

FOR LEASE: PEARL DISTRICT CREATIVE COMMERCIAL SPACES

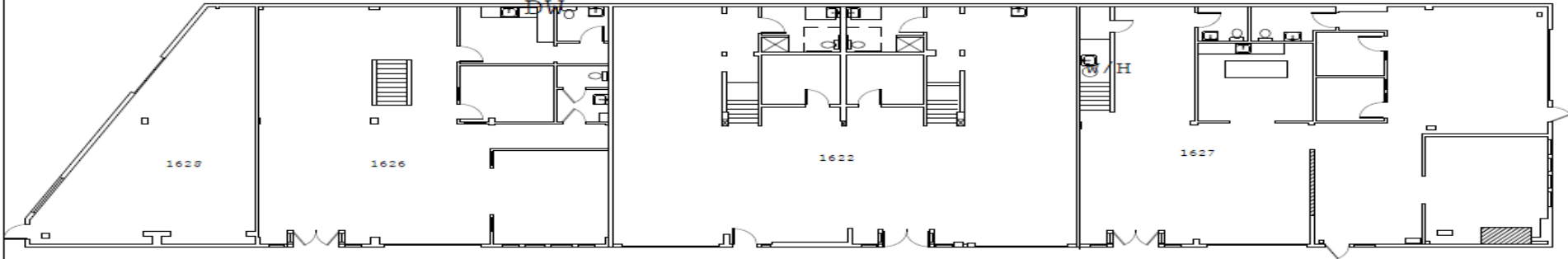
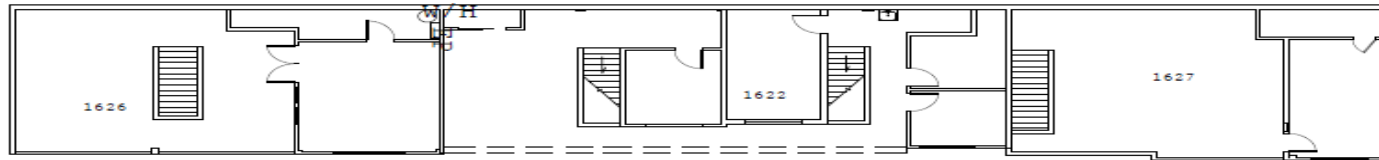
Raleigh Square - NW 14th Avenue and NW Raleigh Street - Portland Oregon



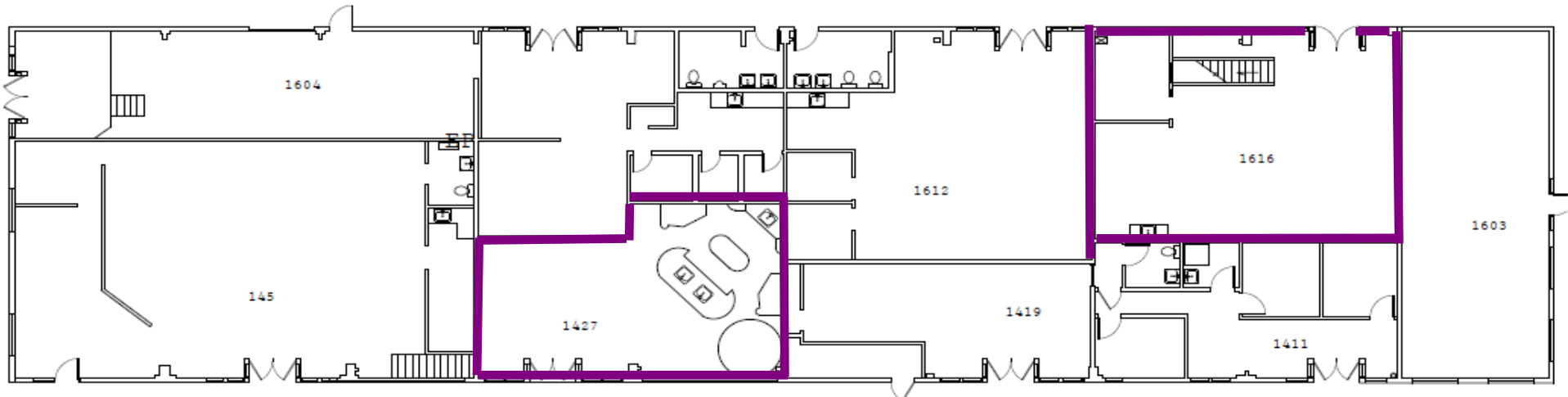
COMMERCIAL
BLACK

Maximizing Value with Market Knowledge

Building Plan & Vacancies

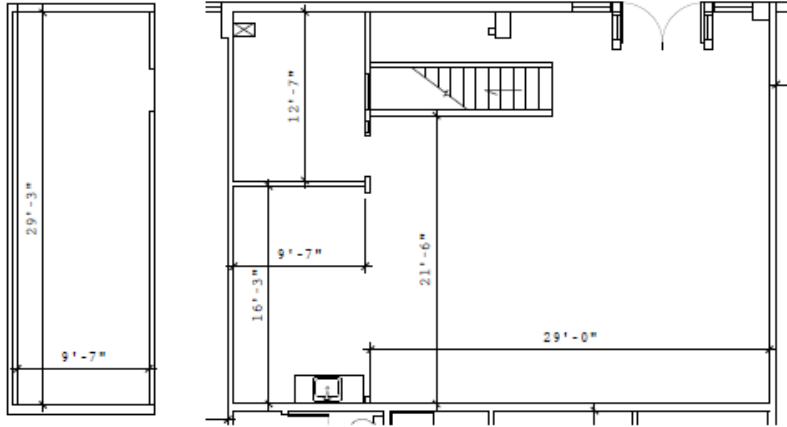


1 BLDG PLAN 1622-1628
A1.0 SCALE:N.T.S



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

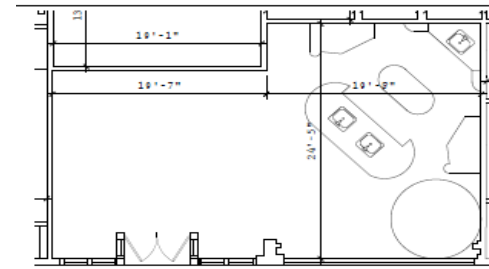
RATES & PHOTOS



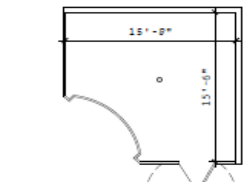
1 FLOOR PLAN SUITE 1616
A1.0 SCALE: 1/8" = 1'-0" 1,449 USF/1,471 RSF

- Suite:** 1616
- RSF:** 1,471
- Rate:** \$17.00 NNN
- Nets:** \$7.00 Per RSF
- Available:** Immediately
- Features:** Open layout
 - Small kitchenette area
 - High Ceilings
 - Stairs to mezzanine storage area
 - One private office area
 - Ideal space with old growth center cut beam

RATES & PHOTOS



1 FLOOR PLAN SUITE 1427
A1.0 SCALE: 1/8" = 1'-0" 1,090 USE/ 1,100 RSF



2 MEZZANINE 1427
A1.0 SCALE: 1/16" = 1'-0"

Suite: 1427
RSF: 1,106
Rate: \$17.00 NNN
Nets: \$7.00 Per RSF
Available: Immediately
Features: Circular staircase to mezzanine, fully equipped kitchen, open conference area. Ideal area for work and small gatherings.



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
- ⇒ Ideal location for creative, design, and technology firms
- ⇒ 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

Please direct all inquiries to :

John Gibson - Licensed Oregon Principal Broker

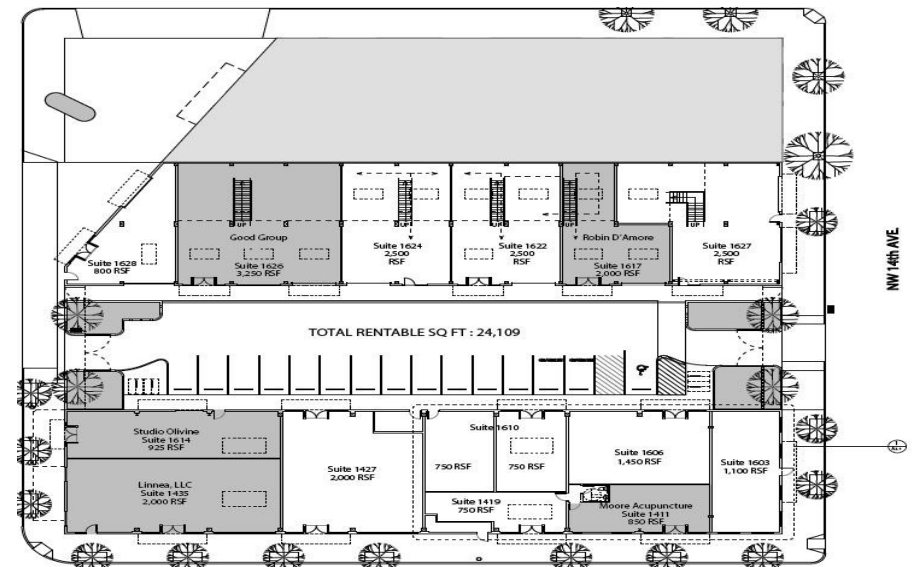
OR# 971000078

623 NE 23rd Avenue - Portland, OR - 97232

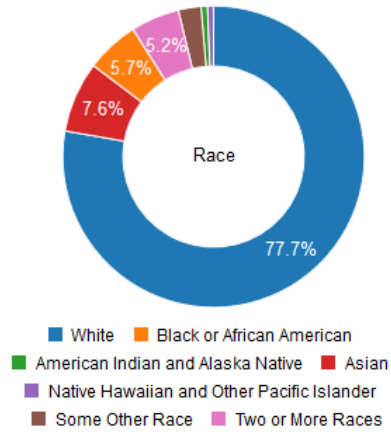
503.860.3267

john.gibson@commercialblack.com

www.commericalblack.com



Portland Oregon - Demographics



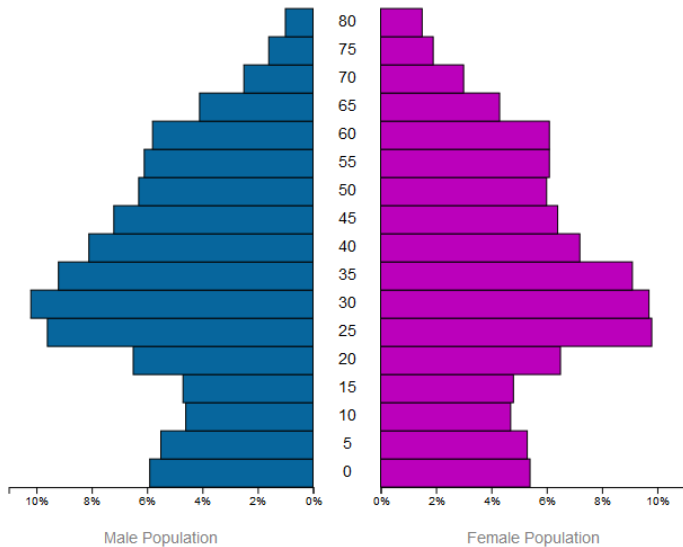
METROS IN 2040

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

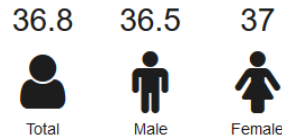
BUFFALO BUSINESS FIRST © Business First of Buffalo 2018

Portland Population Pyramid 2018



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

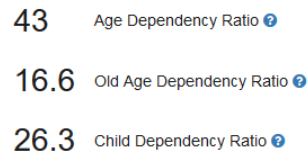
Portland Median Age



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

69.6%	Labor Force Participation
64.3%	Employment Rate
7.5%	Unemployment Rate