

FOR LEASE: PEARL DISTRICT CREATIVE COMMERCIAL SPACES

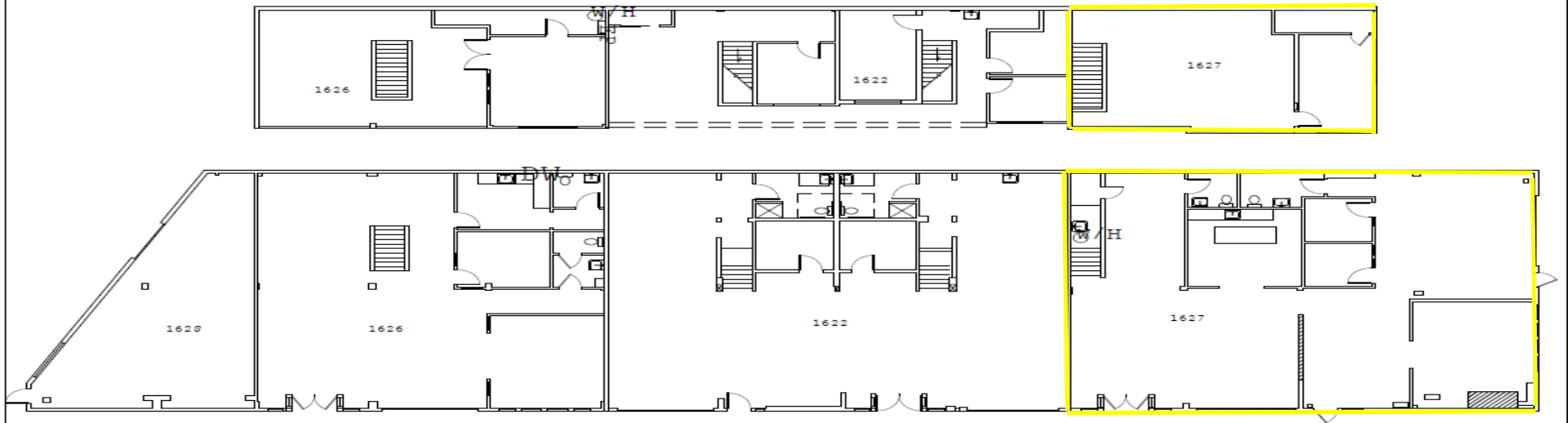
Raleigh Square - NW 14th Avenue and NW Raleigh Street - Portland Oregon



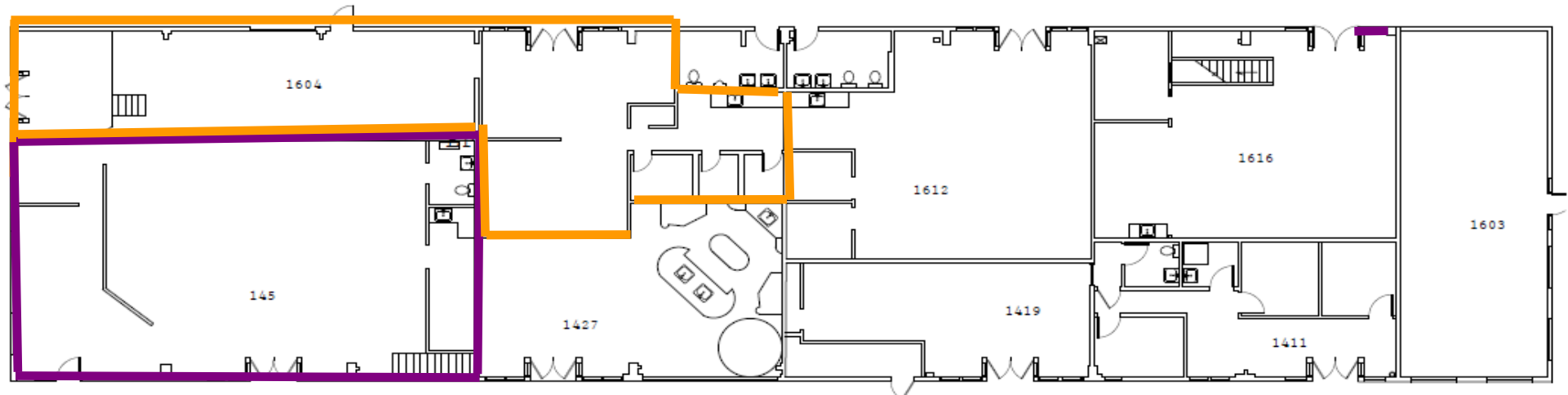
COMMERCIAL
BLACK

Maximizing Value with Market Knowledge

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: 1604 NW 15th Avenue - Sublease Dec 2021

RSF: 1,848

Rate: \$19.55 NNN—Current Rate

Nets: \$7.00 Per RSF

Available: Immediately

Features: Open layout

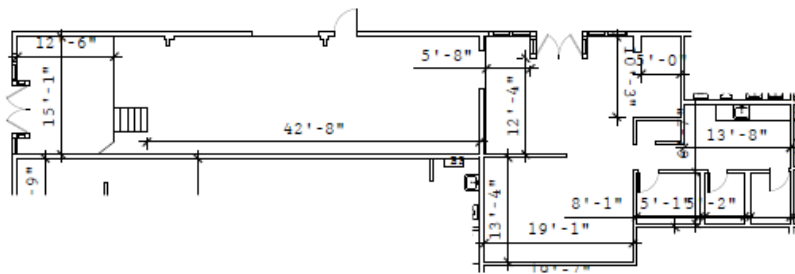
High Ceilings

Mix of private office and open area

Kitchenette

Old growth beams

Sky lights



1 FLOOR PLAN SUITE 1604
A1.0 SCALE: 1/16 = 1'-0" 1,821 USE/1,848 RSF



Availability

Suite: 1435 NE Raleigh Street – Direct Lease

RSF: 2,020

Rate: \$19.55 NNN

Nets: \$7.00 Per RSF

Available: Immediately

Features: Open layout

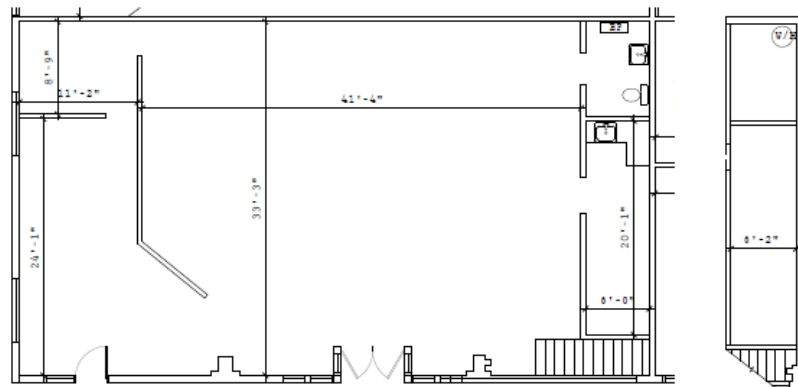
High Ceilings

Exposed rafters

Open Studio Layout

Private Restroom and plumbing

Great window line—natural light



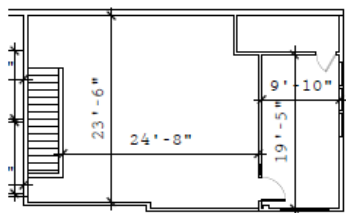
1 FLOOR PLAN SUITE 1435

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

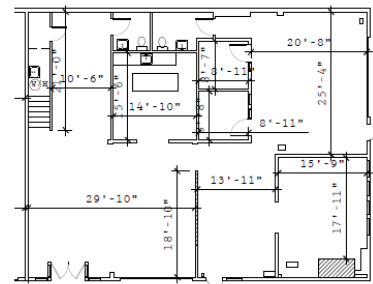
1,990 RSF/2,020 USE

Availability

Suite: 1617 & 1627 NW 14th Avenue – Direct Lease
RSF: +/- 3,861 SF
Rate: \$19.55 NNN
Nets: \$7.00 Per RSF
Available: Immediately to 6 months
Features: Mezzanine Space
 High Ceilings
 Mix of open and private offices
 Two private restrooms
 Roll up garage door
 Exposed old growth beams
 Ideal headquarters for small company



2 MEZZANINE 1627
 A1.0 SCALE: 1/16" = 1'-0"



1 FLOOR PLAN SUITE 1627
 A1.0 SCALE: 1/16" = 1'-0" 3,804 USF/3,861 RSF

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**
- ⇒ **Ample on site parking**

Please direct all inquiries to :

John Gibson - Licensed Oregon Principal Broker

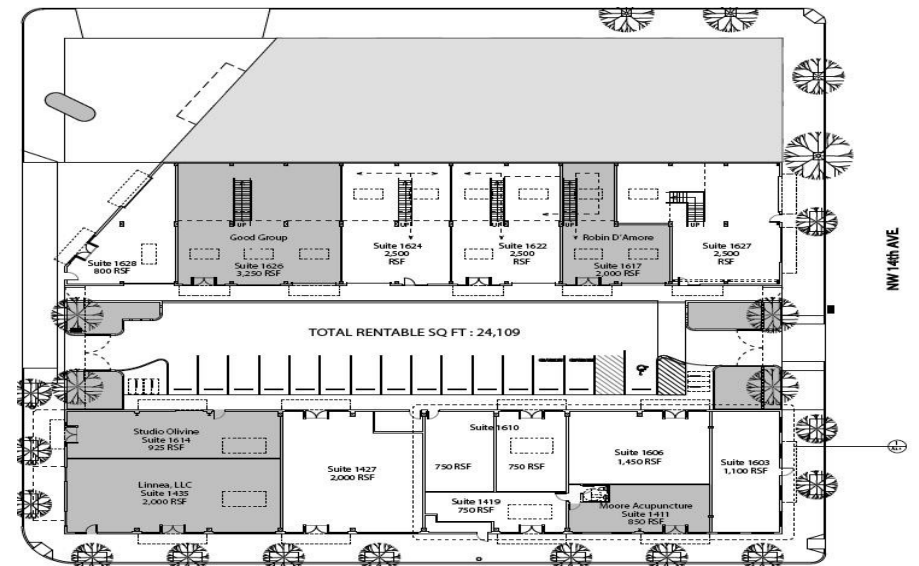
OR# 971000078

623 NE 23rd Avenue - Portland, OR - 97232

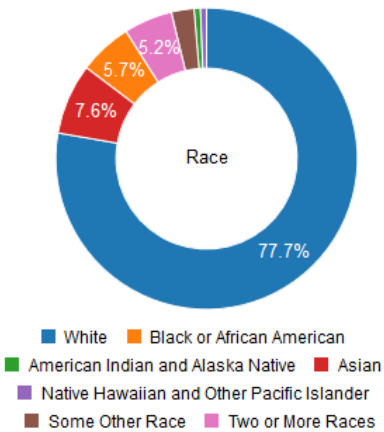
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Portland Oregon - Demographics



METROS IN 2040

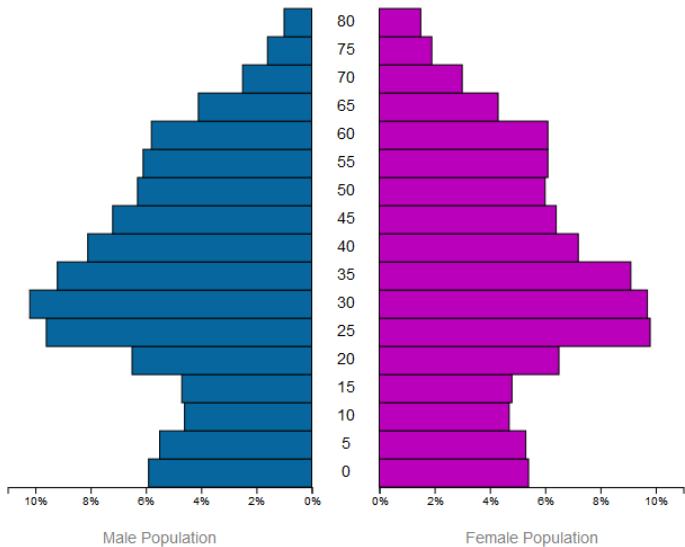
24. Portland-Vancouver-Hillsboro, OR-WA

2017 population: 2,453,168
2017 rank: 25
Current annual growth rate: 1.36%
2040 population (at constant rate): 3,347,096
2040 rank: 24

BUFFALO BUSINESS FIRST

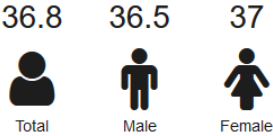
© Business First of Buffalo 2018

Portland Population Pyramid 2018



Data via US Census (2016 ACS 5-Year Survey): Table S0101

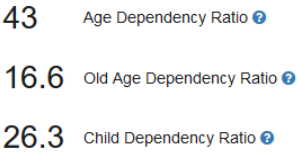
Portland Median Age



Portland Adults

There are 506,401 adults, (71,988 of which are seniors) in Portland.

Portland Age Dependency



Portland Sex Ratio

Female	314,181	50.63%
Male	306,408	49.37%

Name	Median	Mean
Households	\$58,423	\$81,308
Families	\$75,394	\$99,832
Married Families	\$91,758	\$117,761
Non Families	\$40,643	\$58,230

