

# OFFICE SPACE FOR SALE/LEASE

1325 NW FLANDERS STREET  
PORTLAND, OR 97209



Max Schlesinger, Broker  
971.703.4702  
Max@apexcre.com

415 NW 11<sup>th</sup> Avenue, Portland, OR 97209  
503.595.2840  
www.apexcre.com



# FOR SALE/LEASE



Sale price \$1,999,999  
Asking rate \$19.50/RSF NNN



1<sup>st</sup> floor ± 4,950 RSF



± 2,500 SF lower level storage with great ceiling/clear heights



The building encompasses historic Portland charm, but with the upgrades and amenities of a modern space



Great build-out with inviting reception and lobby, open work spaces, conference rooms, offices and kitchenette



Exposed brick, timber and hardwood floors



Glass partitioned walls create a feeling of airiness and allow for natural light to filter throughout the space



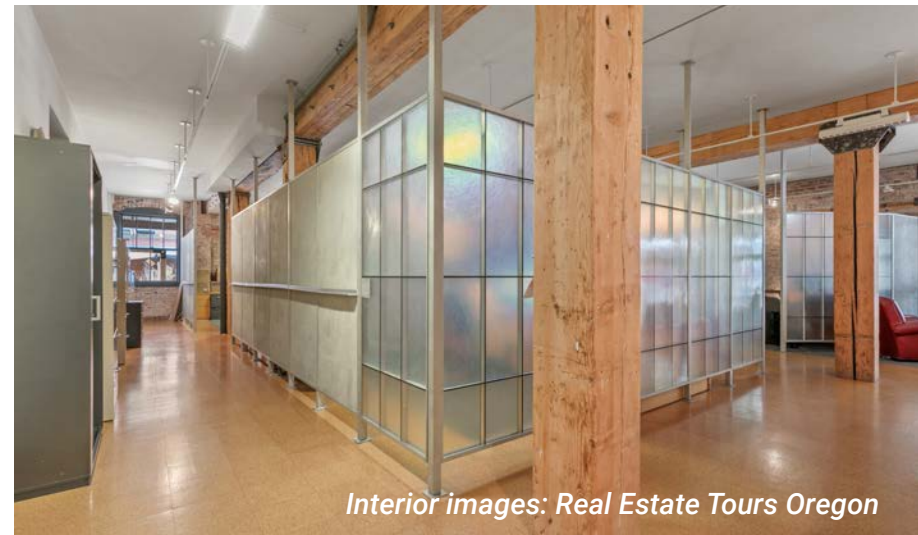
Dedicated restrooms



Signage opportunity with excellent visibility and pedestrian foot traffic

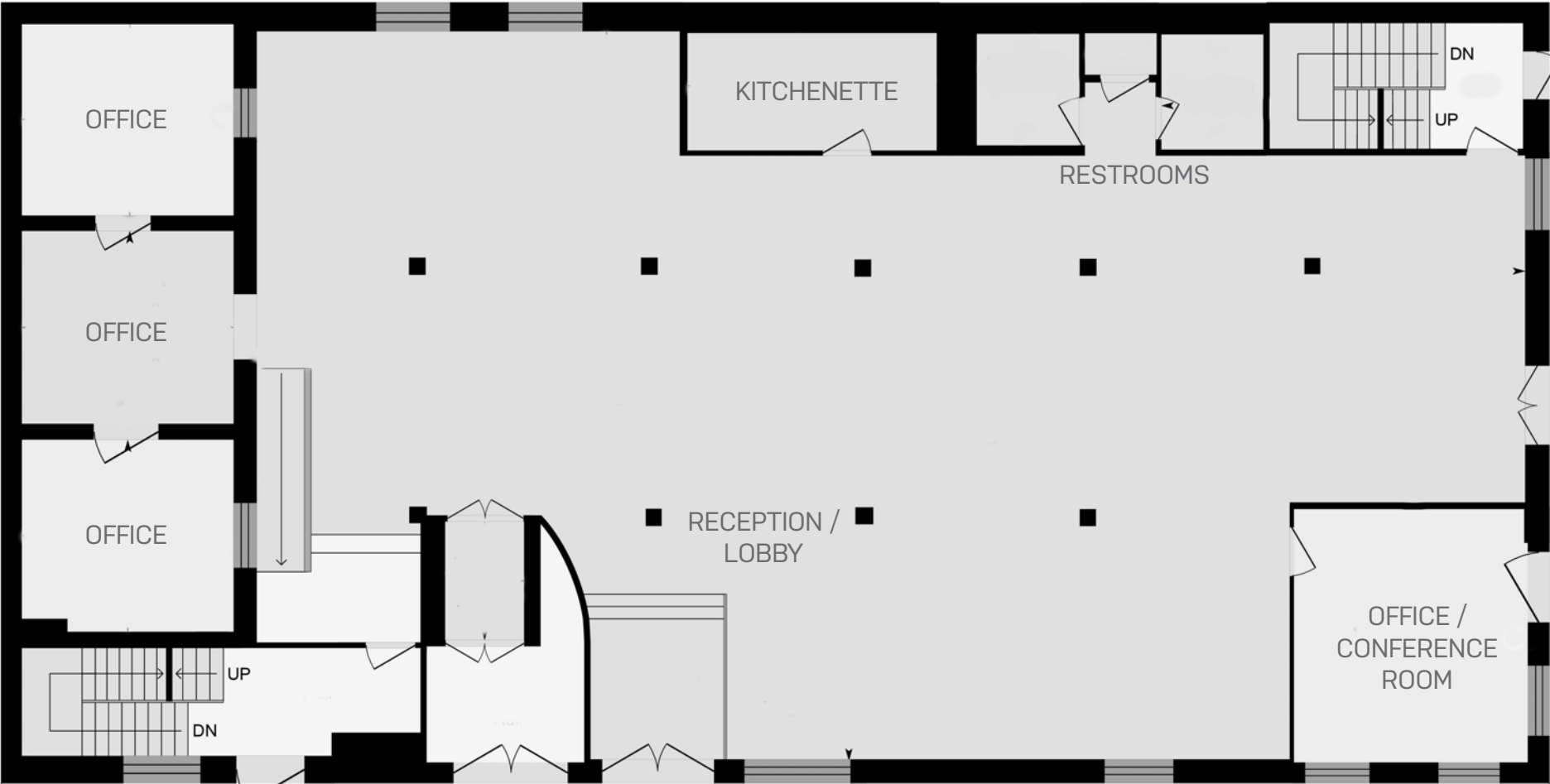


Excellent location in Portland's popular Pearl District with countless amenities and public transit just steps away



Interior images: Real Estate Tours Oregon

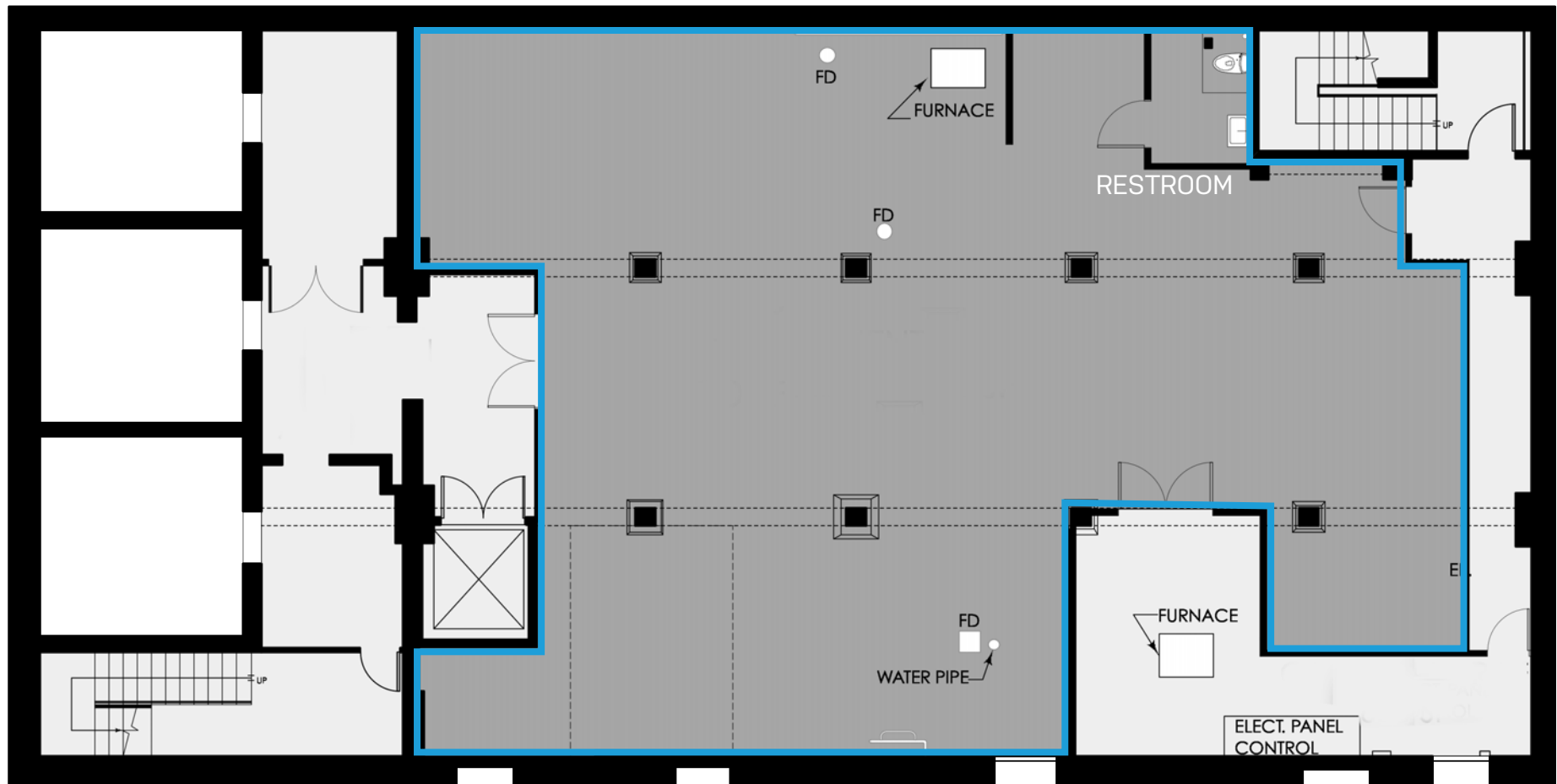
# FIRST FLOOR ± 4,950 SF



*Floor plan may not reflect current build-out*



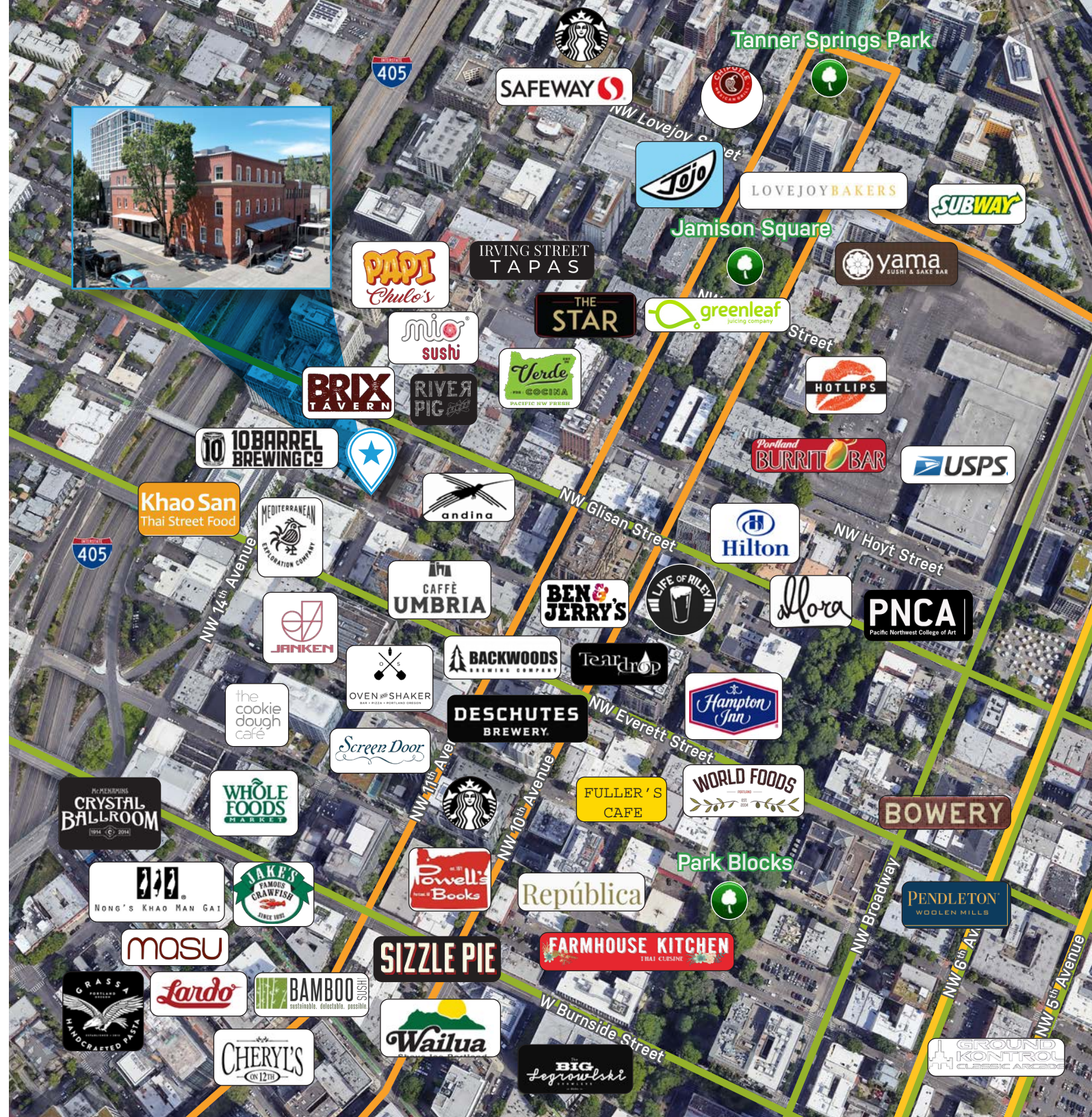
# LOWER FLOOR ± 2,500 SF






## PEARL DISTRICT LOCATION

1325 NW Flanders St is in an excellent location in the heart of Portland's creative Pearl District.

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 97**  
*Biker's Paradise - Daily errands can be accomplished on a bike*
- 
**TRANSIT SCORE 88**  
*Rider's Paradise - World class public transportation*

-  TRIMET BUS
-  PORTLAND STREETCAR
-  TRIMET MAX

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.