

FOR LEASE: PEARL DISTRICT CREATIVE COMMERCIAL SPACES FOR LEASE

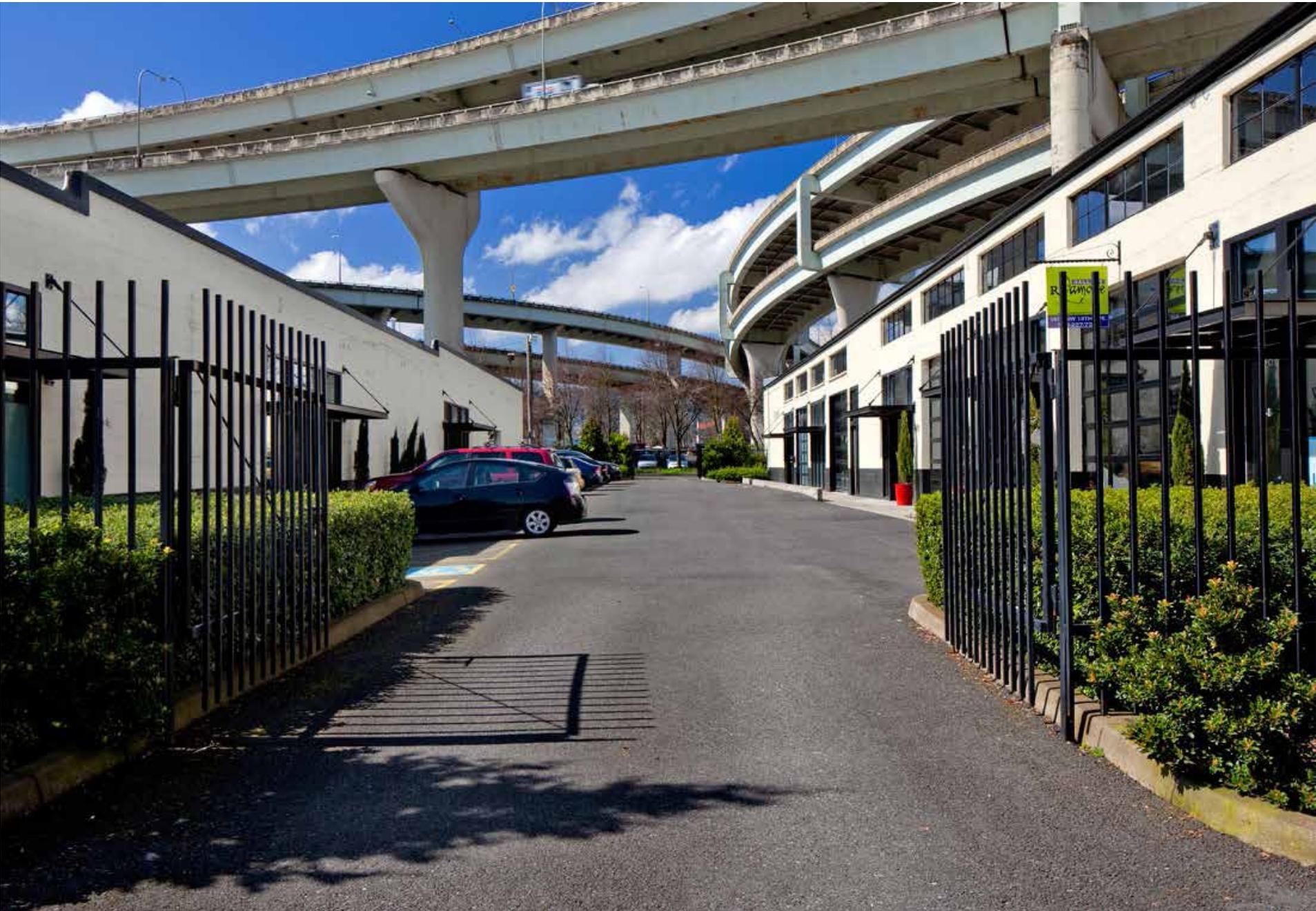
Raleigh Square - NW 14th + 15th Avenue and NW Raleigh Street - Portland Oregon



**COMMERCIAL
BLACK.**



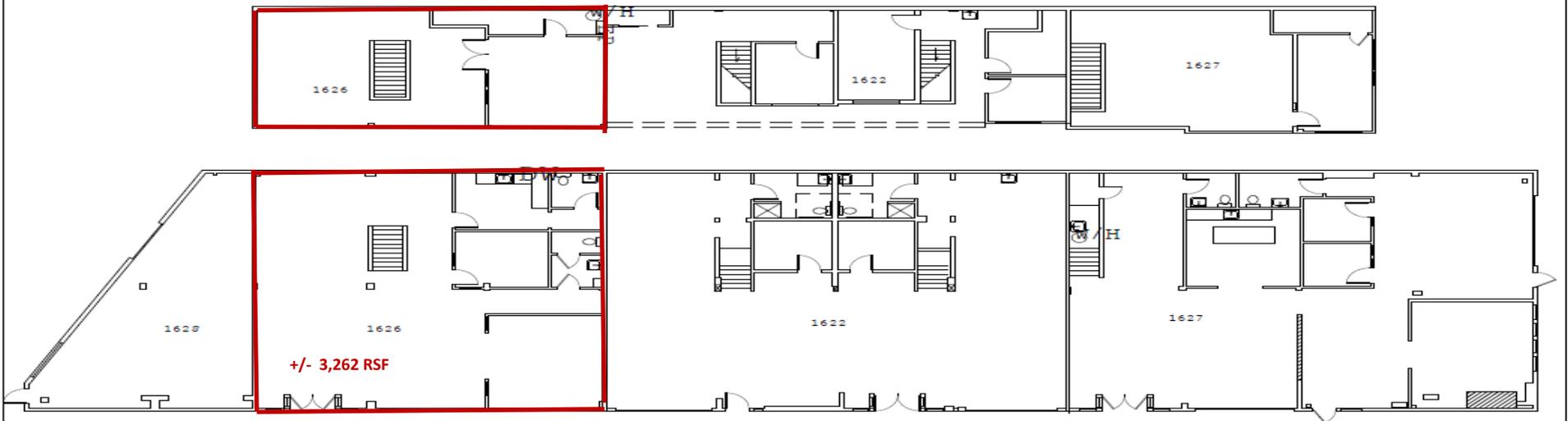
BUILDING COURTYARD + PARKING LOT



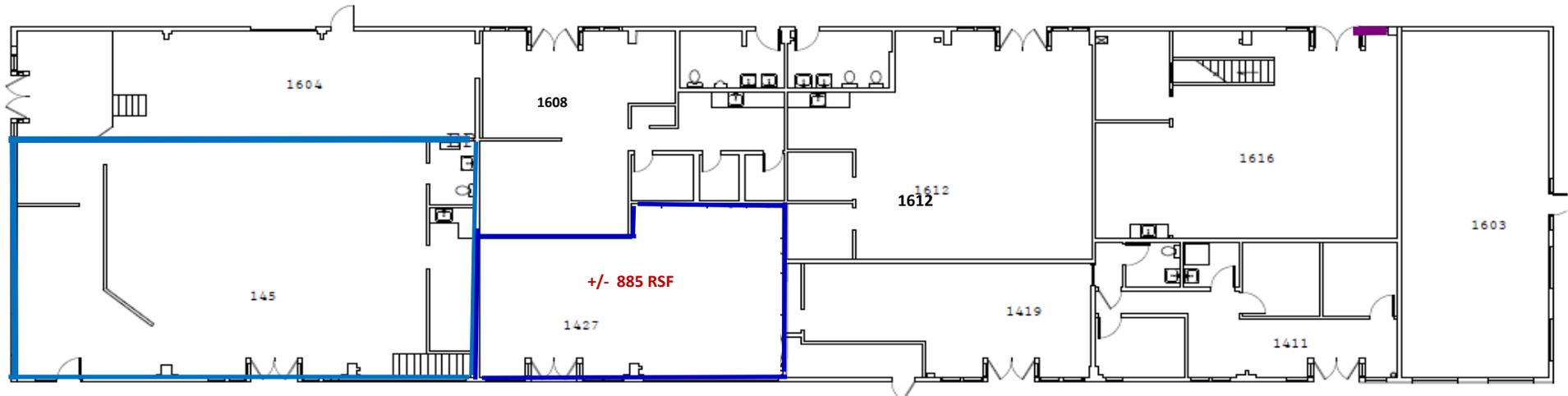
AERIAL PHOTO—NORTH PEARL DISTRICT



Building Plan & Vacancies



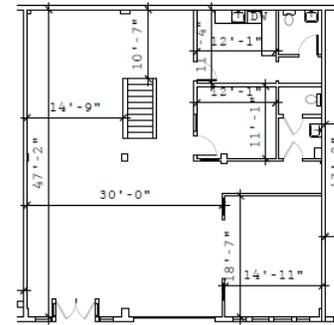
1 BLDG PLAN 1622-1628
A1.0 SCALE:N.T.S



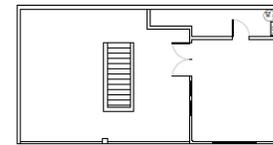
1 BLDG PLAN 1411-1616
A1.0 SCALE:N.T.S

Availability

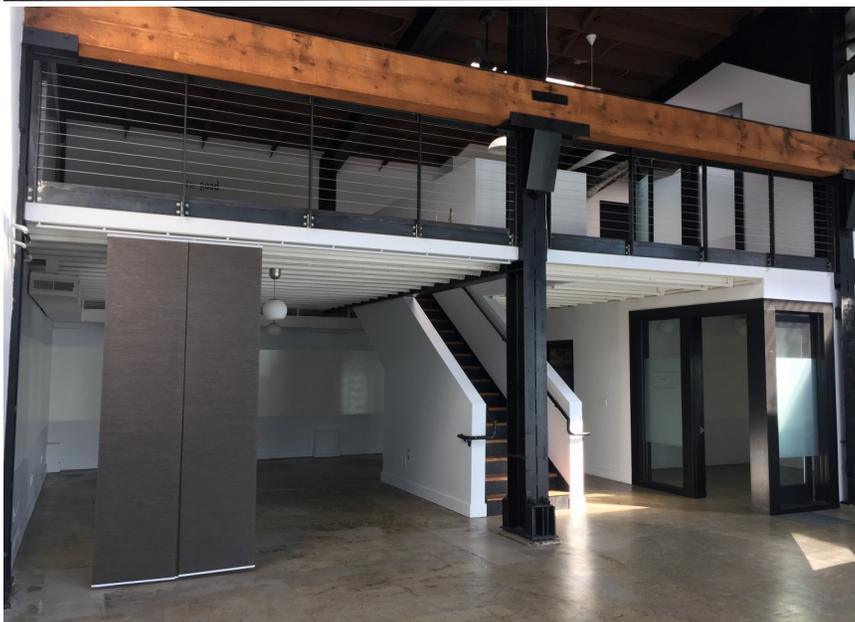
- Suite: **1626 NW Raleigh Street – Direct Lease**
- RSF: **+/- 3,262 RSF**
- Rate: **\$18.00 NNN**
- Nets: **\$13.78 Per RSF**
- Available: **Immediately - Move in ready**
- Features: **Open layout with mezzanine level**
High Ceilings
Exposed rafters
14 foot roll up door
Open Studio Layout
Two (2) Private Restrooms
Full Kitchen
Sky Lights
Two (2) free parking stalls



1 FLOOR PLAN SUITE 1626
A1.0 SCALE: 1/16" = 1'-0" 3,214 USF/3,262 RSF



2 MEZZANINE 1626
A1.0 SCALE: 1/16" = 1'-0"



Availability

Suite: 1435 NW 15th Avenue – Direct Lease

RSF: +/- 2,020 RSF

Rate: \$16.00 NNN

Nets: \$13.78 Per RSF

Available: Immediately

Features: Open layout

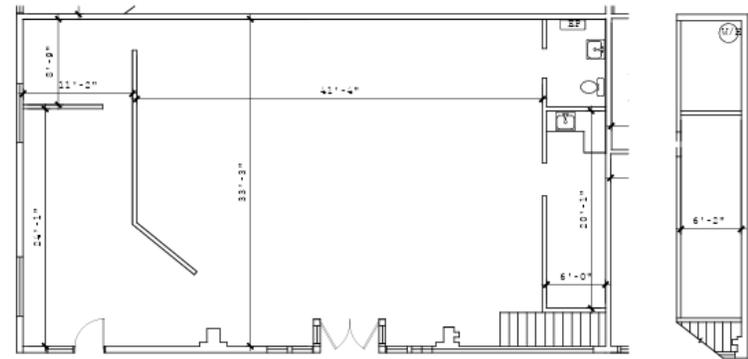
High Ceilings

Exposed rafters

Private Restroom

Mezzanine + restroom

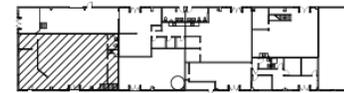
Additional plumbing in Suite



1 FLOOR PLAN SUITE 1435

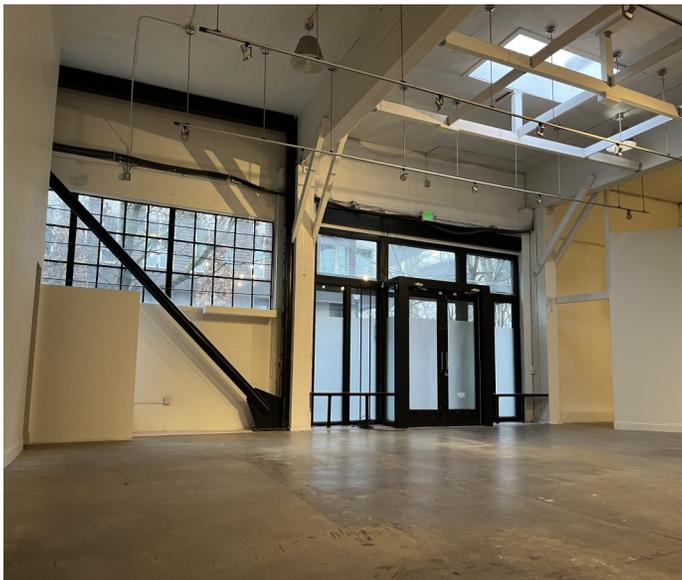
A1.0 SCALE: 3/32" = 1'-0"

1,990 RSF/2,020 UCF



3 BLDG PLAN

A1.0 SCALE: N.T.S.



Availability

Suite: 1427 NW Raleigh Street – Direct Lease

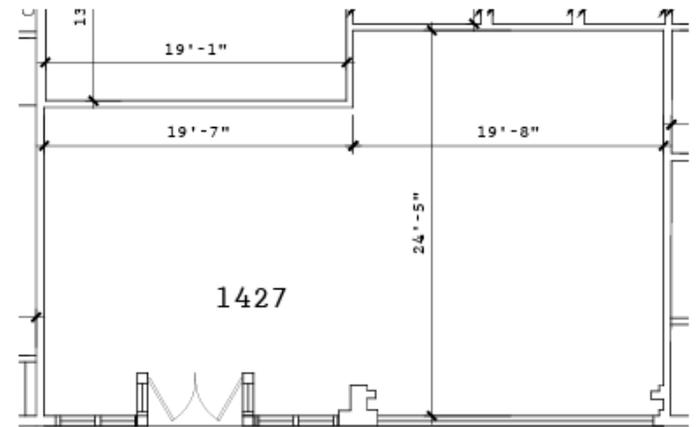
RSF: +/- 885 RSF

Rate: \$15.00 NNN

Nets: \$13.78 Per RSF

Available: 30 Days

Features: Great display / showroom area
Open layout
High Ceilings
Exposed rafters
Open Studio Layout
Sky Lights
Ample north pearl neighborhood parking



4 BLDG PLAN
A1.0 SCALE: N.T.S



Raleigh Square offers a unique opportunity to have creative space in NW Portland /Pearl District.

- ⇒ Creative office space in ultra urban location
- ⇒ Area hub for restaurants, shopping, and entertainment
- ⇒ Walking distance to street car line and close access to freeways
- ⇒ High ceilings and exposed center cut old growth beams
- ⇒ Abundant natural light
- ⇒ Secure facility
- ⇒ Move in ready, but Landlord willing to make improvements for new tenants
- ⇒ Onsite parking

Please direct all inquiries to :
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OREGON REAL ESTATE AGENCY

Initial Agency
Disclosure Pamphlet

