

COMMERCIAL
LIVE/WORK

FOR LEASE



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THE PINNACLE - 1780 SF
1255 NW 9TH AVE - UNIT 119
\$3750/mo. (+ electric/internet)

THE BUILDING



Located in the trendy Pearl District, this beautiful corner townhouse with bonus commercial space is the perfect live/work opportunity. The main floor features an open-plan office with a partial bath. Up the connected stairs you'll find an airy, loft style 1 bedroom, 1 bath apartment with high ceilings, custom lighting and a generous wrap-around balcony on the second level.

Situated one block from the Streetcar line, this busy corner unit is conveniently close to I-405, Broadway Bridge, public transit, shops, restaurants, and entertainment. The corner street frontage combined with high foot traffic make The Pinnacle the perfect location for your next business!

Highlights:

- Loft-Style Corner Unit
- Unique Live/Work Potential
- Street Frontage on Streetcar Line
- Fob Access Building
- Generous Wrap-Around Balcony
- Stainless Kitchen Appliances
- 1 Parking Spot in Garage
- Common Area Roof Deck
- Easy Access to I-405, Broadway Bridge, Shopping, Dining, etc.
- Dedicated Storage



Walker's Paradise

Daily errands do not require a car.



Excellent Transit

Transit is convenient for most trips.

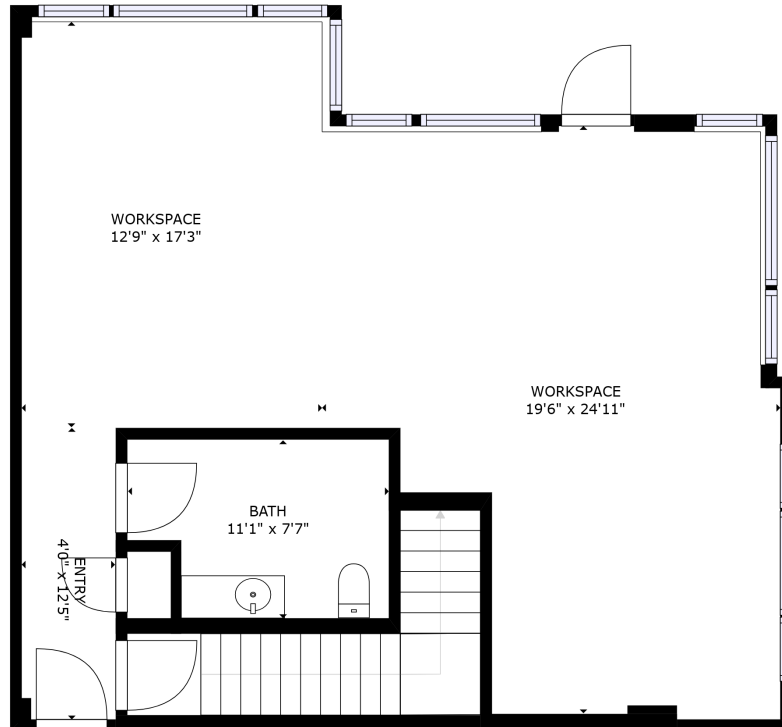


Biker's Paradise

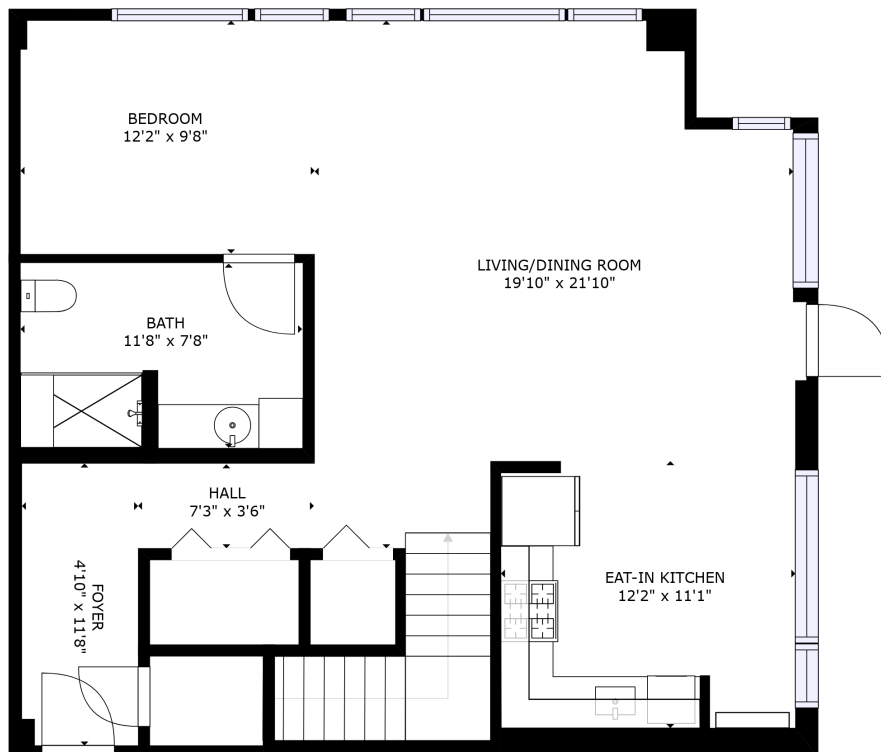
Daily errands can be accomplished on a bike.

THE LAYOUT

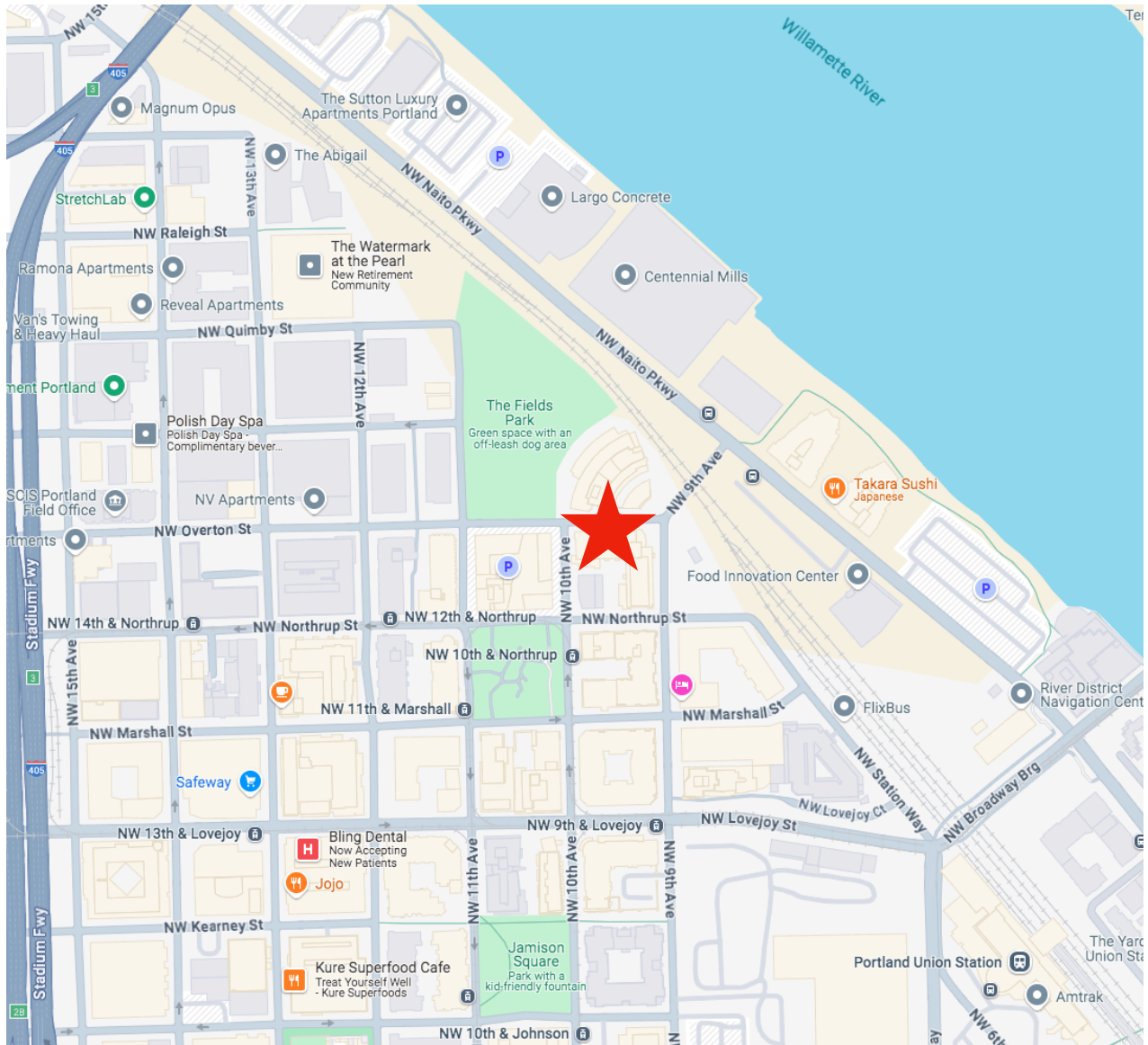
FIRST FLOOR



SECOND FLOOR



THE NEIGHBORHOOD



SHOP

Pendleton Home
Filson
Blick Art Materials
Posh Baby
Ecru Modern Stationer
Pearl Ace Hardware
Portland Closet Company
Design Within Reach
Porsche Studio
Flor Wine
One Fix

EAT

Via Delizia
Tea Bar
Can Font
Lovejoy Bakers
Jojo
Silk Road
Sisters Coffee Company
Erath Winery
Carlita's
Irving Street Tapas
The Fields Bar & Grill

PLAY

Tanner Springs Park
Jamison Square
Adore Day Spa
24 Hour Fitness
The Fields Park
Blade & Timber Axe Throwing
PlayDate PDX
Barry's Boot Camp
Enso Float
VC Crossfit
Union Station

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

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