

Unique Pearl District Opportunity For Lease

Bearing Service Building

1040 NW Everett Street, Portland, OR 97209



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Pearl District Gem

The Bearing Service Building is an iconic landmark, designed by the renowned Richard Sundeleaf, known for his unique blend of decorative artistry and rugged functionalism. Built in 1944, the property exemplifies Sundeleaf's Streamline Moderne style, inspired by the machine age and aerodynamics.

The property features a recessed curved glass block corner entry with a cantilevered steel marquee. The building's industrial windows, framed by round concrete piers, enhance its distinctive and appealing style.

The Bearing Service Building offers a unique opportunity for retail or warehouse space in the heart of Portland's coveted Pearl District. Situated between newly constructed multifamily buildings and rejuvenated historic structures, the property presents a prime chance to leverage the vibrant rhythm of the neighborhood, infusing new life and activity into an iconic space.



Highlights



Building size \pm 5,000 SF



Open air covered workspace \pm 1,250 SF



Courtyard \pm 2,000 SF Exclusive access to gated courtyard with 8 covered parking stalls



Mezzanine spaces offer extra storage potential



Vintage style glass office and two large open work areas



One 1-ton crane and one 1/2-ton crane inside



Two 1-ton cranes outside



Three sides of oversized windows provide ample natural light



13 - 15' high ceilings



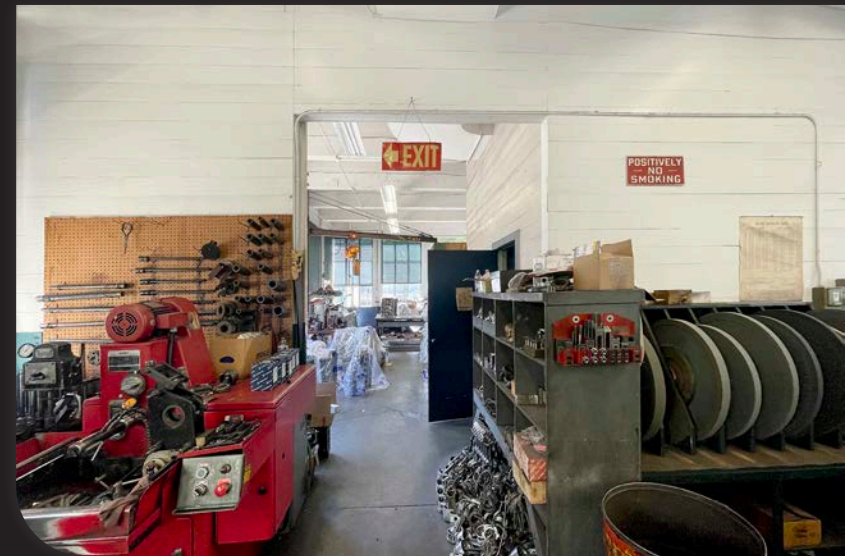
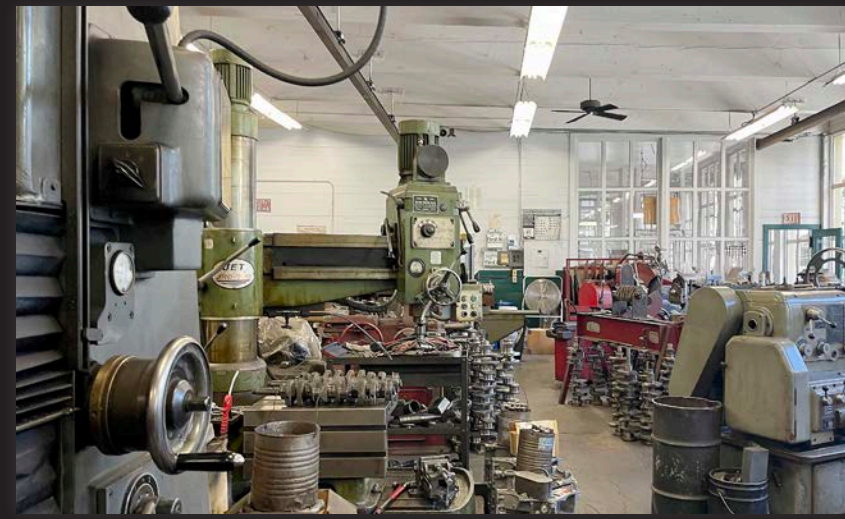
2 restrooms

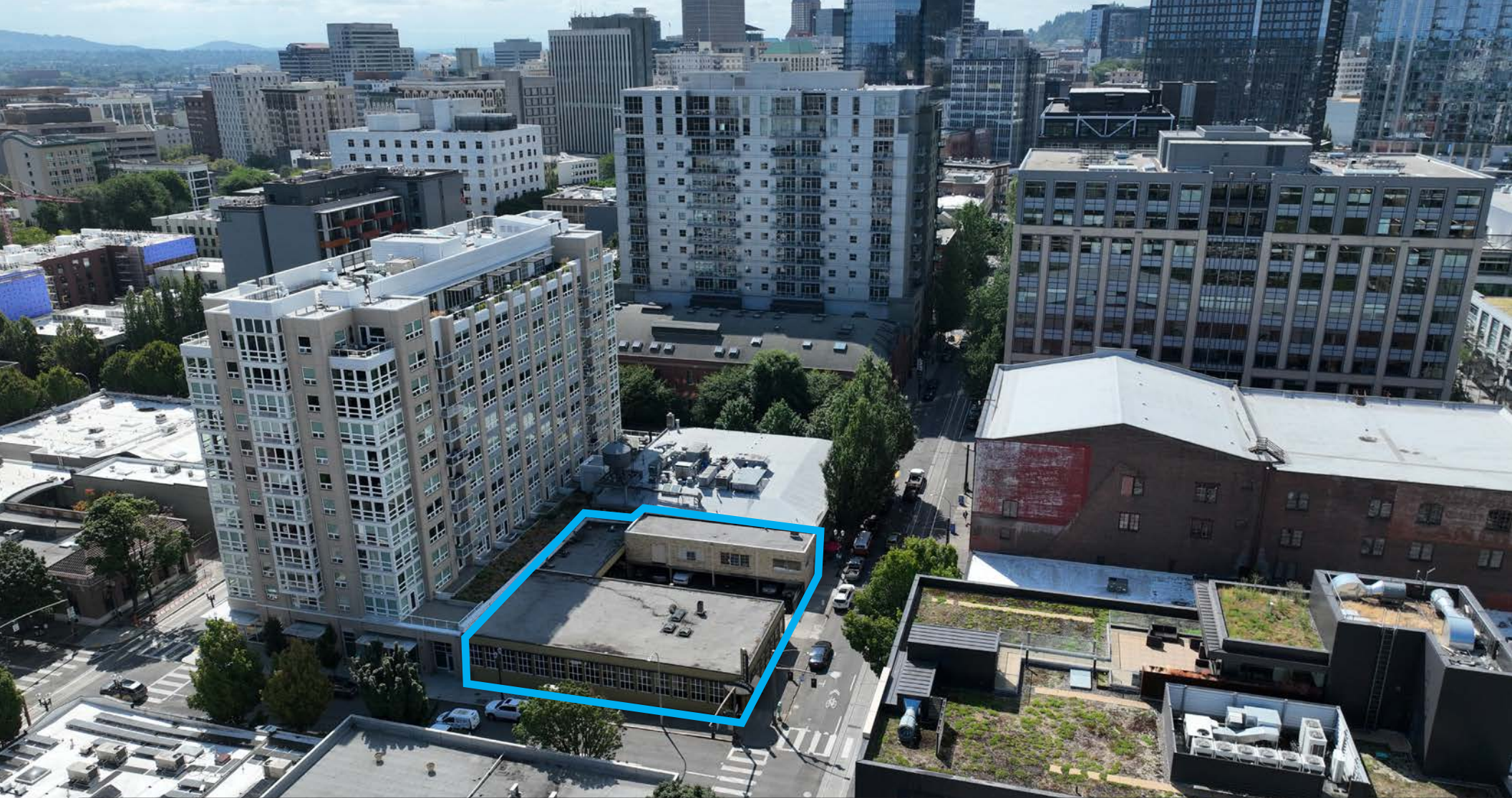


Central Employment (EXd) zoning



Located in an Opportunity Zone

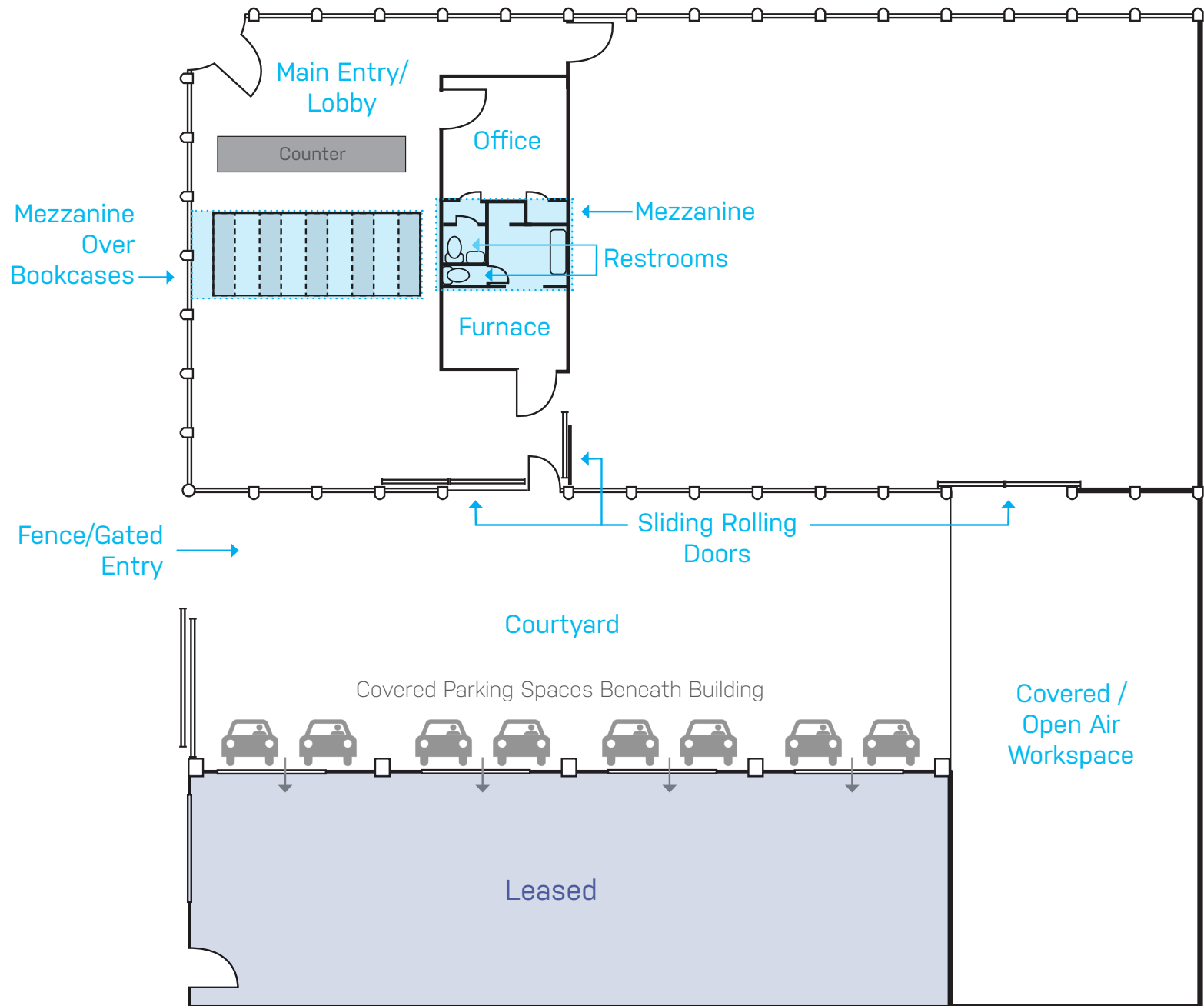




Creativity Awaits

Discover a unique opportunity with the Bearing Service Building, located in one of Portland's most sought-after neighborhoods. With flexible zoning, you can bring your creative vision to life in this versatile space. The open floor plan allows you to design an event space, a wine, beer, or cider production facility with a charming tasting room, a café complete with a bakery, or a bike shop with a repair area. This is your chance to create something special in a prime location.

Flexible Layout



Floor plan may not reflect current build-out. Floor plan is not to scale, all measurements are approximate.

Excellent Location Pearl District



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