

FOR SUBLEASE

The Pettygrove Building

1400 NW 22nd Avenue / Portland, OR 97210



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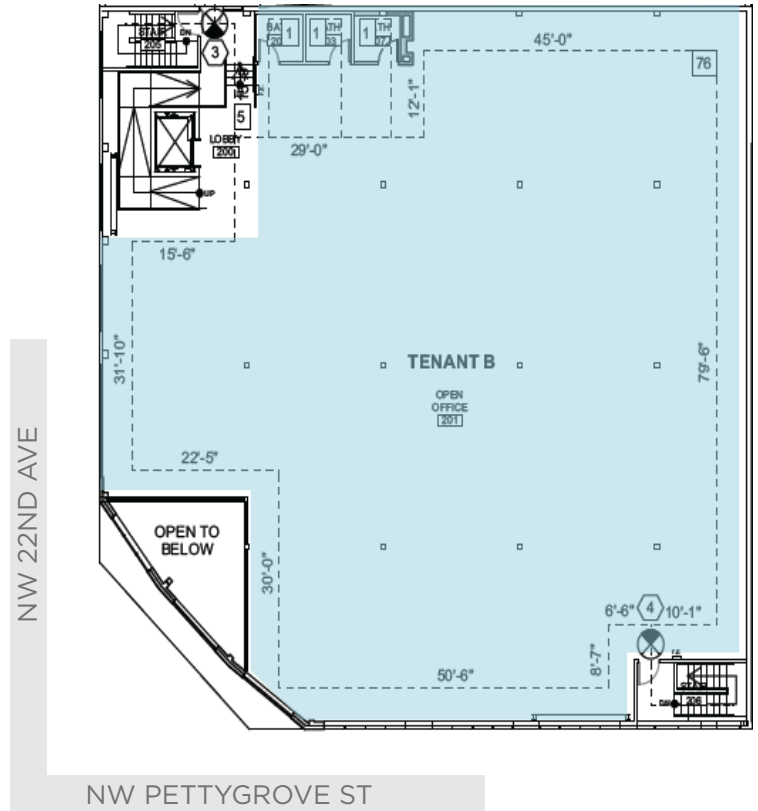
**CUSHMAN &
WAKEFIELD**

SECOND FLOOR

**Second Floor: 9,144 RSF,
divisible to 2,500 SF**

Property Highlights

- Highly visibly corner facade with wood laminate vestibule
- Excellent NW District location offers loads of amenities, walking distance to New Seasons Market & easy access to the Pearl
- Home to iconic Northwest brand Tillamook's new Portland office.
- New Northwest chic construction: high ceilings, oversized windows, and exposed wood beams
- Parking available
- Rate: \$25.50 NNN (NNNs estimated to be \$7.50)





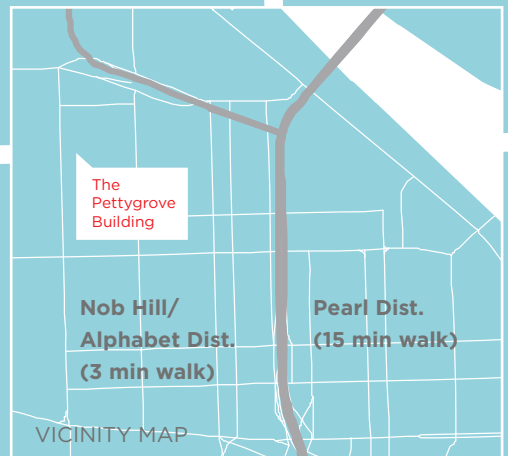
AMENITY MAP

SLABTOWN THE BEST NEW NEIGHBORHOOD IN PORTLAND

- Restaurant/Bar**
- R1** The Matador
- R2** Grassa
- R3** Moberi
- R4** Bull Run Distillery
- R5** Muse Winebar
- R6** St. Jack
- R7** Breakside Brewery
- R8** The Solo Club
- R9** Besaws
- R10** Lucky Labrador Brew Pub

- Coffee**
- C1** Starbucks
- C2** Vivace
- C3** New Seasons Market
- C4** Good Coffee
- Fitness & Health**
- F1** Studio Blue Pilates
- F2** Core Power Yoga
- F3** Orange Theory Fitness

- Services**
- S1** CVS Pharmacy
- S2** Zoom Care
- S3** Dove Lewis Animal Hospital
- S4** The Joint Chiropractic
- S5** Consolidated Community CU



coffee shops



fitness/gyms



services



restaurant/bars

...within immediate walking distance.

TRANSPORTATION MAP

The Pettygrove Building



Walk Score 96



BikeScore 98



2 min Streetcar Stop
25 min Union Station
2 min Line 77
20 min MAX Red Line



1 min
7 min
1 min
4 min



North/South Streetcar Line



77 Bus Line



B Loop Streetcar Line



MAX Red Line



MAX Yellow Line



MAX Green Line

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