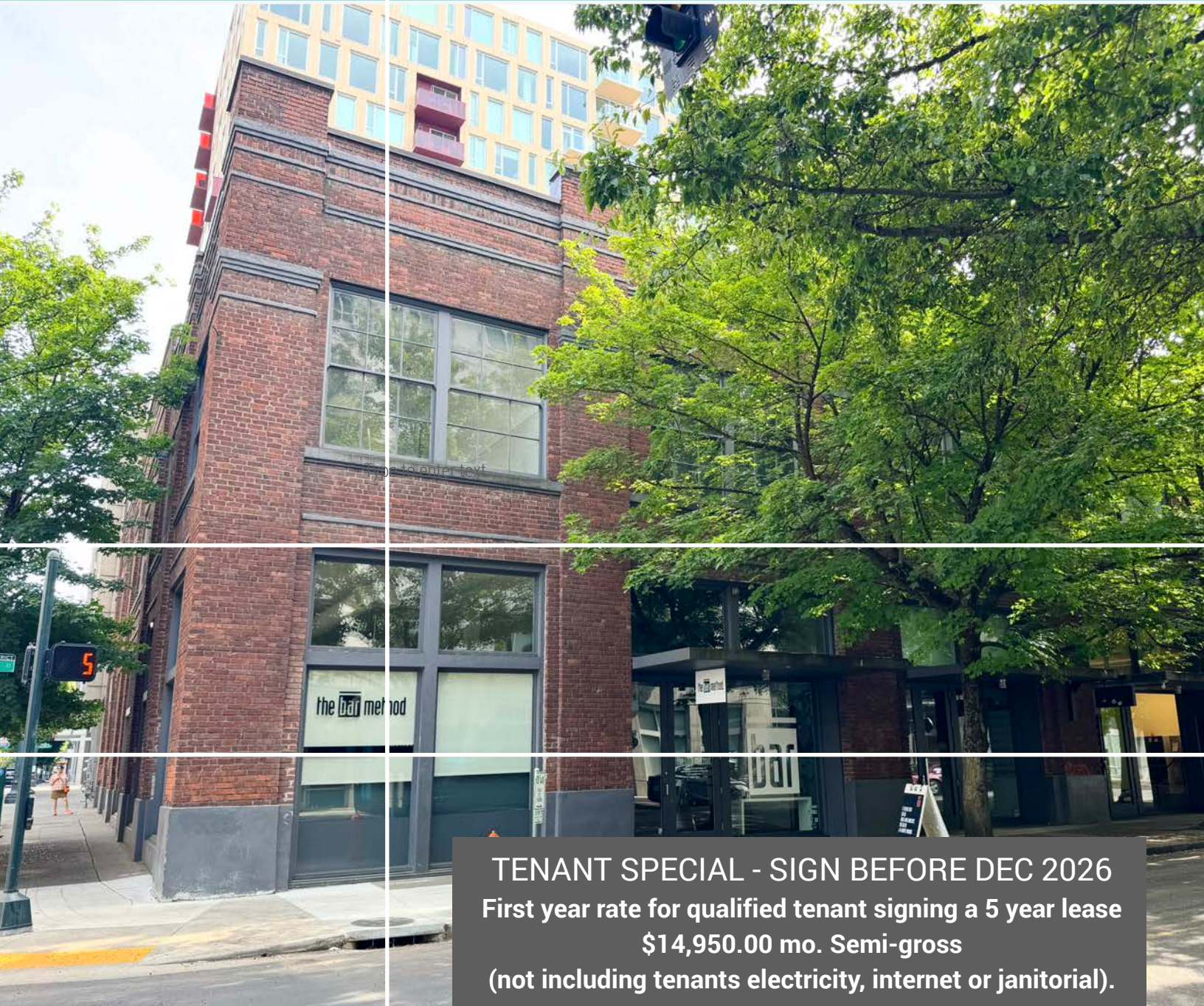


COMMERCIAL
RETAIL

FOR LEASE



TENANT SPECIAL - SIGN BEFORE DEC 2026
First year rate for qualified tenant signing a 5 year lease
\$14,950.00 mo. Semi-gross
(not including tenants electricity, internet or janitorial).

Debbie Thomas | Broker
Office: 503.226.2141
Direct: 503.720.6335
deb@debbiethomas.com

STUNNING SECOND FLOOR OFFICE

Fully Furnished

910 NW HOYT ST.

10,000 +/- TOTAL SF

~~\$19,750~~/mo semi-gross

THE BUILDING

Thoughtfully designed by Brad Cloepfil of Allied Work Architecture, this gorgeous creative space with a flexible floor plan, lobby, multiple meeting rooms, seating areas and generous, sunny patio is perfect for any thriving office.

Centrally located in the Pearl District and just steps away from main bus lines, the Streetcar, Union Station and I-5 freeway and mere blocks from the Broadway Bridge and Pacific Northwest College of Arts.

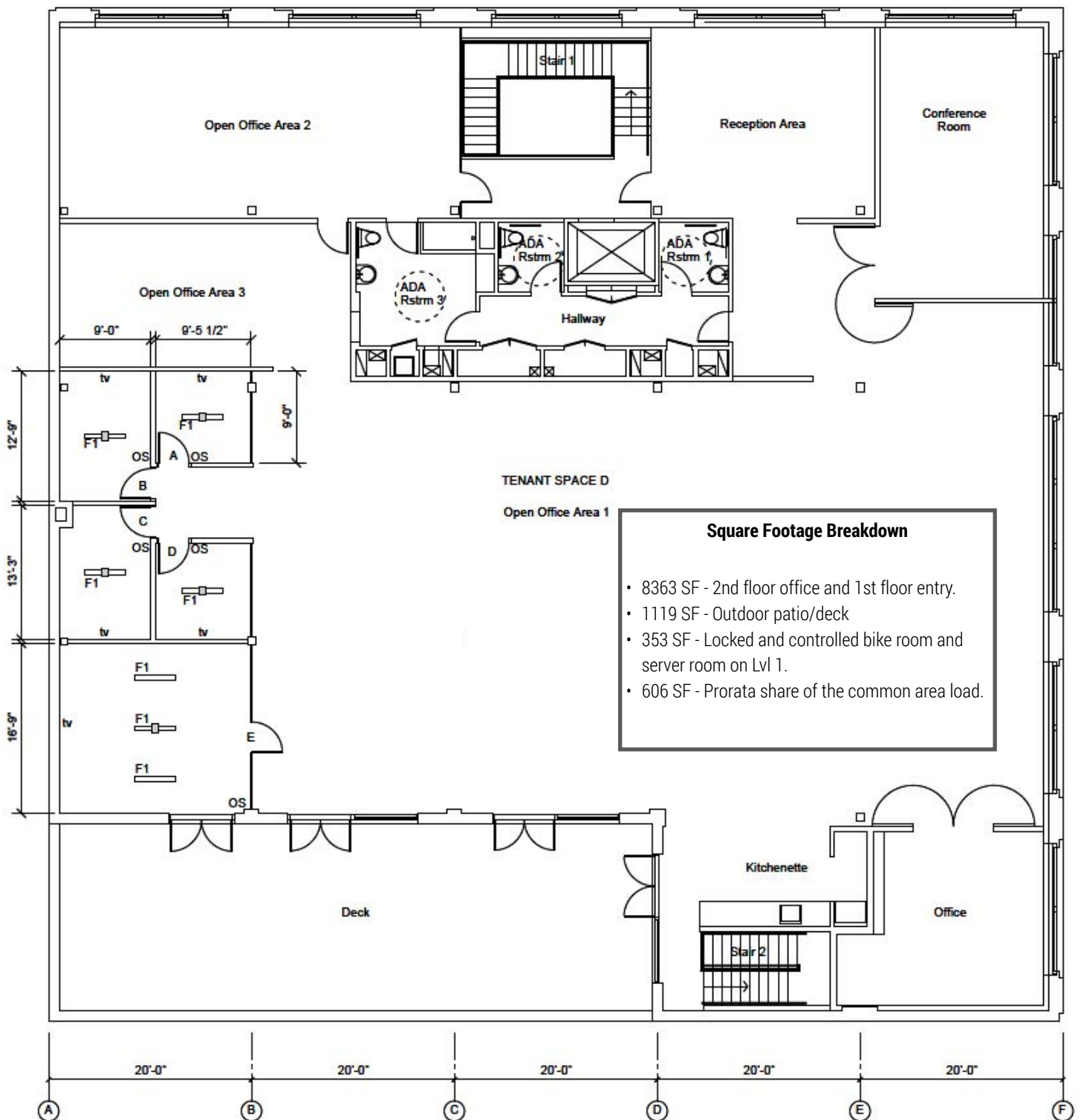
Conveniently close to some of Portland's most popular shops, restaurants, and entertainment, including Bowery Bagels, Pendleton Home Store, Ann Sacks Tile, Powell's Books, Silk Road, Janken, Roseland Theatre, Kohler and more.

FEATURED AMENITIES

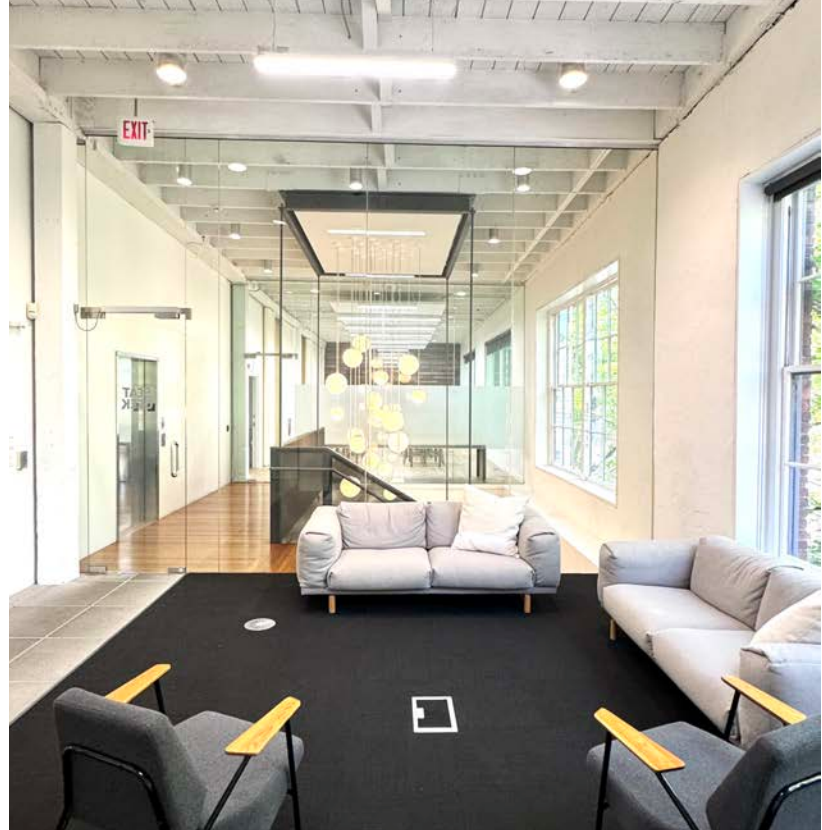
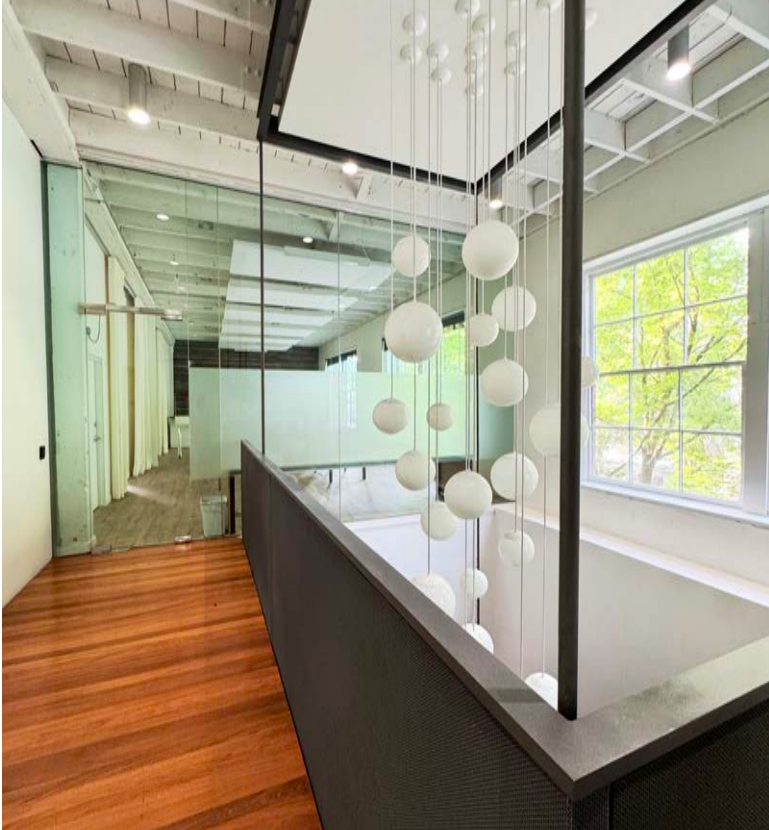
- Secure formal lobby
- Stair and elevator served
- Large reception area
- Beautiful outdoor patio
- Generous open floor plan
- Conference room
- 5 privates or huddle rooms
- 44 desks/workstations
- Stocked kitchen area
- Secondary office with private full bath
- 6 call booths and/or Zoom rooms
- 3 ADA restrooms, 1 with shower
- Excellent exterior branding opportunity



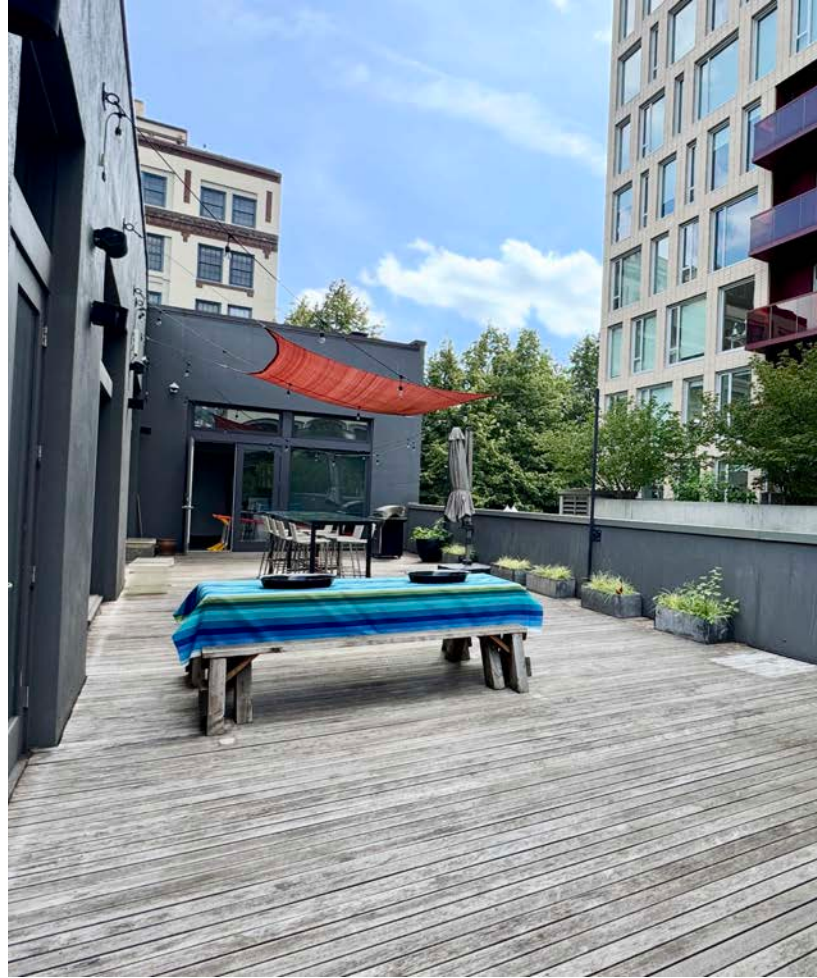
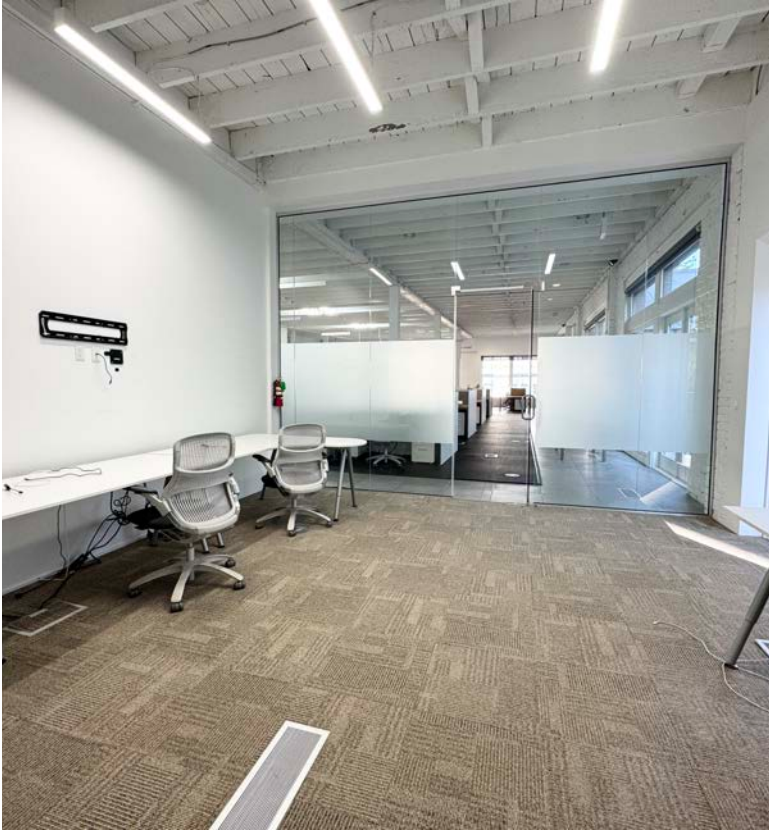
THE FLOORPLAN



THE SPACE



THE SPACE



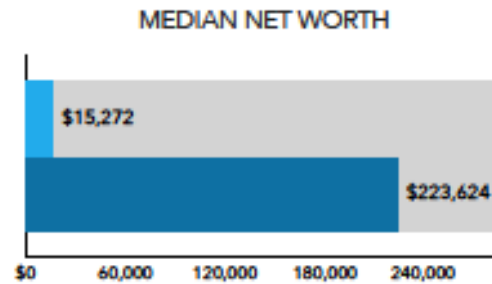
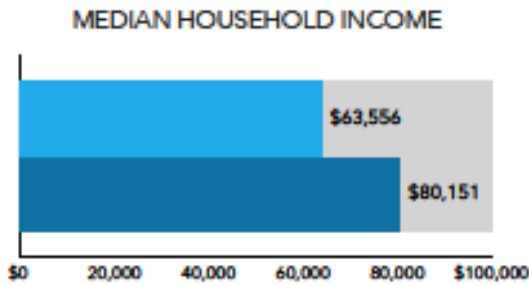
THE SPACE



DEMOGRAPHICS

INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

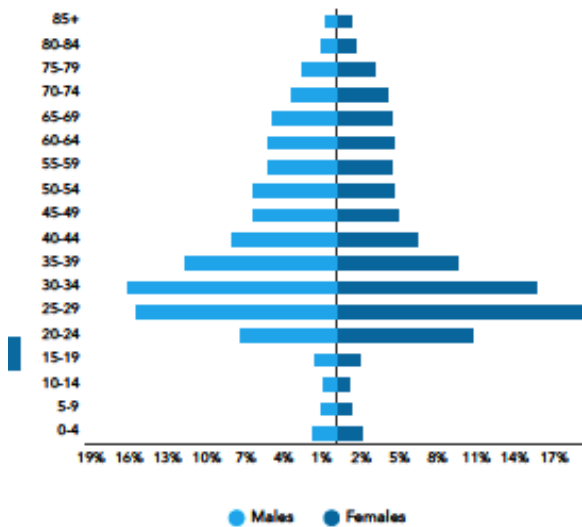


Bars show comparison to **Oregon**

Bars show comparison to **Oregon**

AGE BY SEX

Median Age: 36.1



KEY FACTS FOR THE AREA

POPULATION: 48,169

HOUSEHOLDS: 31,147

AVERAGE SIZE HOUSEHOLD: 1.44

WEALTH INDEX: 61

HOUSING AFFORDABILITY: 34

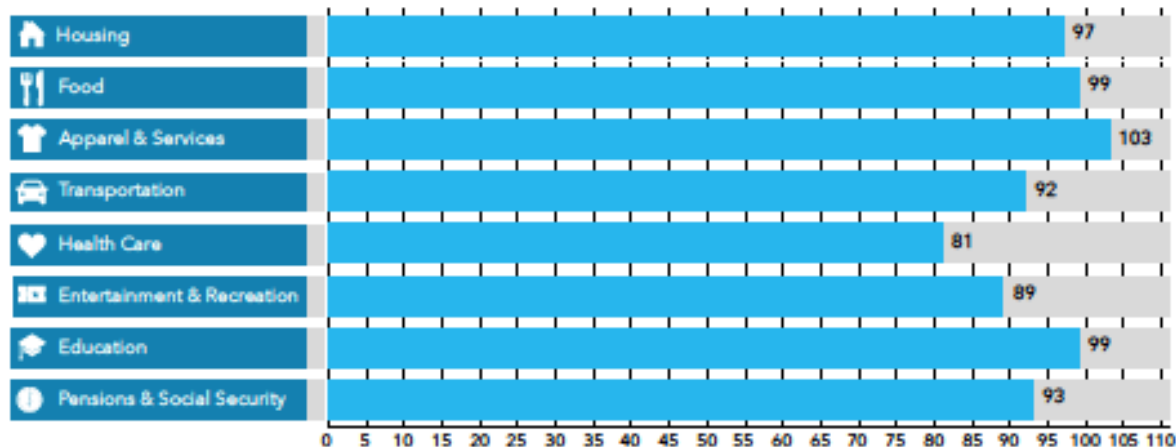
DIVERSITY INDEX: 58

MEDIAN HOME VALUE: \$722,522

FORECASTED ANNUAL GROWTH: 1.55%

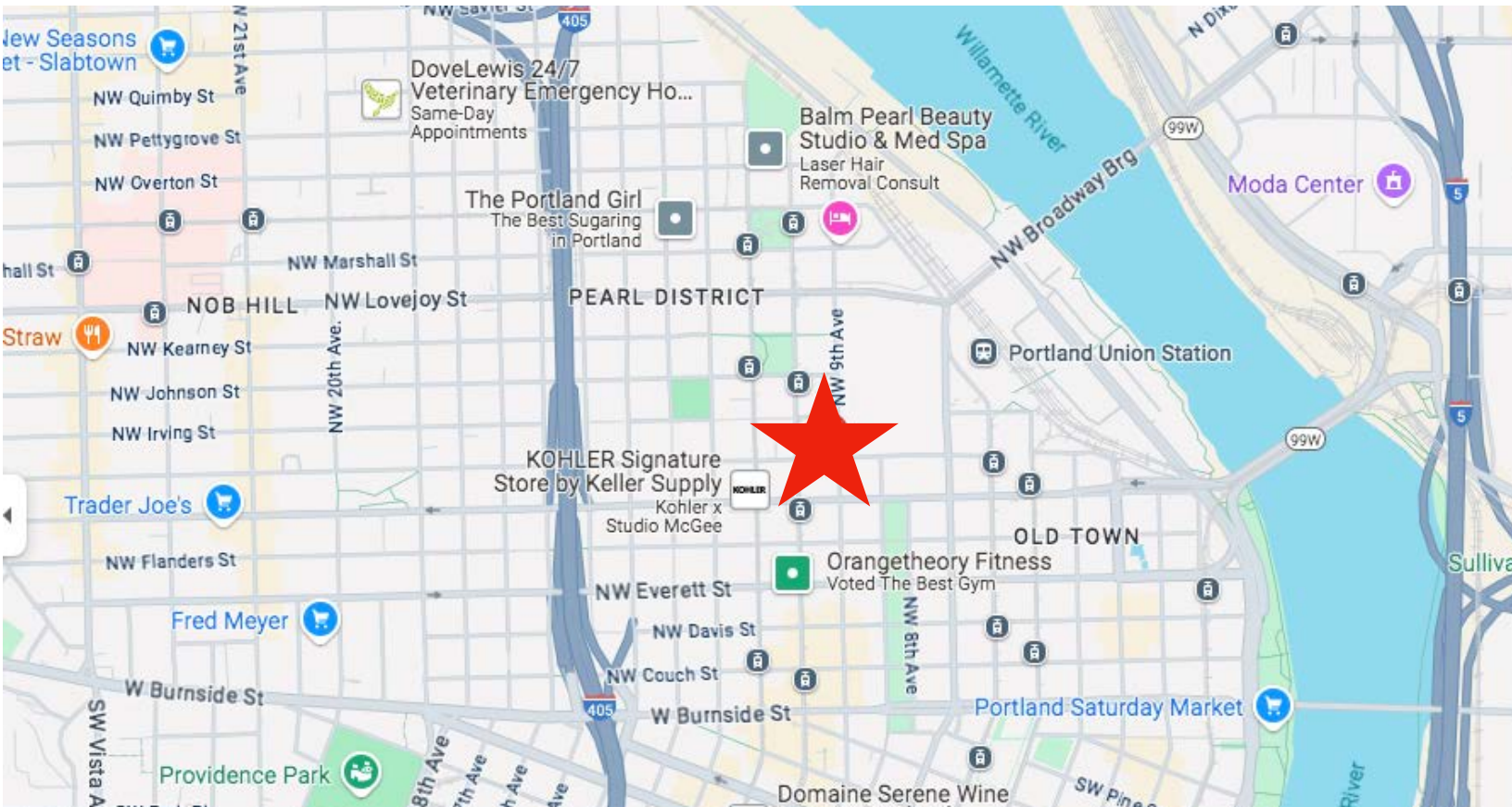
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

THE NEIGHBORHOOD



SHOP

Naturepedic
Joybird
Powell's Books
Anthropologie
Lululemon
West Elm
EWF Modern
World Foods
Blick Art Supply

EAT

ABBA Coffee
Nuvrei Bakery
Verde Cocina Pearl
Zabpinto Thai Kitchen
Janken
Piattino Italian
Andina
Umbria Caffè
Bowery Bagels

PLAY

Mission Theatre
North Park Blocks
Waterfront Park
Star Theatre
Providence Park
Classic Chinese Garden
Portland Art Museum
Ground Control
Roseland Theatre

STAY

Canopy by Hilton
Hampton Inn
The Society Hotel
Harlow Hotel
McMenamins Crystal Hotel
Residence Inn
Crystal Hotel
The Hoxton
Kimpton Hotel Vintage

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to purchase or lease.



100

WALKER'S PARADISE



92

EXCELLENT TRANSIT



99

VERY BIKEABLE