

FOR LEASE > PEARL DISTRICT OFFICE SPACE

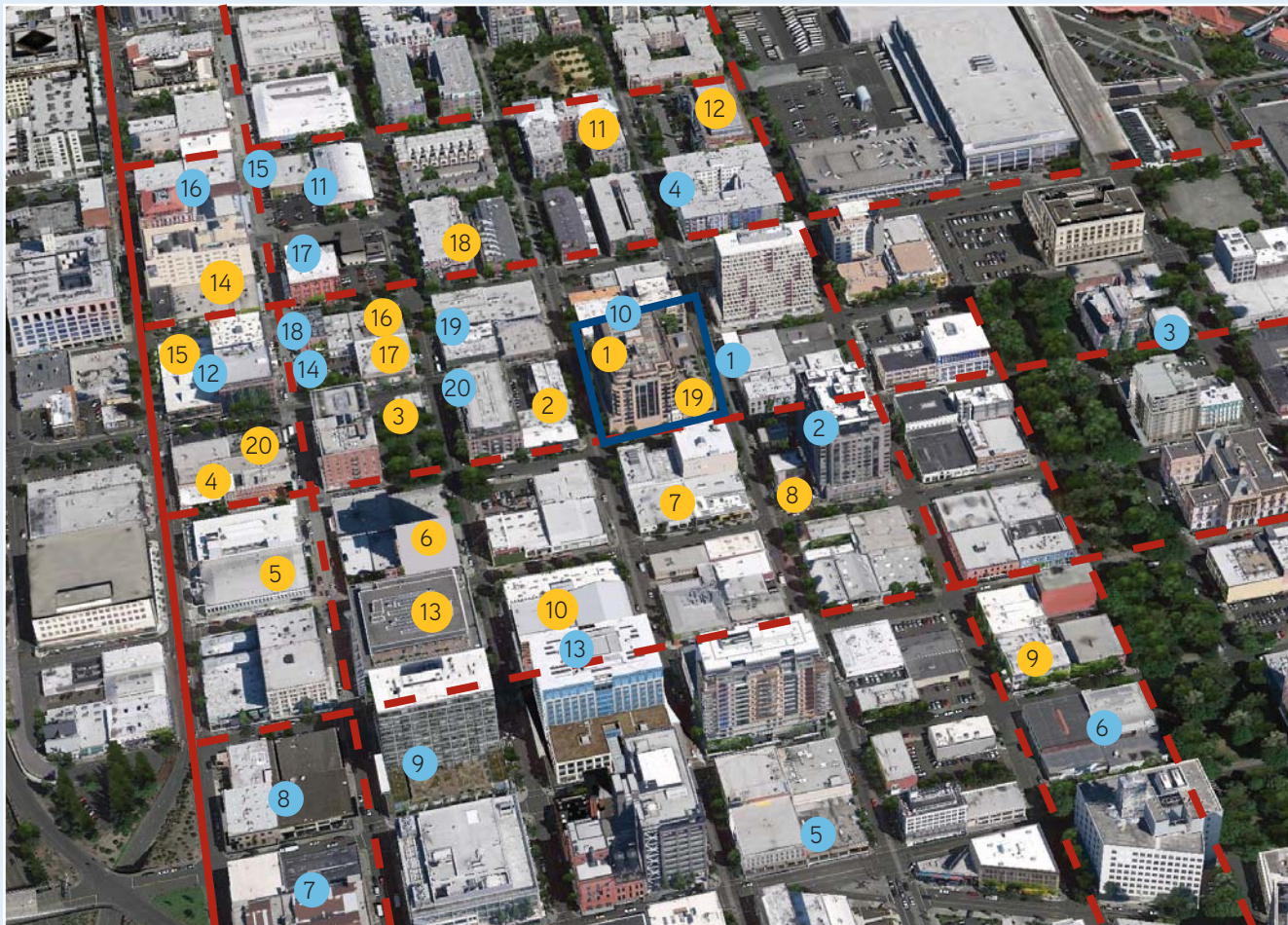
# The Gregory

425 NW 10TH AVENUE PORTLAND, OR 97209

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Bike Designated Lane      Bike Friendly Lane

RESTAURANTS

SERVICES

- |                    |                      |                                |                                    |
|--------------------|----------------------|--------------------------------|------------------------------------|
| 1 Pizza Schmizza   | 11 Sinju Sushi & Bar | 1 Albina Community Bank        | 11 24 Hour Fitness                 |
| 2 The Whole Bowl   | 12 Hot Lips Pizza    | 2 The Eye Studio               | 12 Keen Footwear                   |
| 3 Byways Cafe      | 13 Bluehour          | 3 Bank of the West             | 13 The Art Institute of Portland   |
| 4 Rogue Brewery    | 14 Paragon           | 4 Rite Aid Pharmacy            | 14 Columbia Bank                   |
| 5 Tilt             | 15 Brix Tavern       | 5 Powell's                     | 15 Downtown Self Storage           |
| 6 Cafe Umbria      | 16 Oba!              | 6 Firestone Complete Auto Care | 16 Gann Brothers Printing Co.      |
| 7 Teardrop Lounge  | 17 Trader Vic's      | 7 Everyday Music               | 17 Willamette International Travel |
| 8 Life of Riley    | 18 Giorgio's         | 8 Storables                    | 18 Filson                          |
| 9 Pearl Bakery     | 19 Coppia Wine & Bar | 9 The North Face               | 19 Cielo Home                      |
| 10 Oven and Shaker | 20 Andina's          | 10 BedMart                     | 20 Car2GO                          |



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## Property Description

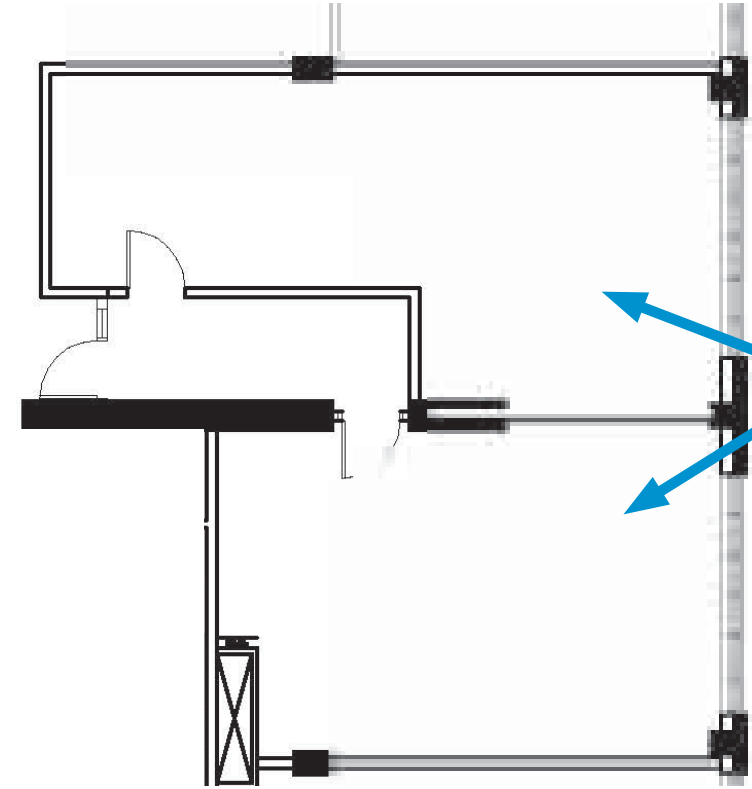
- Building embodies the live-work-play environment of the Pearl District with mixed-use, retail and residential space.
- 47,000 SF total commercial office space with ground floor retail and upper floor residential condos.
- Mix of high quality, established tenants.
- Great views of Mt. Hood and the Willamette River.
- High visibility on NW 10th Avenue and NW Flanders.
- Two reserved parking stalls per available suite in attached garage.
- Secure bike storage and shower facilities available.



## Available Space

**Suite 302 > 1,282 SF**  
**\$23.00 PSF NNN**

*\*Can be divided:*  
**729 RSF &**  
**553 RSF**



## Excellent Location

- Located in the heart of the Pearl District, directly in the path of exciting new urban development.
- Surrounded by an outstanding array of retail, restaurant, service, hospitality and health care amenities for tenants.
- Convenient access to freeways and multiple transit options, including Union Station Train Depot and adjacent to the Portland Streetcar.

