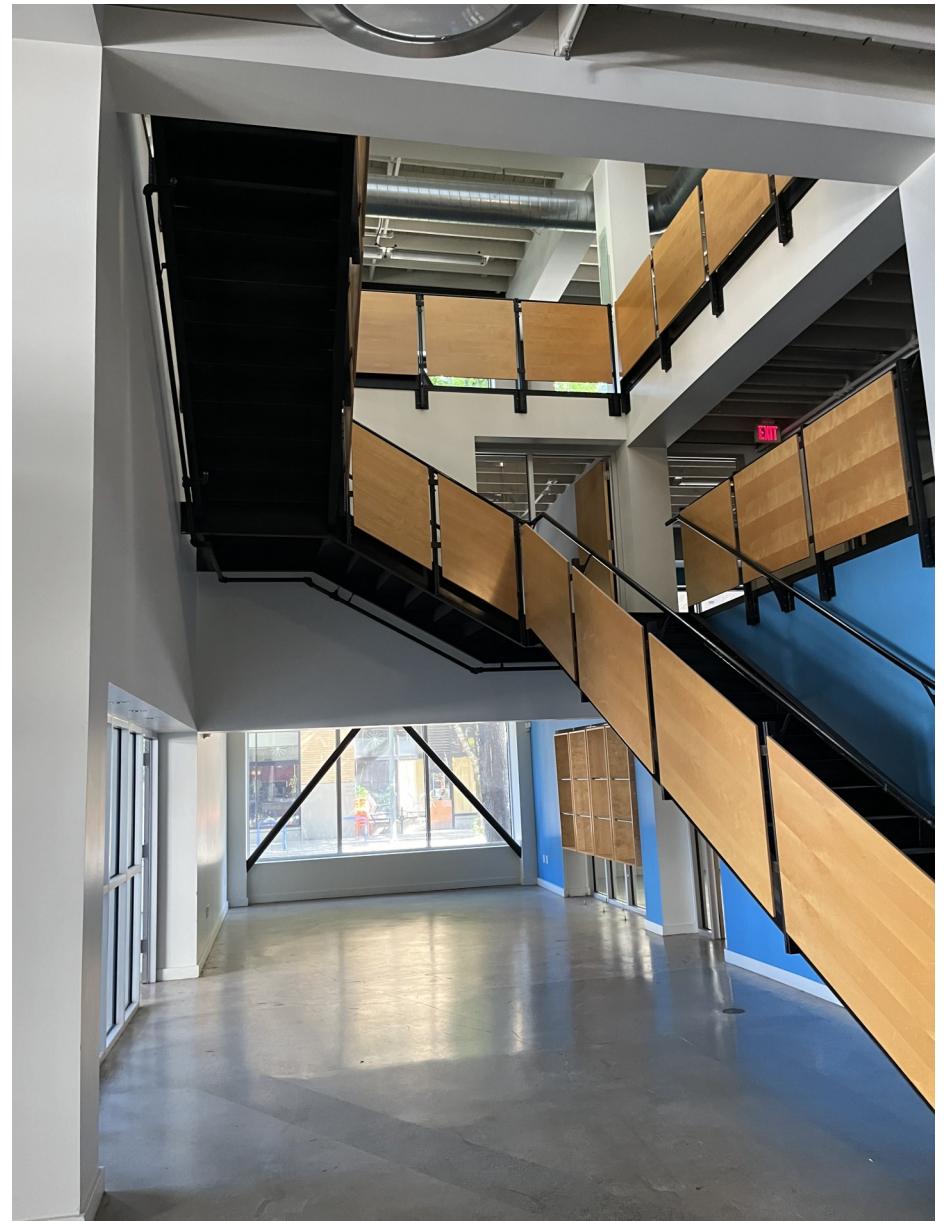
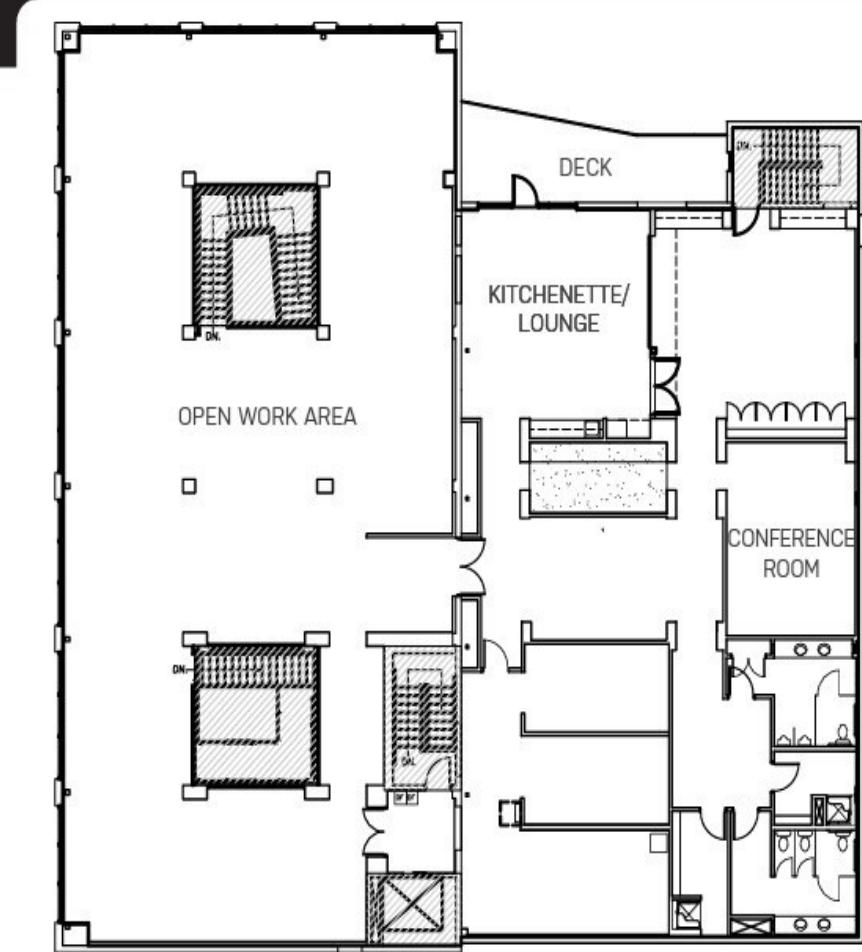


NORTHWEST PORTLAND OREGON - PEARL DISTRICT



+/- 13,230 TOTAL SQUARE FEET - SEVERAL OPTIONS FOR MULTIPLE USES

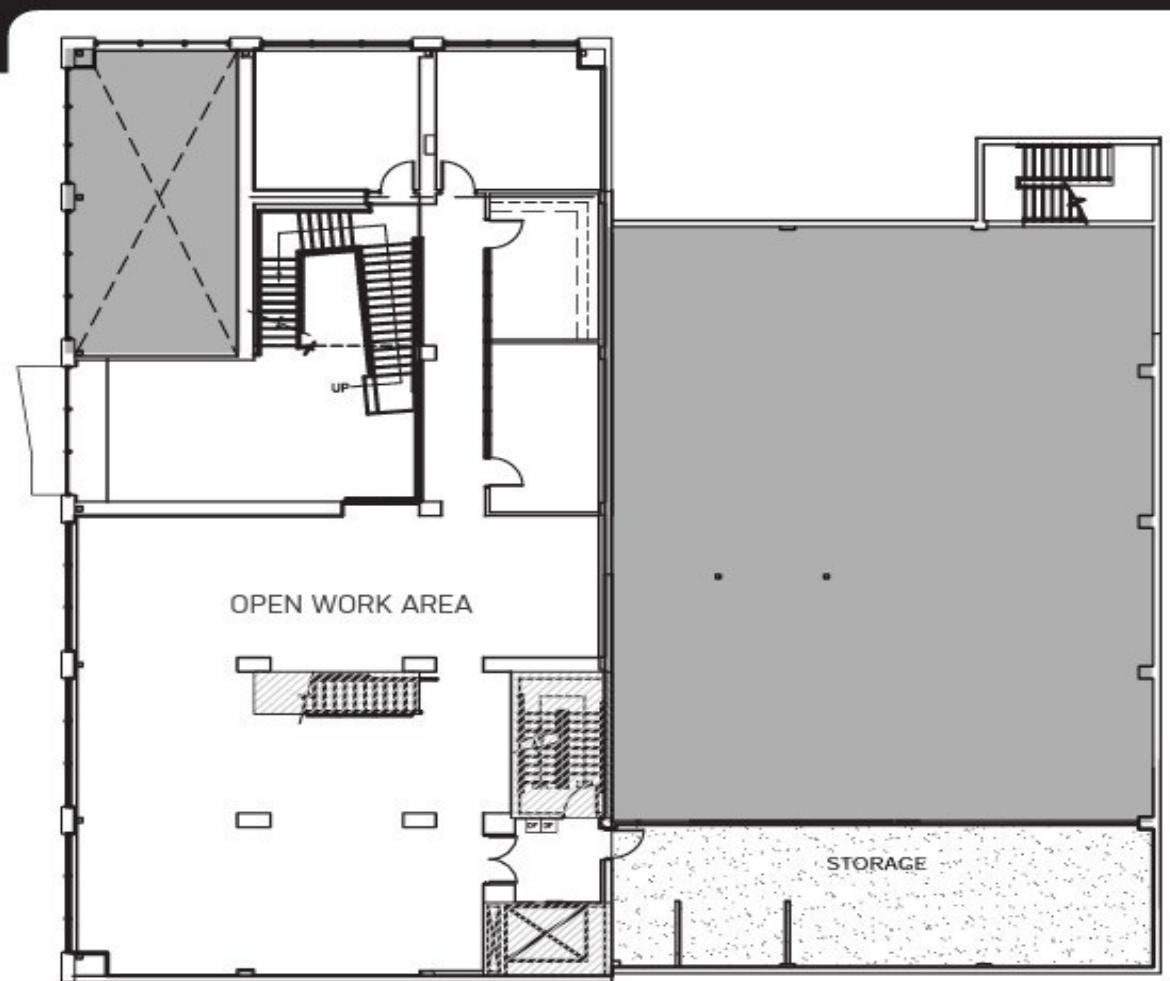
THIRD FLOOR PLAN
± 8,798 SF



334 NW 11th Avenue - Portland Oregon

SECOND FLOOR PLAN

$\pm 4,432$ SF



- ⇒ Creative office / Flex and retail space available
- ⇒ Ultra urban Pearl District location - Area hub for restaurants, shopping, and entertainment
- ⇒ Located on the 11th Ave street car line and close access to freeways
- ⇒ High ceilings and exposed beams
- ⇒ Abundant natural light
- ⇒ Men's and Women's Showers
- ⇒ Secured bike storage
- ⇒ Outdoor Patio
- ⇒ Multiple kitchen areas
- ⇒ Ample power: 3 phase 1200 AMPS
- ⇒ Up to 13,250 SF Available - Divisible
- ⇒ Improvement allowance available
- ⇒ Free rent available with agreed upon terms
- ⇒ ONSITE PARKING IS IN THE PROCESS OF PERMITTING WITH THE CITY
- ⇒ \$22.00 Per SF Gross



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