

FOR LEASE: PEARL DISTRICT CREATIVE COMMERCIAL SPACES

 334 NW 11th Avenue | Portland, Oregon 97209

**12 MONTHS
FREE RENT!**



COMMERCIAL
BLACK.



SCAN FOR DETAILS



CREATIVE
OFFICE / FLEX



ON-SITE
PARKING



WALK TO
STREETCAR



SECURE
FACILITY

*Maximizing Value
with Market Knowledge*

RENDERING — CONCEPT



CREATIVE
OFFICE / FLEX



ON-SITE
PARKING



WALK TO
STREETCAR

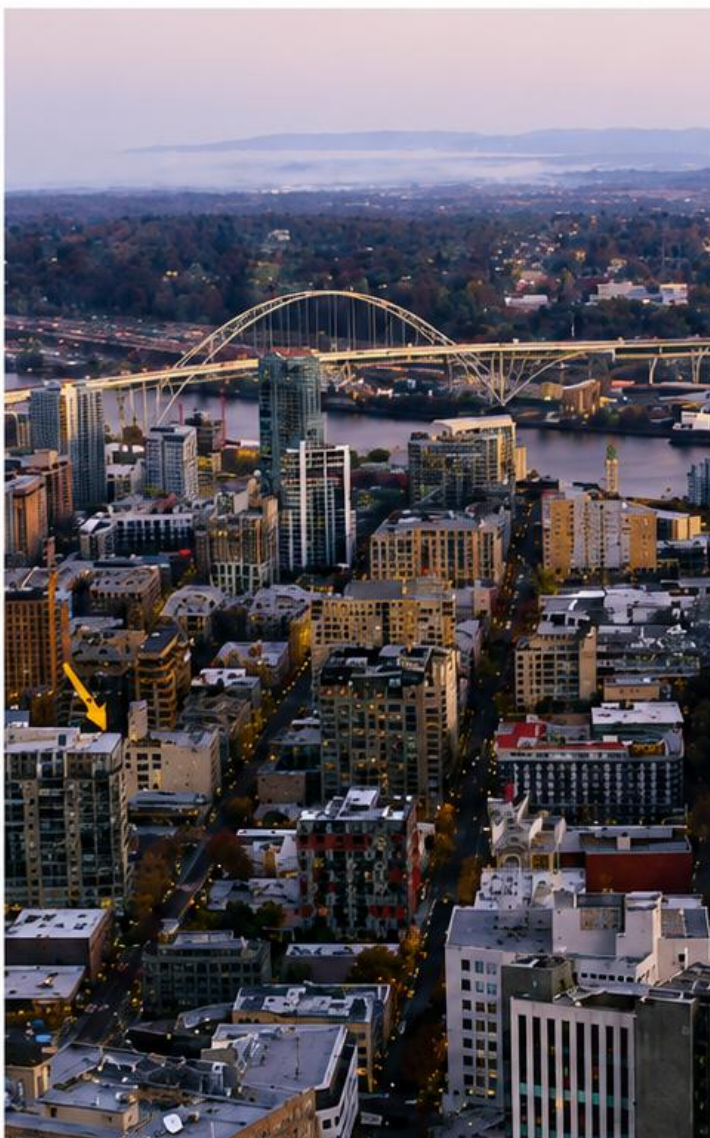


SECURE
FACILITY

COMMERCIAL
BLACK.

NORTHWEST **PORTLAND** OREGON - **PEARL DISTRICT**

VIBRANT. WALKABLE. CONNECTED. The Pearl District blends urban energy with creative spirit—offering an unmatched location for businesses that want to be in the center of it all.



COMMERCIAL
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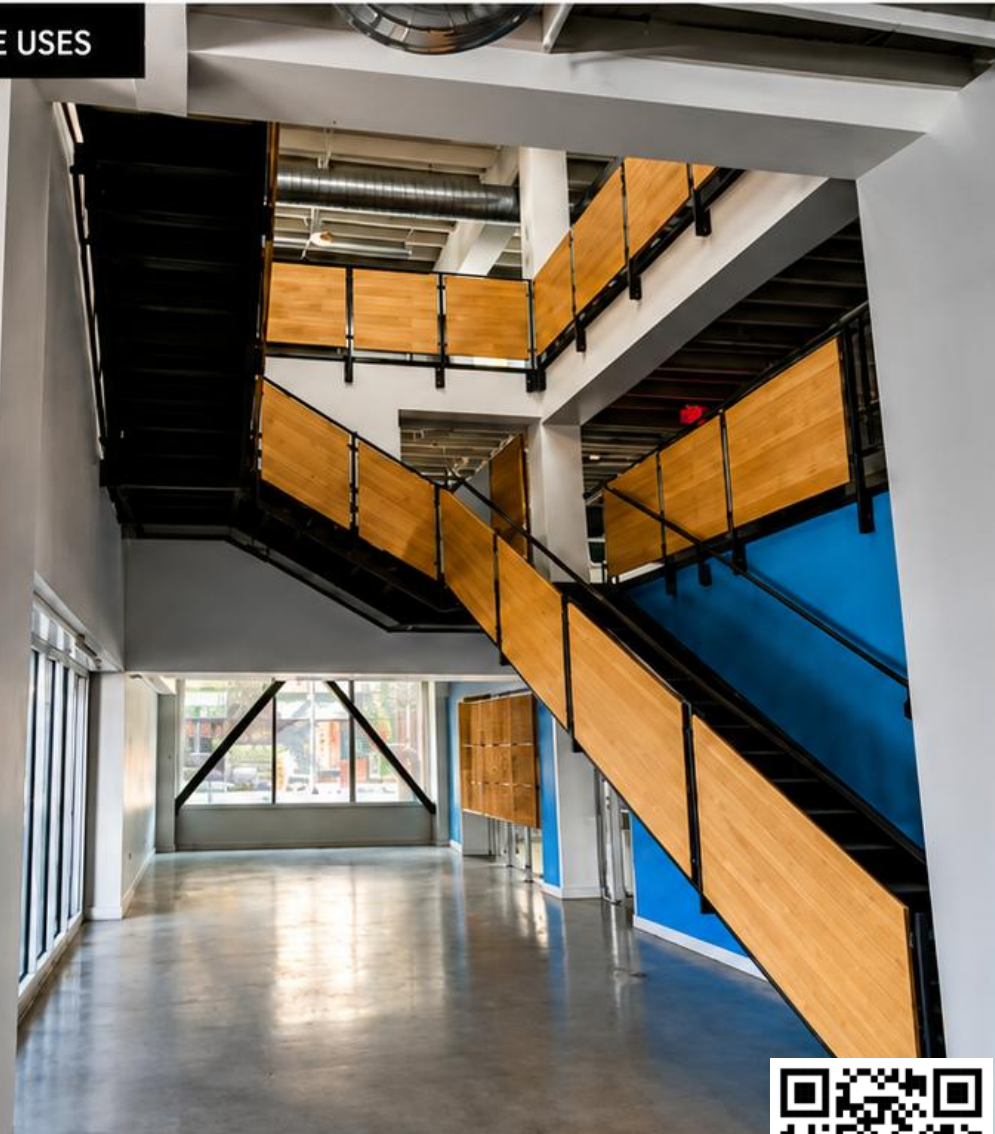
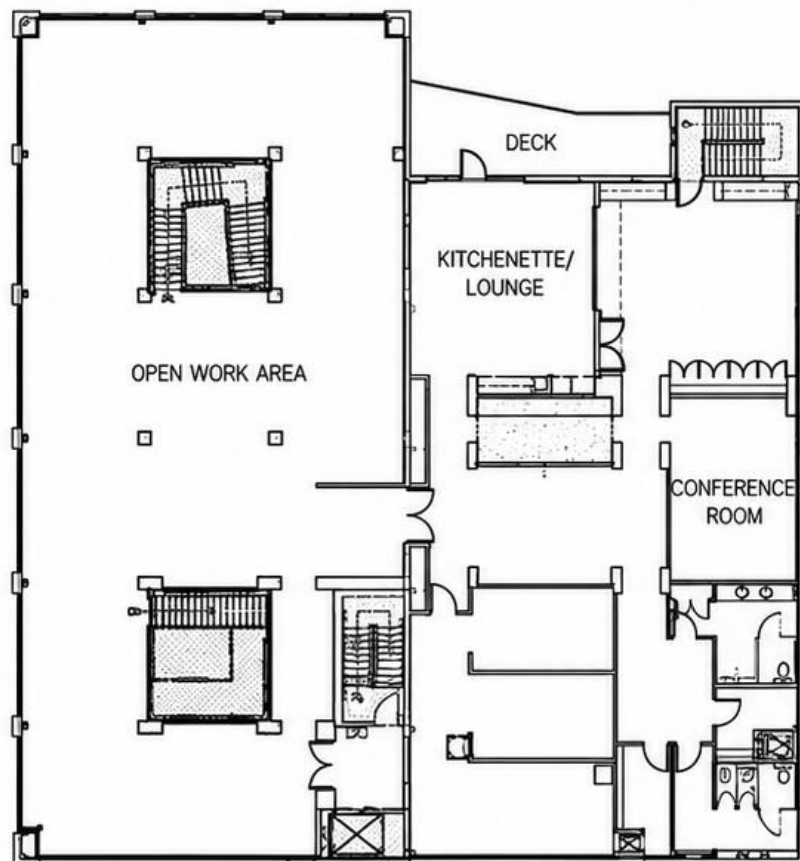
SCAN FOR DETAILS

NORTHWEST PORTLAND OREGON - PEARL DISTRICT

VIBRANT. WALKABLE. CONNECTED. The Pearl District blends urban energy with creative spirit—offering an unmatched location for businesses that want to be in the center of it all.

+/- 13,230 TOTAL SQUARE FEET | SEVERAL OPTIONS FOR MULTIPLE USES

THIRD FLOOR PLAN
± 8,798 SF



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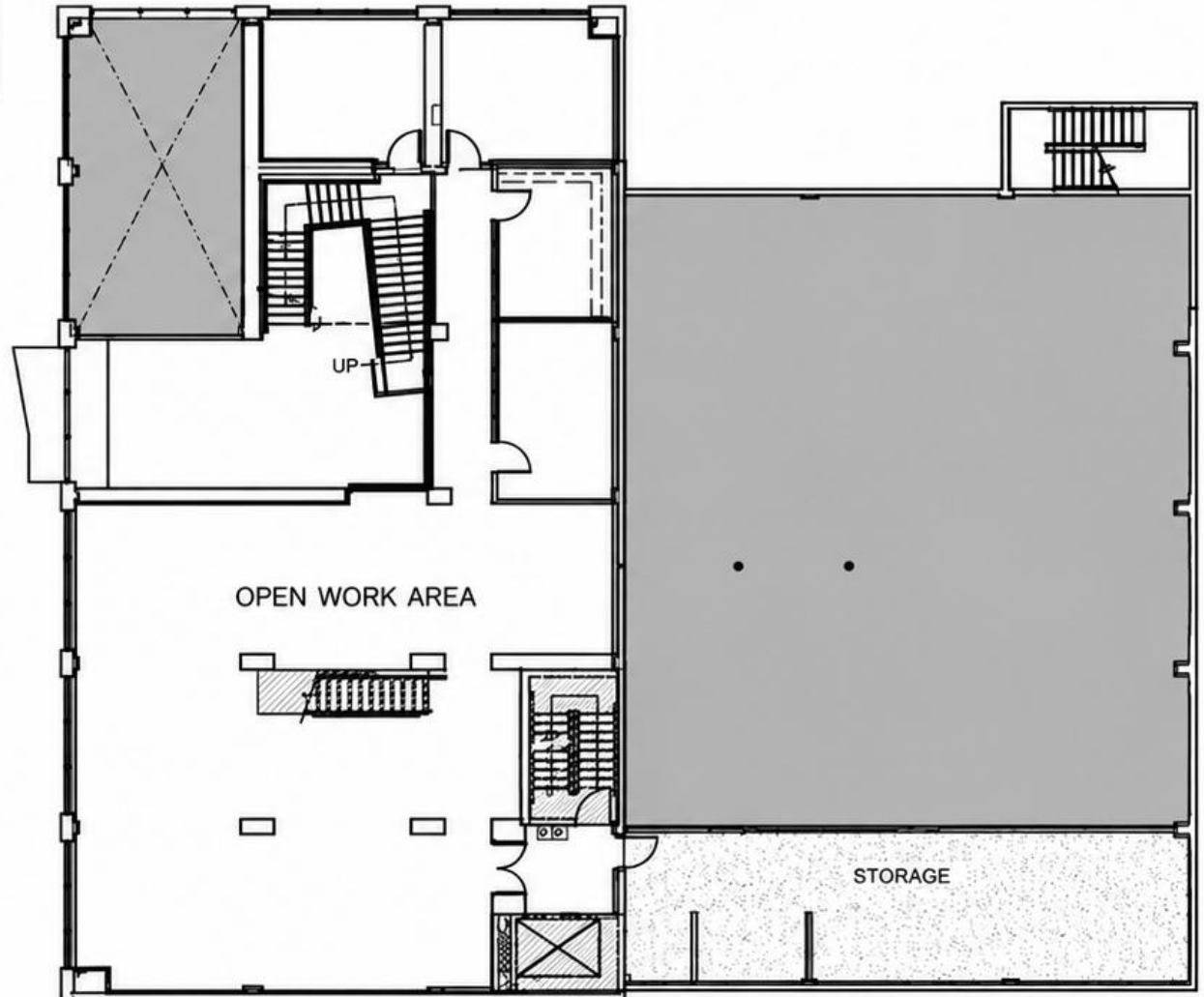
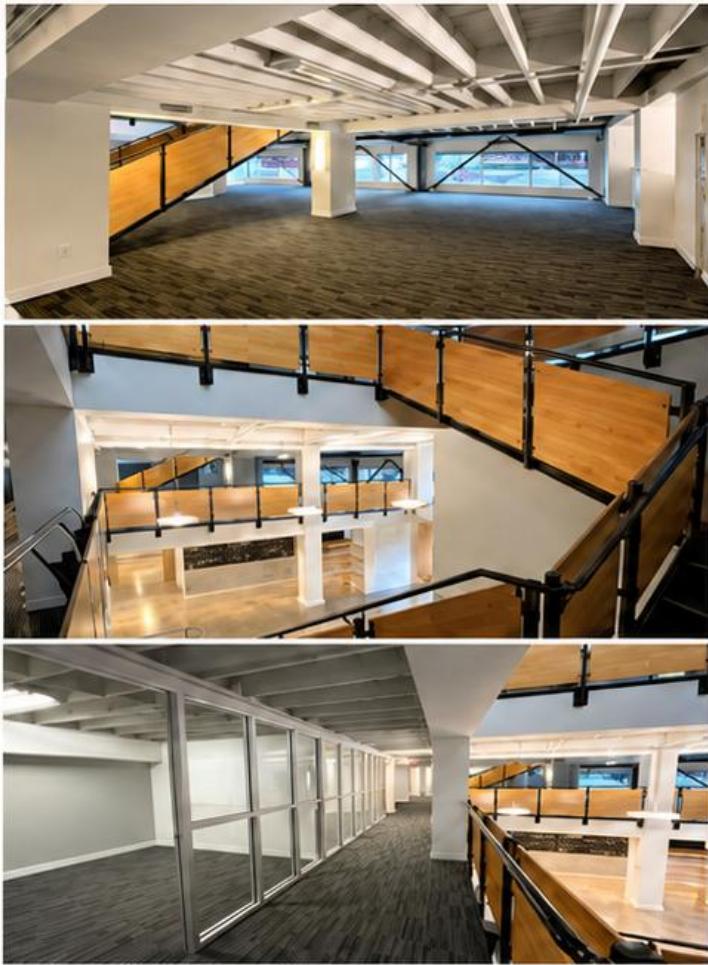
SCAN FOR DETAILS

NORTHWEST PORTLAND OREGON - PEARL DISTRICT

📍 334 NW 11th Avenue | Portland, Oregon 97209

SECOND FLOOR PLAN

± 4,432 SF



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NORTHWEST PORTLAND OREGON - PEARL DISTRICT

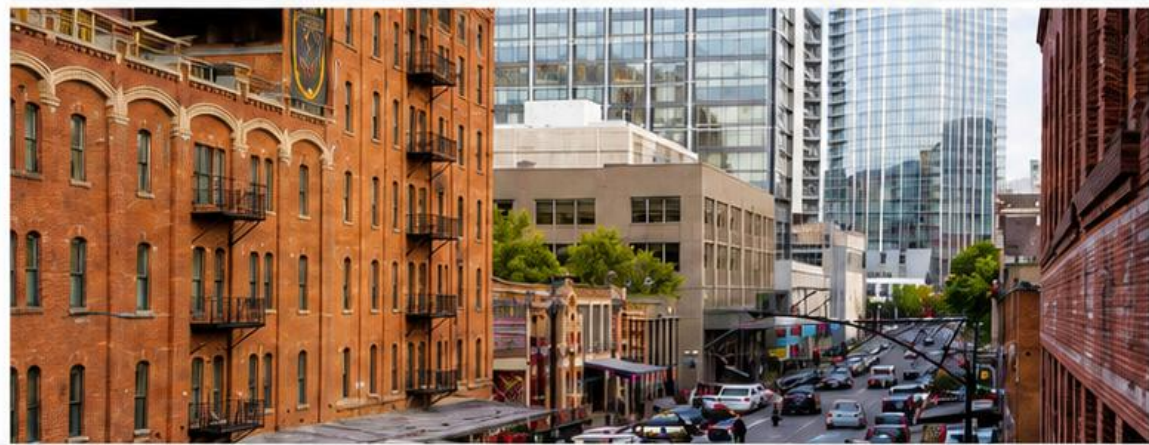
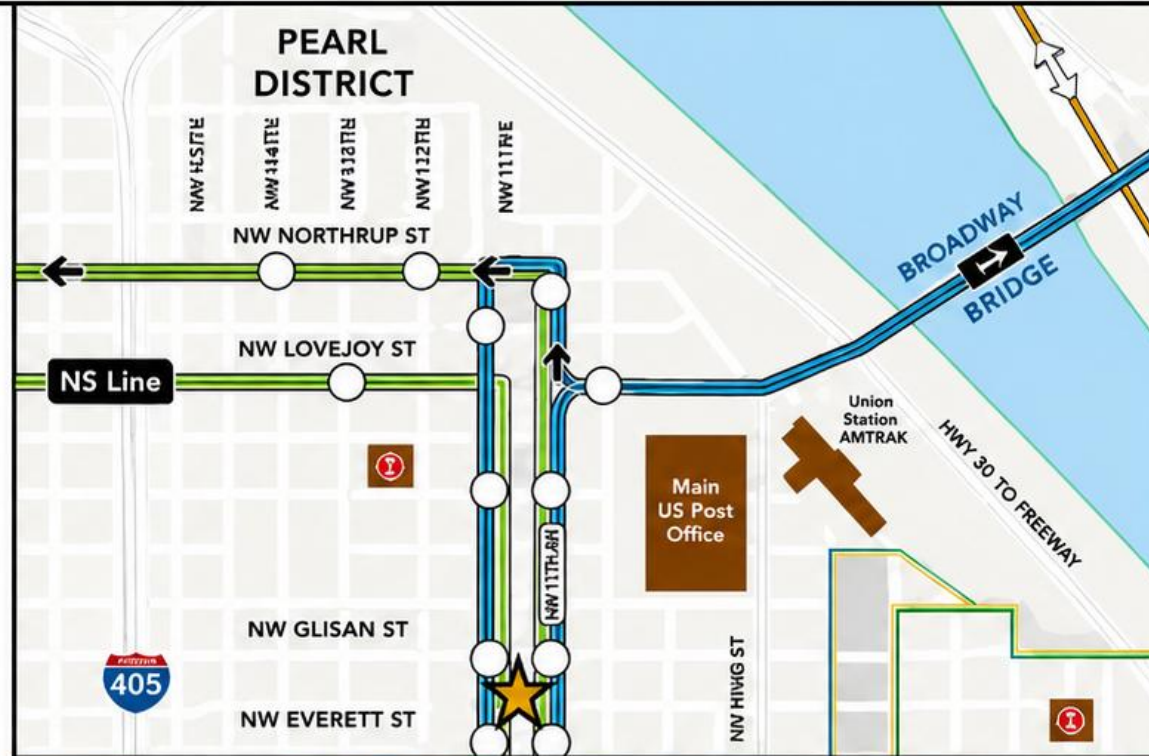
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- Creative office / Flex and retail space available
- Ultra urban Pearl District location - Area hub for restaurants, shopping, and entertainment
- Located on the 11th Ave street car line and close access to freeways
- High ceilings and exposed beams
- Abundant natural light
- Men's and Women's Showers
- Secured bike storage
- Outdoor Patio
- Multiple kitchen areas
- Ample power: 3 phase 1200 AMPs
- Up to **13,250 SF** Available - Divisible
- Improvement allowance available
- Free rent available with agreed upon terms
- ONSITE PARKING IS IN THE PROCESS OF PERMITTING WITH THE CITY
- **\$22.00** Per SF Gross

OREGON REAL ESTATE AGENCY
Initial Agency
Disclosure Pamphlet

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