



GREGORY



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# FOR LEASE PEARL DISTRICT OFFICE SPACE

425 NW 10TH AVENUE | PORTLAND, OR



## NEARBY RESTAURANTS

Pizza Schmizza  
The Whole Bowl  
Byways Cafe  
Rogue Brewery  
Cafe Umbria  
Teardrop Lounge  
Life of Riley  
Pearl Bakery  
Oven and Shaker

Sinju Sushi & Bar  
Hot Lips Pizza  
Bluehour  
Paragon  
Brix Tavern  
Oba!  
Giorgio's  
Coppia Wine & Bar  
Andina's

## NEARBY SERVICES

Albina Community Bank  
The Eye Studio  
Bank of the West  
Rite Aid Pharmacy  
Powell's  
Everyday Music  
The North Face  
24 Hour Fitness  
Keen Footwear

The Art Institute of Portland  
Columbia Bank  
Downtown Self Storage  
Gann Brothers Printing Co.  
Willamette International Travel  
Filson  
Cielo Home  
Car2GO



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G R E G O R Y

## FOR LEASE PEARL DISTRICT OFFICE SPACE

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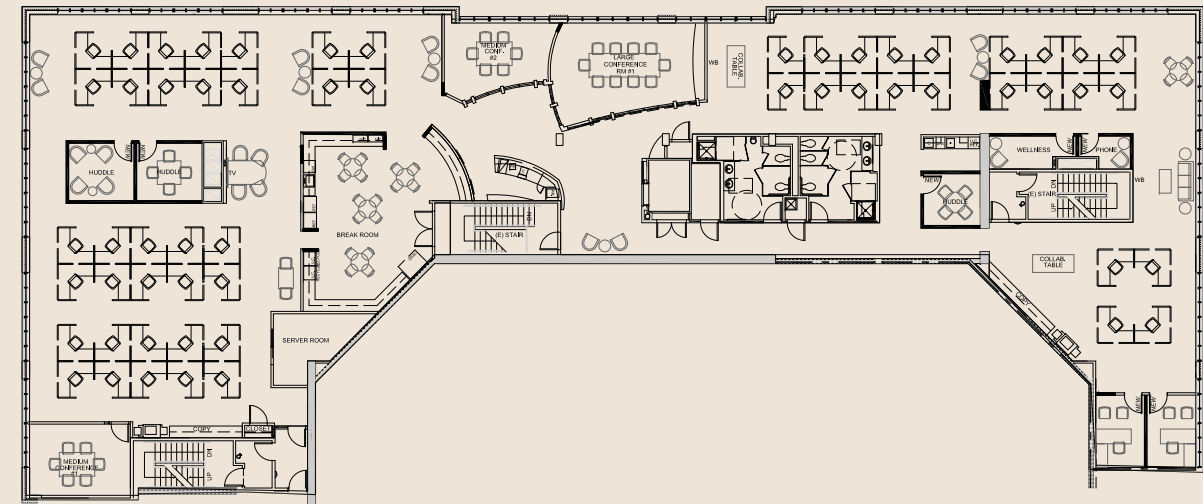
### *Live, Work, Play Environment*

- 47,000 SF total commercial office space with ground floor retail and upper floor residential condos.
- Mix of high quality, established tenants.
- 15 reserved stalls in attached and secured parking structure.
- Secure bike storage and shower facilities available.
- High visibility on NW 10th Avenue and NW Flanders.
- Convenient access to freeways and multiple transit options, including Union Station and adjacent to the Portland Streetcar.
- **\$25.50 PSF NNN; Available Now!**



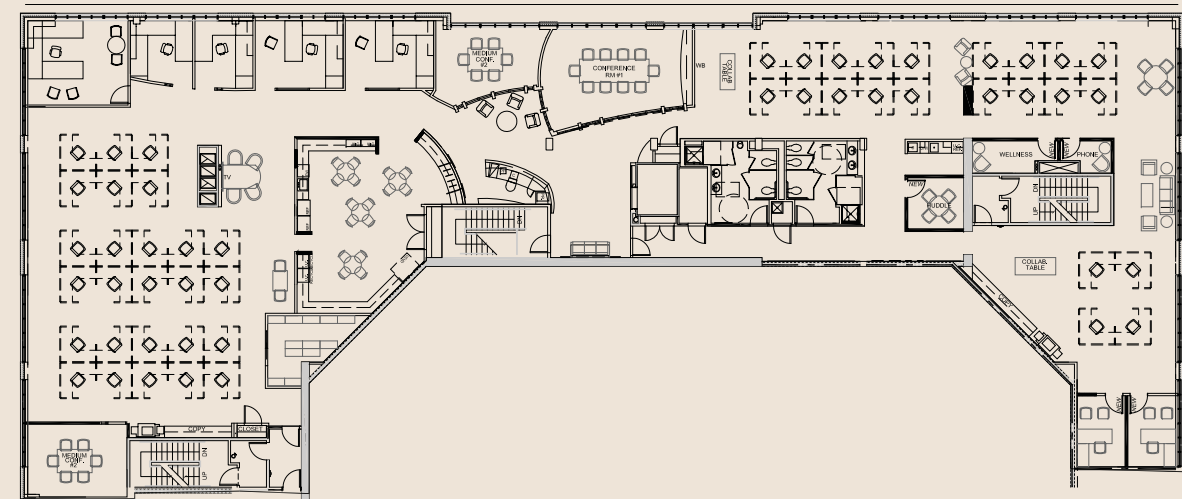
SUITE 200

## TEST FIT OPTIONS | SUITE 200 - 11,603 SF



High Density:

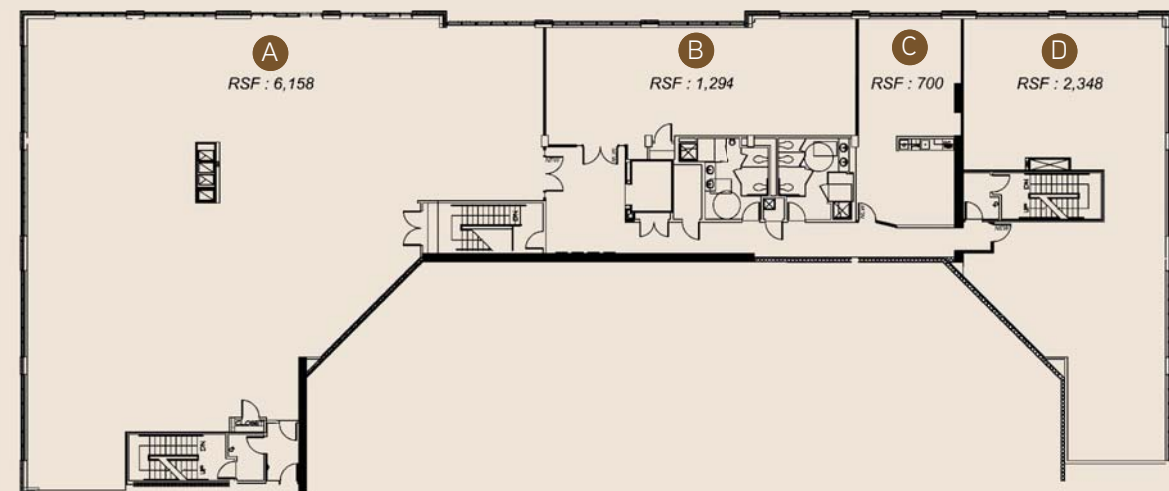
- 70 Work Stations
- 6 Breakout Areas
- 2 Conference Rooms
- 2 Offices



Low Density:

- 48 Work Stations
- 6 Breakout Areas
- 3 Conference Rooms
- 7 Offices

## DIVISIBLE OPTIONS | 700 SF - 11,603 SF



- A 6,158 RSF
- B 1,294 RSF
- C 700 RSF
- D 2,348 RSF

\*Estimated Square Footage