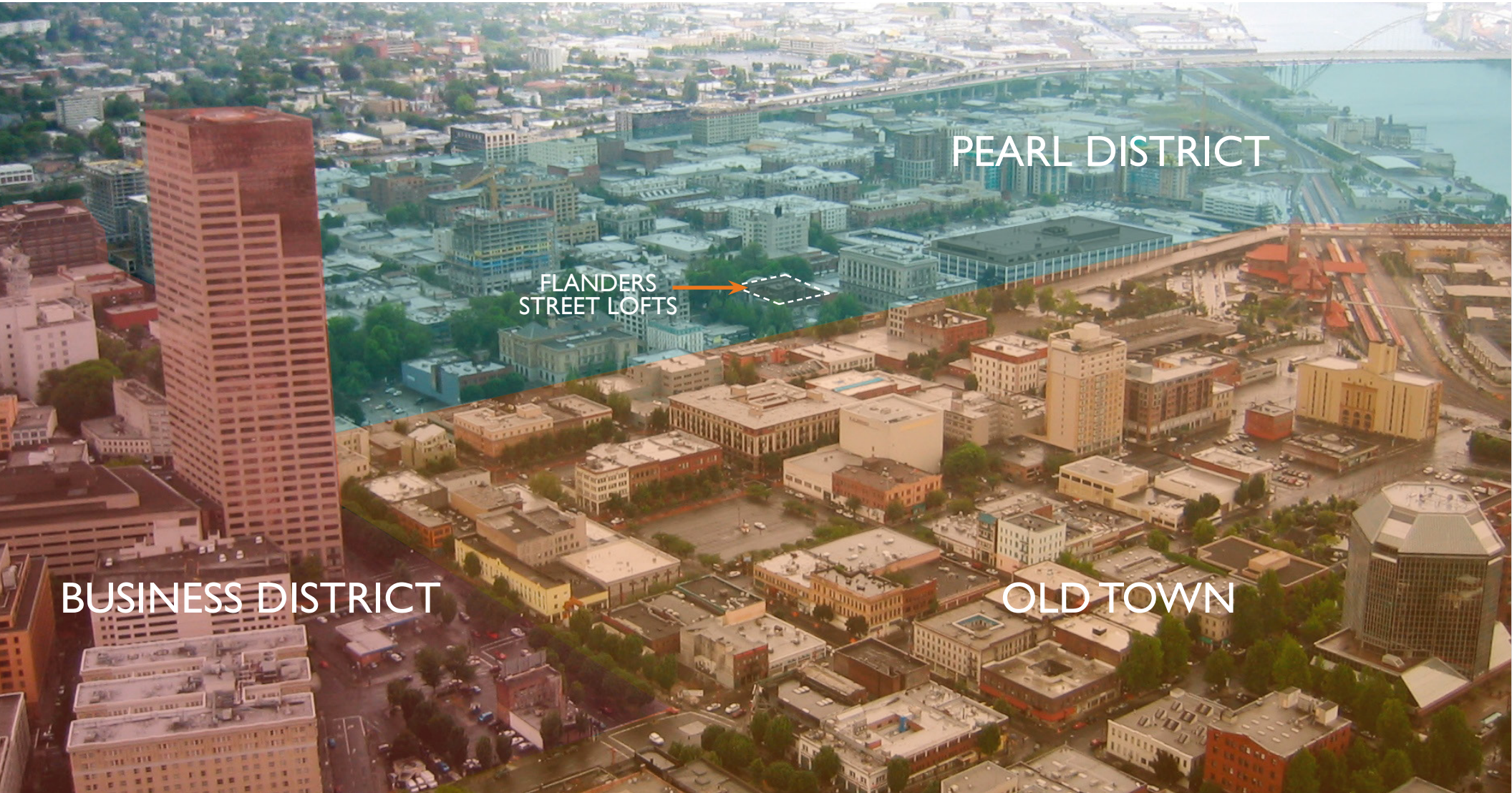


FOR SALE

412 - 418 NW 8TH AVENUE

FLANDERS STREET LOFTS | GROUND FLOOR | COMMERCIAL CONDOMINIUMS



BUSINESS DISTRICT

PEARL DISTRICT

FLANDERS STREET LOFTS

OLD TOWN

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PROPERTY HIGHLIGHTS

FLANDERS STREET LOFTS

LOCATION | 412 - 418 NW 8TH AVENUE

DELIVERY | AVAILABLE NOW

USES | OFFICE, RETAIL

SQ. FT. | 4,800 SF COMBINED

PRICE | \$1,950,000

ZONING | CX



Walker's Paradise
Walk Score 99



Cyclist's Paradise
Bike Score 97



Rider's Paradise
Transit Score 100

2 COMMERCIAL CONDOMINIUM UNITS

UNIT 101 (412 NW 8th Ave.) 3,250 SF
UNIT 102 (418 NW 8th Ave.) 1,634 SF

4,800 SF Ground floor office or retail located in the Pearl District. Located across the street from the North Park Blocks: host to public and private events, including Portland International Beerfest and Art in the Pearl. This area has seen an increase of large creative office spaces, hotels, and high-end condominiums.

DENSE POPULATION

More than 7,000 residents and 12,000 employees. The Pearl District grew at more than six times the citywide average from 2010-2015 and is the most dense district of the NW districts.

PEARL DISTRICT GROWTH

Currently in the Pearl District, there are 747 new housing units under construction with 1,500 units proposed and 2,200 new units in the next 30 months.



DEVELOPMENT

WITHIN A THREE BLOCK RADIUS OF 412 - 418 NW 8TH AVENUE

1 USPS

- 14 acre site could accommodate 3.8 million SF
- Adding new streetcar and bus routes
- USPS facility relocation will occur over the next 24 months
- Development will occur over a phase period of 6 years

Concepts Include:

850,000 SF of office
2,700 Residential units, which would create space for 4,000 jobs and 3,100 residents.

2 THE CANOPY HOTEL

153 guest rooms
Ground floor cafe/bar with exterior seating facing NW Glisan St.

3 FRAMEWORK PEARL

31,260 SF of office space on levels 2 to 6
60 apartments on levels 7-11

4 PEARL HAMPTON INN & SUITES

243 rooms
Ground Floor: lounge, dining area, and meeting rooms
Restaurant and retail spaces will face onto NW Everett St. and NW Park Ave.

5 COUCH9

137 Residential units
8,000 SF of retail



INSIDE THE SPACE



RECEPTION



OPEN LAYOUT



MEZZANINE



OFFICES

PEARL DISTRICT

