

# FOR LEASE

## Ground Floor Retail

718 NW 11TH | PEARL DISTRICT

**1,633 Square Feet**  
**CALL FOR RATES**  
**Available Now**

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# RETAIL MARKET



ABSORPTION



VACANCY



RENTAL RATES



UNDER CONSTRUCTION



The Portland retail market held steady for the first quarter of 2017. 8,030 square feet of positive net absorption allowing for vacancy rates to remain at 4%, attracting local and international investors.

# PROPERTY DETAILS

1,633 Square feet ground floor retail space located in the Pearl District, below 120 condominium lofts at Tanner Place.

Located across the street from Jamison Square Park, best known for its stone fountain and low pools. The park's numerous benches make this an especially popular spot during lunchtime, summer evenings and on weekends.



98

WALK



97

BIKE



97

RIDE

The Pearl District is a highly walkable and desired shopping destination for tourists and Portland natives.

The former warehouse district is adjacent to Nob Hill and Downtown, who house a wide range of national and international retailers.



# THE SPACE

- Zoning EX
- Entrance faces NW 11th Avenue
- Exceptional location
- Adjacent to Portland Street Car line
- Private office
- Access to recycling
- ADA restroom
- Wood floors
- Dynamic lighting
- Floor to ceiling windows
- High ceilings



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

**2 CANOPY BY HILTON**  
 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 THE DIANNE**  
 102 Residential units, retail ground floor

**5 PEARL EAST**  
 Proposal for 6 story mixed-use office building

**6 HEARTLINE**  
 2 Buildings: Office building fronting NW 13th Avenue and 208 Residential Units facing NW 12th Avenue.



# PEARL DISTRICT



★ 718 NW 11th Ave.

