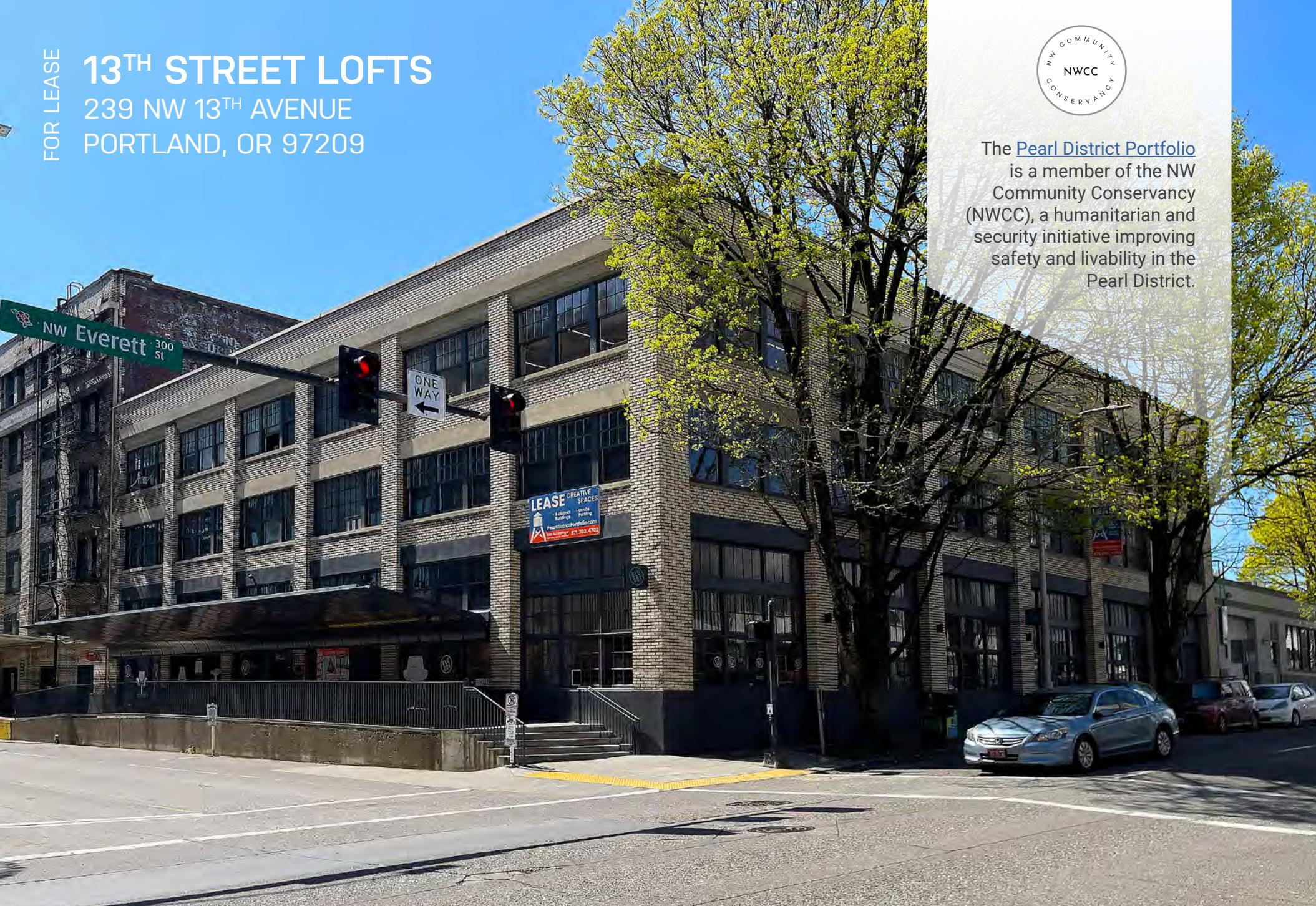


FOR LEASE

13TH STREET LOFTS

239 NW 13TH 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.

13TH STREET LOFTS

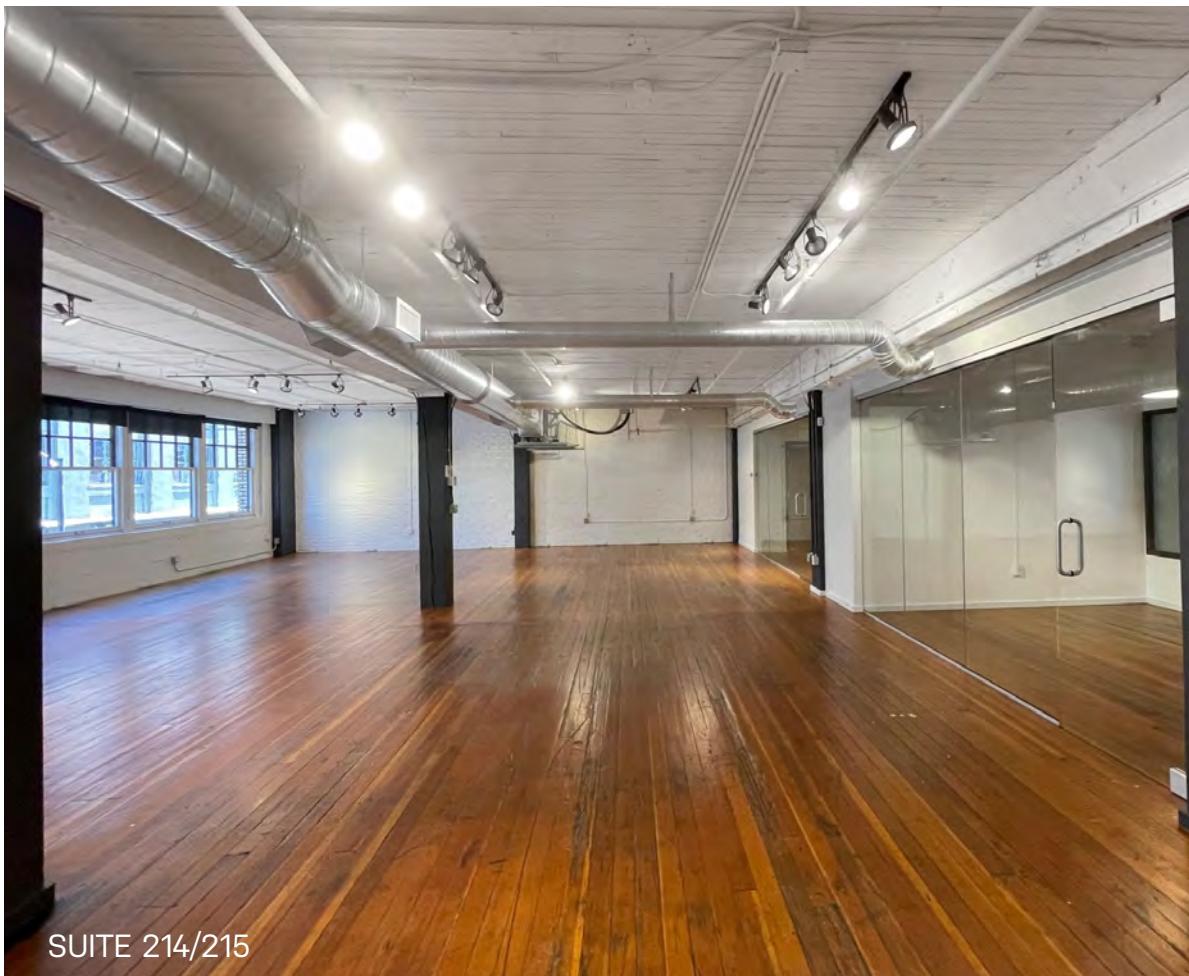
FOR LEASE

- » Suite 201: $\pm 1,912$ RSF \$20.00/RSF, NNN
- » Suite 214/215: $\pm 666 - 2,775$ RSF \$18.00/RSF, NNN
- » Suite 301: $\pm 1,752$ RSF
- » Suite 305: $\pm 1,178$ 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

SECOND FLOOR

SUITE 201

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

SUITE 214/215

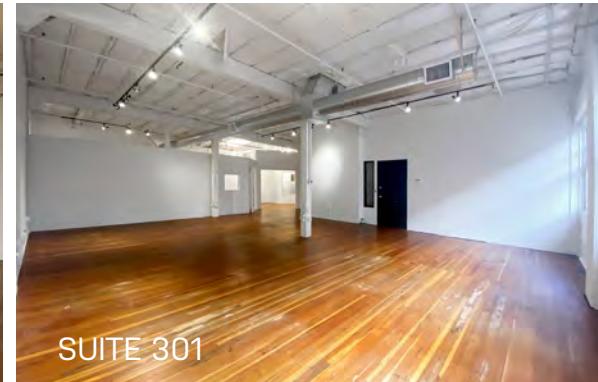
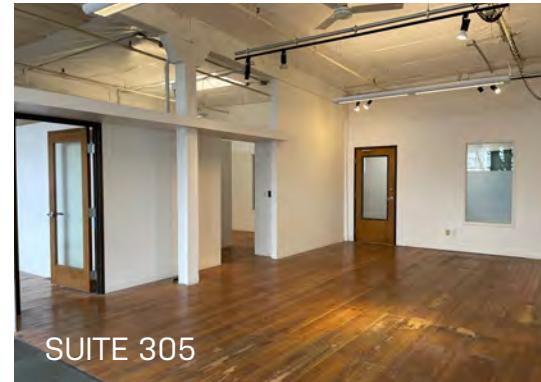
- » $\pm 666 - 2,775$ RSF available
- » Move-in-ready build-out featuring 2 large open work areas and 3 offices/conference rooms
- » Kitchenette and break area



THIRD FLOOR

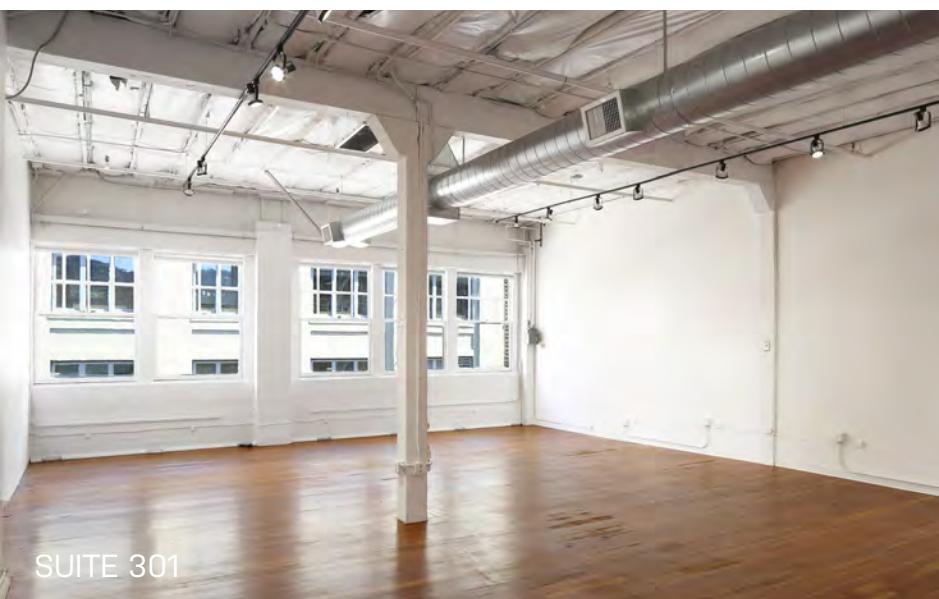
SUITE 301

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



SUITE 305

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



PEARL DISTRICT LOCATION

13th 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

PORLAND STREETCAR

TRIMET MAX

