

NORTH PEARL CREATIVE FOR LEASE

Approximately 26,000 SF



NW 15TH & NW NORTHRUP ST.
PORTLAND, OR 97209



DAREN DUKE
503 499 0056
daren.duke@colliers.com

CARTER BEYL
503 542 5892
carter.beyl@colliers.com

Pearl District Creative Efficiency-Defined

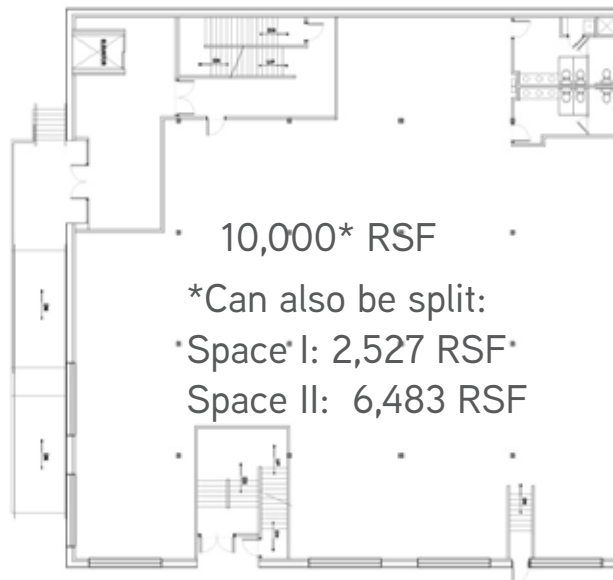
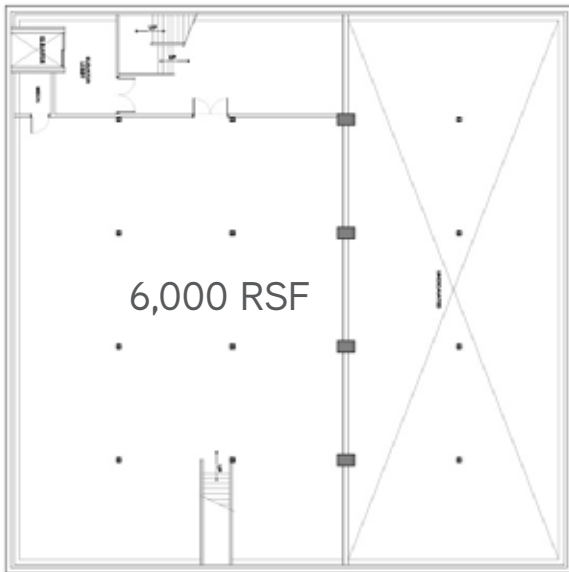


- 26,000 SF Newly Renovated Creative Office Available
- Wide open 6,000-10,000 SF floorplates
- Massive windows allowing for abundant natural light with 14' ceiling heights & exposed wood beams
- High Visibility Building Naming opportunity
- Fiber-served
- Bike parking & shower facilities located in building
- Directly on Streetcar line
- Reduced rate on lower level
- Parking 1.35/1,000 within 2 blocks of project
- Great access to I-405 & I-5
- Available now and during renovation

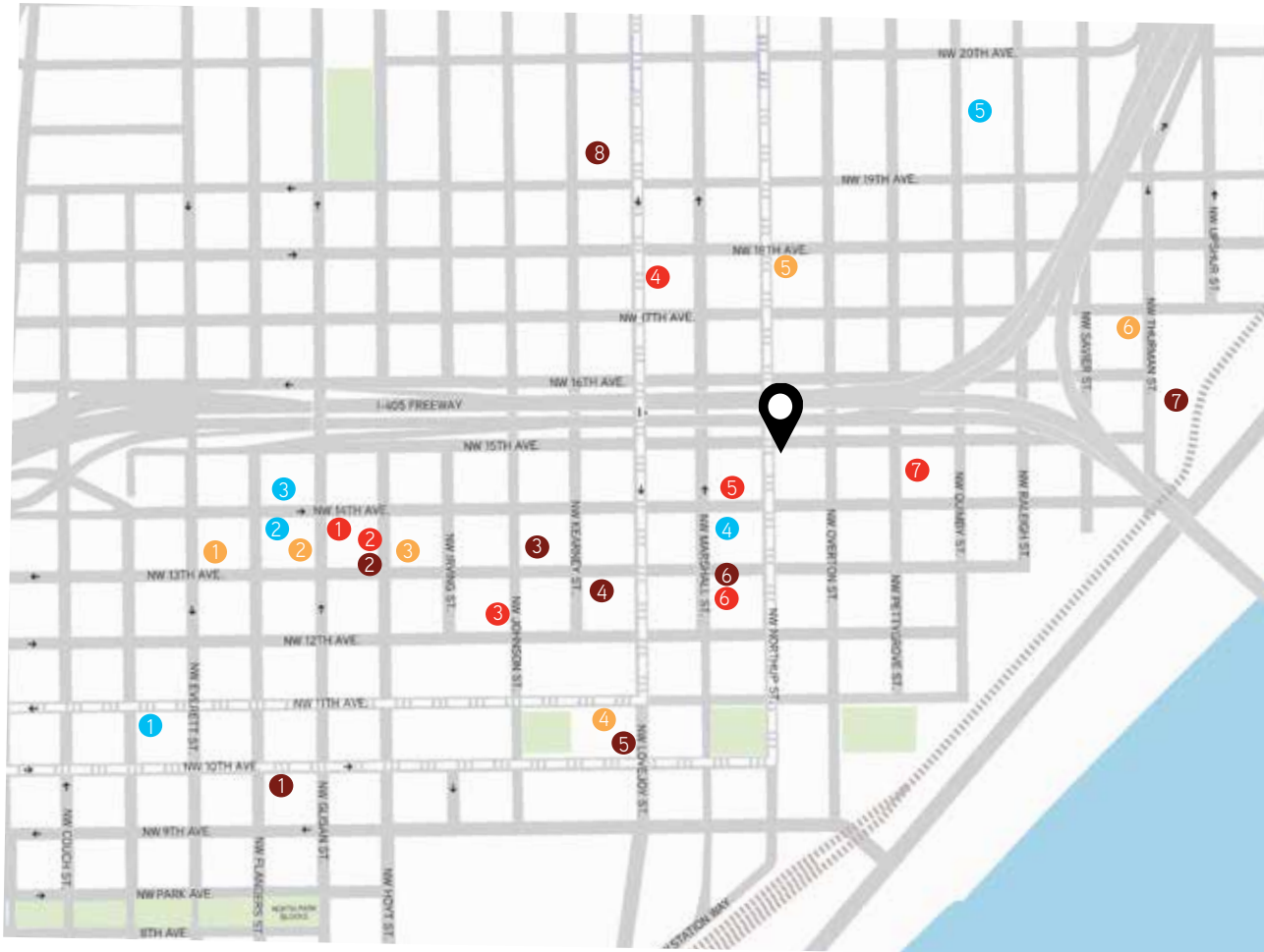
LOWER LEVEL

FIRST FLOOR

SECOND FLOOR



Love Where You Work



🍴 Restaurants

1. TILT Handcrafted Food & Drink
2. Andina
3. Paragon Restaurant & Bar
4. Yama Sushi
5. Boke Bowl
6. Olympia Provisions

☕ Coffee/Cafes

1. Nuvrei
2. Daily Cafe
3. Nossa Familia
4. Lovejoy Bakers
5. Barista
6. Sisters Coffee
7. Breken Kitchen
8. The Commissary

🍺 Breweries/Brewpubs

1. Deschutes Brewery
2. Rogue Distillery and Public House
3. 10 Barrel Brewing
4. Bridgeport Brewing Company
5. Lucky Labrador Beer Hall

🏋️ Gyms/Recreation

1. Yas Yoga and Spinning
2. Yo Yo Yogi
3. 24 hour fitness
4. Planet Granite
5. LA Fitness
6. Pure Barre Portland
7. VC Crossfit

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RATE: \$29.00/SF/YR NNN
LOW \$6.50 NNN EXPENSES

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