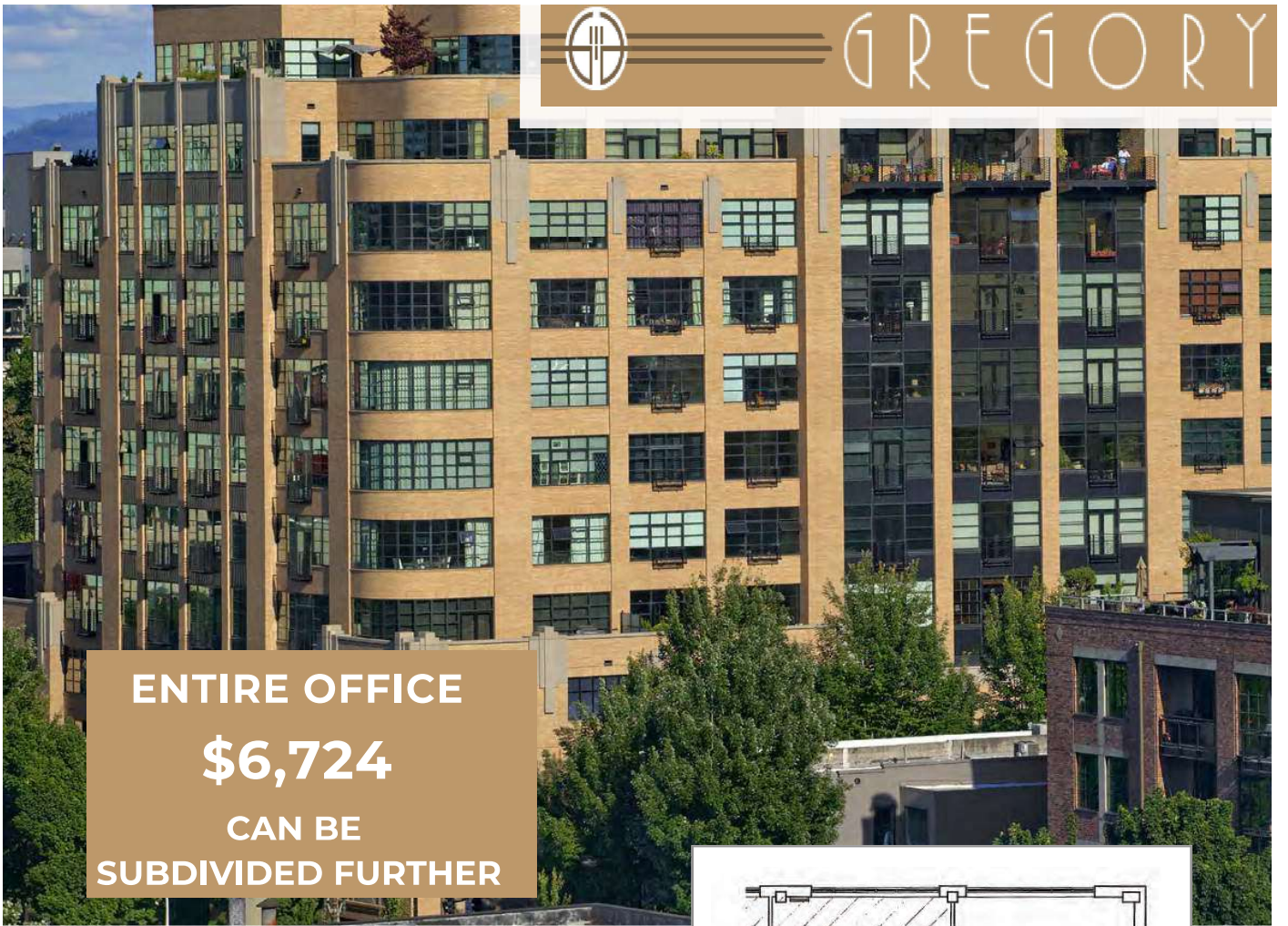




GREGORY

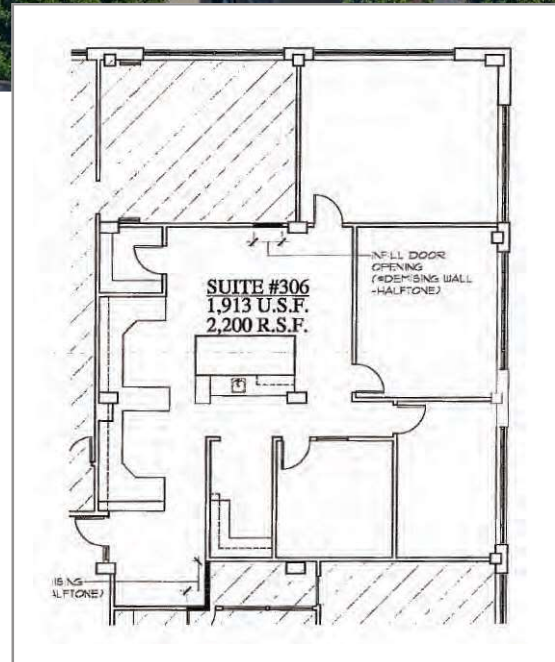


**ENTIRE OFFICE**  
**\$6,724**  
**CAN BE**  
**SUBDIVIDED FURTHER**

### PROPERTY DESCRIPTION

Building embodies the live-work-play environment of the Pearl District with mixed-use, retail and residential space.

- 47,000 SF total commercial office space with ground floor retail and upper floor residential condos.
- Mix of high quality, established tenants.
- Great views of Mt. Hood and the Willamette River.
- High visibility on NW 10th Avenue and NW Flanders.
- Up to three reserved parking stalls are available and come with the suite in the attached garage (two included in price).
- Secure bike storage and shower facilities



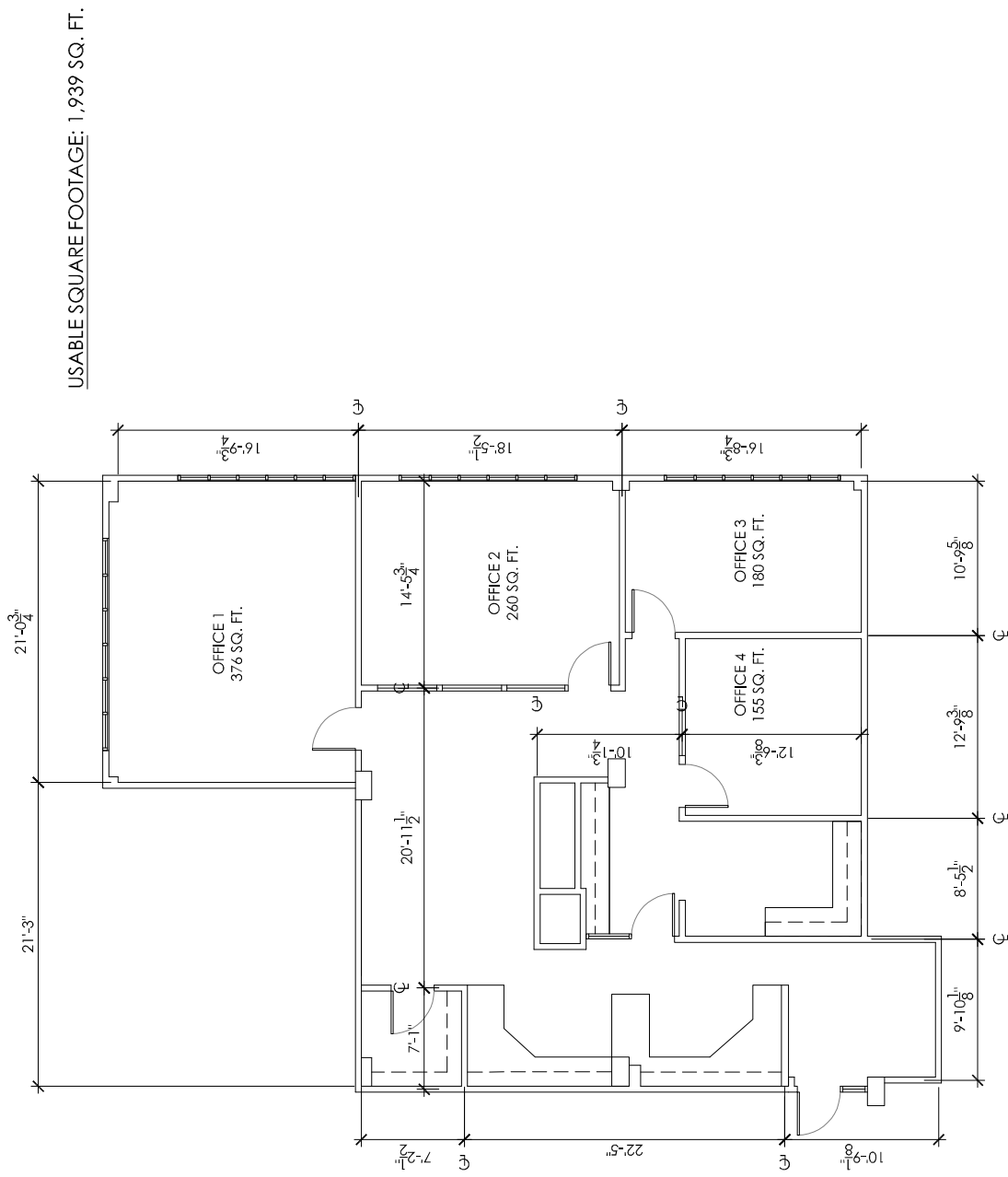
**A MINIMUM OF 6 MONTHS TO A MAXIMUM OF 2 YEARS. AVAILABLE IMMEDIATELY.**

### EXCELLENT LOCATION

Located in the heart of the Pearl District, directly in the path of exciting new urban development.

- Surrounded by an outstanding array of retail, restaurant, service, hospitality and health care amenities for tenants.
- Convenient access to freeways and multiple transit options, including Union Station Train Depot and adjacent to the Portland Streetcar.





USABLE SQUARE FOOTAGE: 1,939 SQ. FT.

**BUILDING BITS - THE GREGORY SUITE 306**

scale 1/8" = 1'-0"

170430

AS-BUILT

Fluent Design, Inc.

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