

FOR LEASE > PEARL DISTRICT OFFICE SPACE



The Gregory

425 NW 10TH AVENUE PORTLAND, OR 97209

 GREGORY



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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.

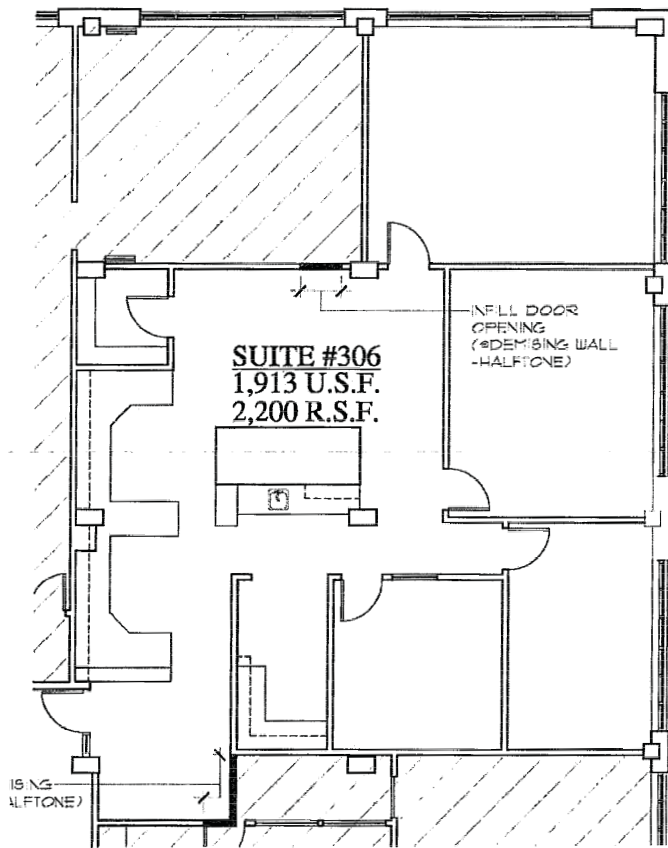


Excellent Location

- 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.



Available Space

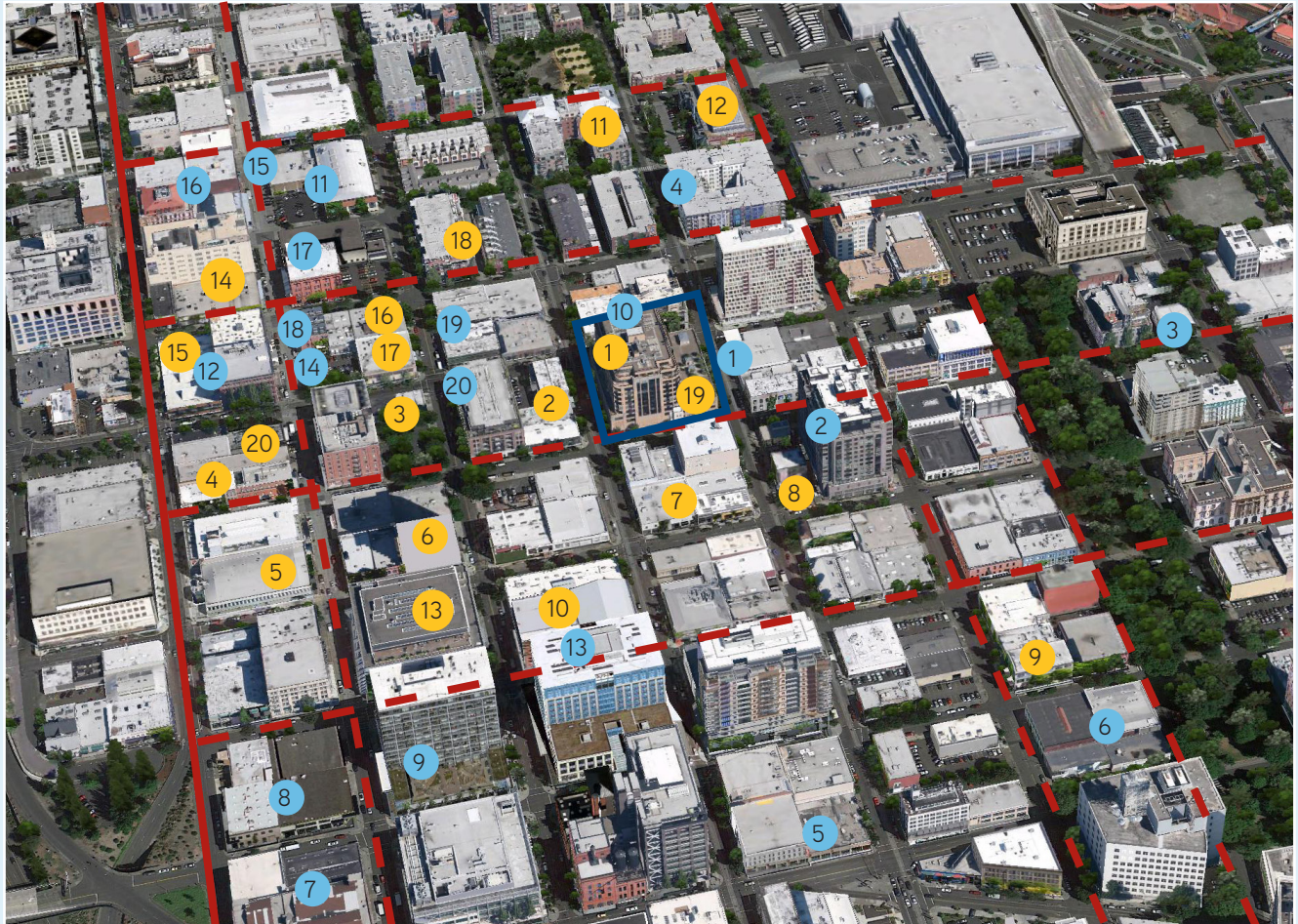


Suite 306 > 2,200 SF
\$25.00 PSF NNN



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 Bike Designated Lane

 Bike Friendly Lane

RESTAURANTS

- | | |
|--------------------|----------------------|
| 1 Pizza Schmizza | 11 Sinju Sushi & Bar |
| 2 The Whole Bowl | 12 Hot Lips Pizza |
| 3 Byways Cafe | 13 Bluehour |
| 4 Rogue Brewery | 14 Paragon |
| 5 Tilt | 15 Brix Tavern |
| 6 Cafe Umbria | 16 Oba! |
| 7 Teardrop Lounge | 17 Trader Vic's |
| 8 Life of Riley | 18 Giorgio's |
| 9 Pearl Bakery | 19 Coppia Wine & Bar |
| 10 Oven and Shaker | 20 Andina's |

SERVICES

- | | |
|--------------------------------|------------------------------------|
| 1 Albina Community Bank | 11 24 Hour Fitness |
| 2 The Eye Studio | 12 Keen Footwear |
| 3 Bank of the West | 13 The Art Institute of Portland |
| 4 Rite Aid Pharmacy | 14 Columbia Bank |
| 5 Powell's | 15 Downtown Self Storage |
| 6 Firestone Complete Auto Care | 16 Gann Brothers Printing Co. |
| 7 Everyday Music | 17 Willamette International Travel |
| 8 Storables | 18 Filson |
| 9 The North Face | 19 Cielo Home |
| 10 BedMart | 20 Car2GO |