

FOR LEASE

# 13<sup>TH</sup> STREET LOFTS

239 NW 13<sup>TH</sup> AVENUE  
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.



Apex Real Estate Partners  
415 NW 11<sup>th</sup> Avenue, Portland, OR 97209  
503.595.2840 / [www.apexcre.com](http://www.apexcre.com)

Max Schlesinger, Broker  
971.703.4702  
[Max@apexcre.com](mailto:Max@apexcre.com)





# 13<sup>TH</sup> STREET LOFTS

## FOR LEASE

- » Suite 201: ± 1,912 RSF ← \$20.00/RSF, NNN
- » Suite 214/215: ± 2,775 RSF ←
- » Suite 301: ± 1,752 RSF ← \$18.00/RSF, NNN
- » Suite 305: ± 1,178 RSF ←



## BUILDING HIGHLIGHTS

- » Exposed ceilings, modern lights and hardwood floors
- » Creative office with unique suite features
- » Operable windows and abundant natural light
- » Creative office opportunities
- » Great open floor plans
- » Operable windows and abundant natural light
- » Ample on-street parking

## LOCATION

- » Just steps away from bars, restaurants and shopping
- » Portland Streetcar and TriMet bus only 4 blocks away
- » Ample on-street parking
- » Easy access to I-405, Northwest and the Central Business District



SUITE 214/215



# SECOND FLOOR

## SUITE 201

- » ± 1,912 RSF available
- » Open work area and 2 conference rooms/offices
- » Kitchenette and break area

## SUITE 214/215

- » ± 2,775 RSF available
- » Move-in-ready build-out featuring 2 large open work areas and 3 offices/conference rooms
- » Kitchenette and break area



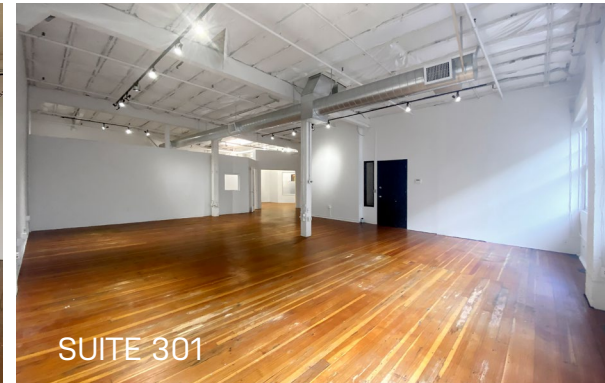
# THIRD FLOOR

## SUITE 301

- » ± 1,752 RSF available
- » Open work area with 1 conference room/office
- » Kitchenette

## SUITE 305

- » ± 1,178 RSF available
- » Large open workspace, 2 large offices/conference rooms
- » Storage/IT room





## PEARL DISTRICT LOCATION

13<sup>th</sup> Street Lofts 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 99

*Walker's Paradise - Daily errands do not require a car*



### BIKE SCORE 96

*Biker's Paradise - Daily errands can be accomplished on a bike*



### TRANSIT SCORE 92

*Rider's Paradise - World class public transportation*



TRIMET STOP (PARTIAL LIST)



TRIMET BUS



PORTLAND STREETCAR



TRIMET MAX