

FOR LEASE

# 10,000 rsf in Pearl

234 NW 14TH AVE PORTLAND, OR 97209

Colliers  
INTERNATIONAL



## 10,000 RSF in the Pearl

- › Building built in 1922
- › Walker's paradise 99
- › Biker's dream 96
- › Transit Score 90
- › 2 Grade doors
- › Signage available
- › Existing office/retail 40%, warehouse 60%
- › 3 phase power
- › Multiple use: Industrial, Retail or Office



## LEASE RATE: Submit Proposals

Flexible Ex-D zoning allows for a variety of uses

2016 Demographics	1 Mile	3 Mile
› POPULATION	43,848	162,657
› EMPLOYMENT	23,941	93,997
› HOUSEHOLDS	27,915	84,277
› MEDIAN AGE	40.20	38.60
› EDUCATION: COLLEGE +	11,796	43,716



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