



FOR LEASE OR SALE

WATERFRONT PEARL COMMERCIAL CONDO

DEMOGRAPHICS

Miles	0.5	1	2
Employees	16,917	88,374	179,331
Population	8,173	25,968	93,829
Avg HH Income	\$88,644	\$65,405	\$74,564

Walk Score
82

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PROPERTY HIGHLIGHTS



Lease Rate: \$22/SF NNN
Asking Price: \$550,000

- Approximately 1,011 SF (Unit 106)
- 1 parking space included inside garage
- Beautiful Tenant Improvements completed in 2016 (including grease trap)
- 192 units of high-end residential condominiums with 300 residents
- HOA monthly fees include gas, water, garbage, other common area expenses (\$508/month)

1264 NW Naito Parkway, Portland, Oregon 97209



CONTACT

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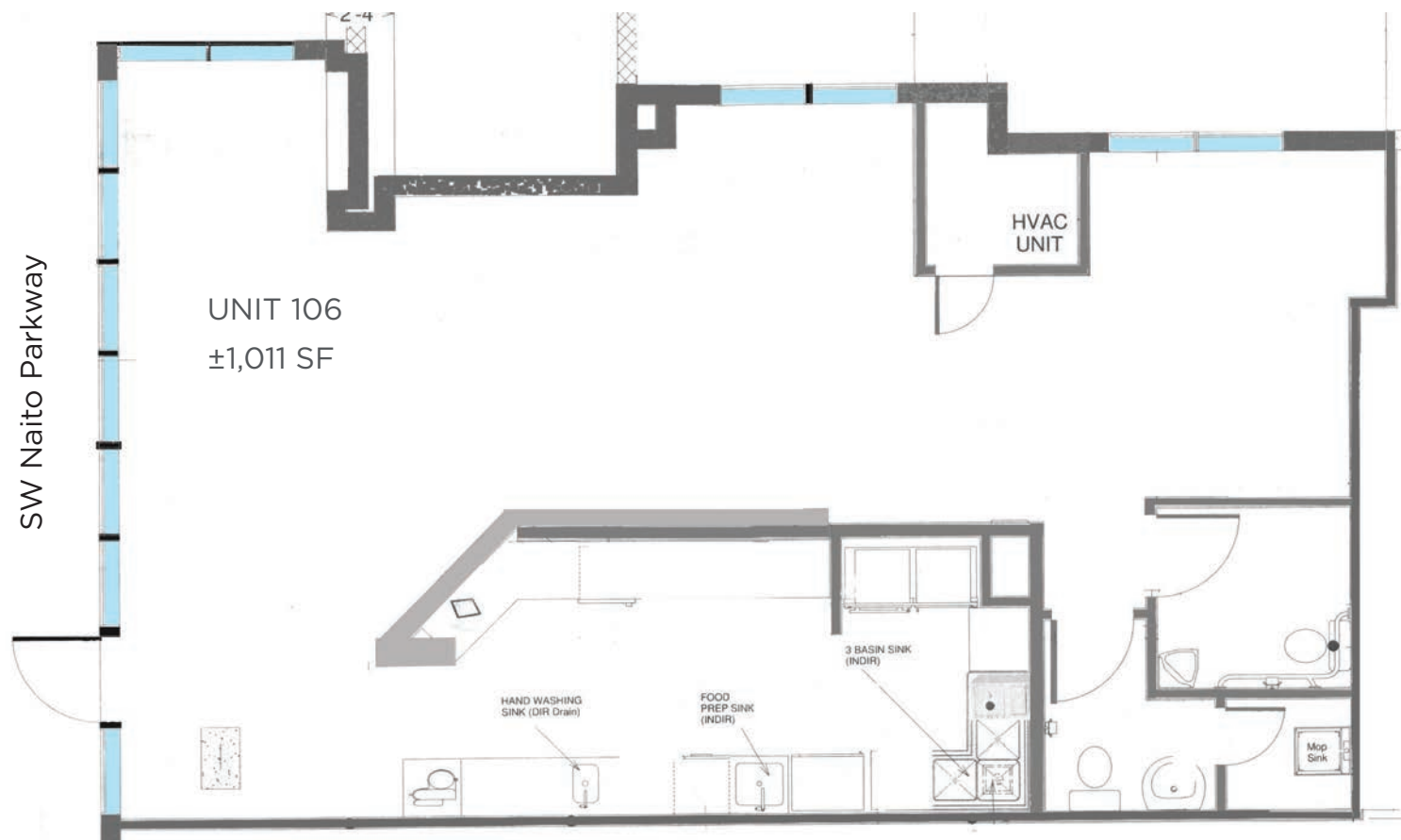
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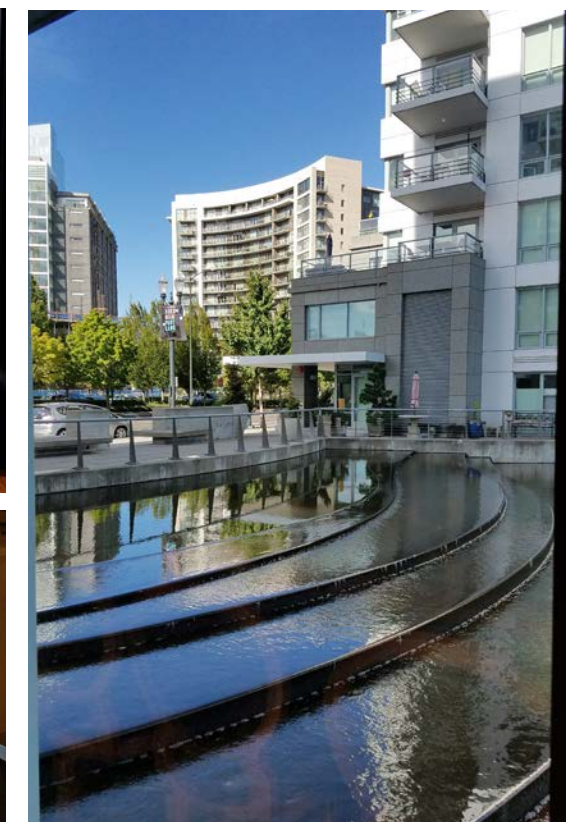
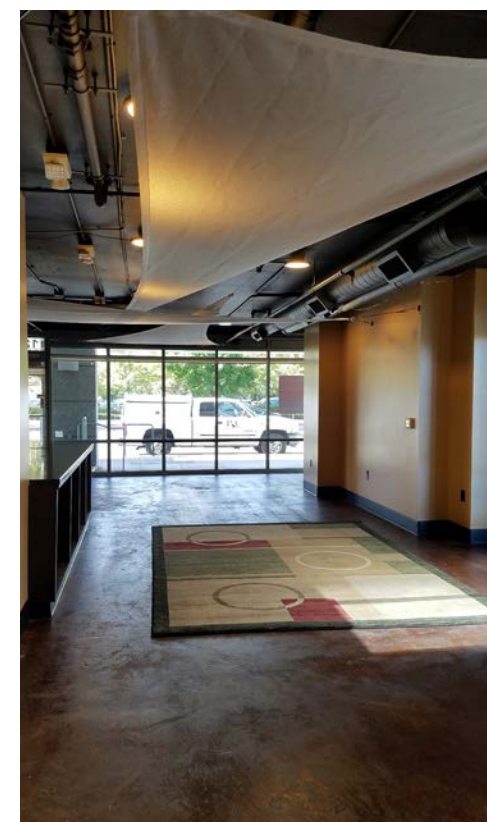
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FLOOR PLAN



Beautiful Tenant Improvements completed in 2016 (including grease trap)



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