FOR LEASE

Ground Floor Retail 718 NW 11TH | PEARL DISTRICT

I,633 Square Feet CALL FOR RATES Available Now

DEBBIE THOMAS + 1 503 720 6335 deb@debbiethomas.com TAMER RIAD + 1 503 407 4328 tamer@debbiethomas.com

www.debbiethomas.com



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 it's stone fountain and low pools. The park's numerous benches make this an especially popular spot during lunchtime, summer evenings and on weekends.

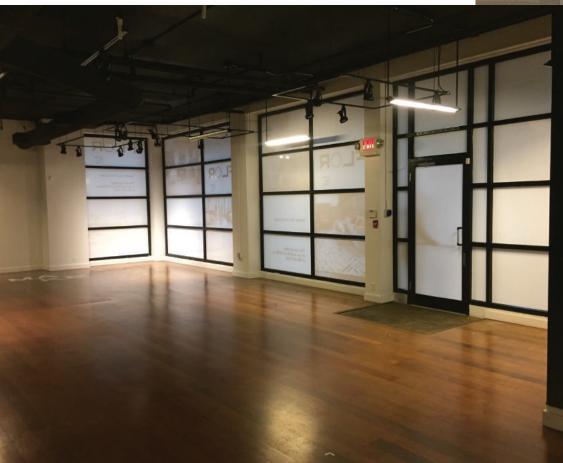


The Pearl District is a highly walkable and desired shopping destination for tourists and Portland natives.

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





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.

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



THE DIANNE

102 Residential units, retail ground floor

PEARL EAST

Proposal for 6 story mixed-use office building

HEARTLINE 6)

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



