



for **LEASE**

THE PINNACLE
PAVILION BUILDING
1210 NW 10th Ave.

Part of the SKB Pearl District retail portfolio

SKB

the SPACE

The Pavilion at The Pinnacle – an iconic glass structure at the foot of a 176-unit condominium tower. The building's most striking architectural features are an illuminated glass elevator tower and a pedestrian walk way through the courtyard of the building and under the North wing. The Pavilion building stands on the corner of NW 10th and Northrup, right on the streetcar line and adjacent to the calm green space of Tanner Springs Park and bustling, dog and kid friendly Fields Park.



- 4,410 square feet – *space can be divided*
- Call for rates
- Outdoor seating space
- Large window walls that completely open, letting the outside in
- High ceilings with glass transoms
- Directly on the Portland Streetcar line
- Adjacent to Tanner Springs Park, Fields Park and The Cosmopolitan
- Signature freestanding building
- Great signage/branding opportunity



the PEARL



GREEN

With the adjacent Tanner Springs Park and the new 3-acre Fields Park, the Pavilion is surrounded by urban greenery.



GO BY STREETCAR

The Portland Streetcar connects over 10,000 homes within two blocks of the line in the Pearl. Since its inception in 2001, ridership has been six times the original estimate.



LIVE/WORK

Unlike many other urban locales, the Pearl has fused livability with workability. Many residents spend their time among the eclectic mix of shops, galleries and restaurants.



AREA features

Dining & Cafes

- Lovejoy Bakers
- Via Delizia
- Sinju
- Piazza Italia
- Irving St. Kitchen
- Pizzicato Pizza
- The Old Portland

- Daily Cafe
- Cool Moon Ice Cream
- Starbucks
- Hairy Lobster
- Bridgeport Brewing
- Can Font
- Ovation

Shopping

- Posh Baby
- REI
- Lizard Lounge
- Filson
- Hive
- Oblation

- Alchemy Jeweler
- Sammy's Flowers
- Keen Footwear
- Hanna Andersson
- ecru Modern Stationer
- Perch Furniture

Services

- Safeway
- 24-Hour Fitness
- L.A. Fitness
- Barre 3
- Therapedia
- Adore Day Spa

- Pearl Animal Hospital
- Banking: Chase, U.S. Bank, Umpqua, Wells Fargo, Columbia, Albina Bank
- The Cosmopolitan
- Block 17 Apartments

★ The Pinnacle Pavilion

ADJACENT sites

- *Redevelopment of the entire 32-acre Broadway Corridor, including the US Post Office*
NOW – 2024

- *9North – 180,000 SF office space*
FALL 2018
- *Marriott Residence Inn*
OPEN

the NEIGHBORHOOD

The Pearl District, a once-industrial neighborhood, rapidly transformed into one of the city's most expensive neighborhoods. There are approximately **26,742** existing and planned residential units in the Pearl District, with that follows grocery, service, boutique retail stores, big box retail, restaurant, bars, and coffee shops.

NOTABLE ACTIVITY

- **Pearl West** – 9 floor, 155K SF office building
- **Field Office** – Ampere Computing is taking 20K SF of Field Office's West Building (part of 300K SF of office/retail)
- **The Heartline** – Vacasa to move to 61K SF off NW 13th Ave. in summer 2018 (also incl. 200+ residential units)
- **9North** – 7 floors of creative office space over ground floor retail and structured parking (expected completion 2018)
- **Broadway Corridor** – complete redevelopment, incl. the US Post Office, as part of the new, updated [Central City 2035 Plan](#)

	1 MILE	3 MILES
POPULATION	31,131	176,940
MEDIAN AGE	38.58	37.42
HOUSEHOLDS	20,088	91,073
AVERAGE HH INCOME	\$64,611	\$79,916



98 WALK



97 BIKE



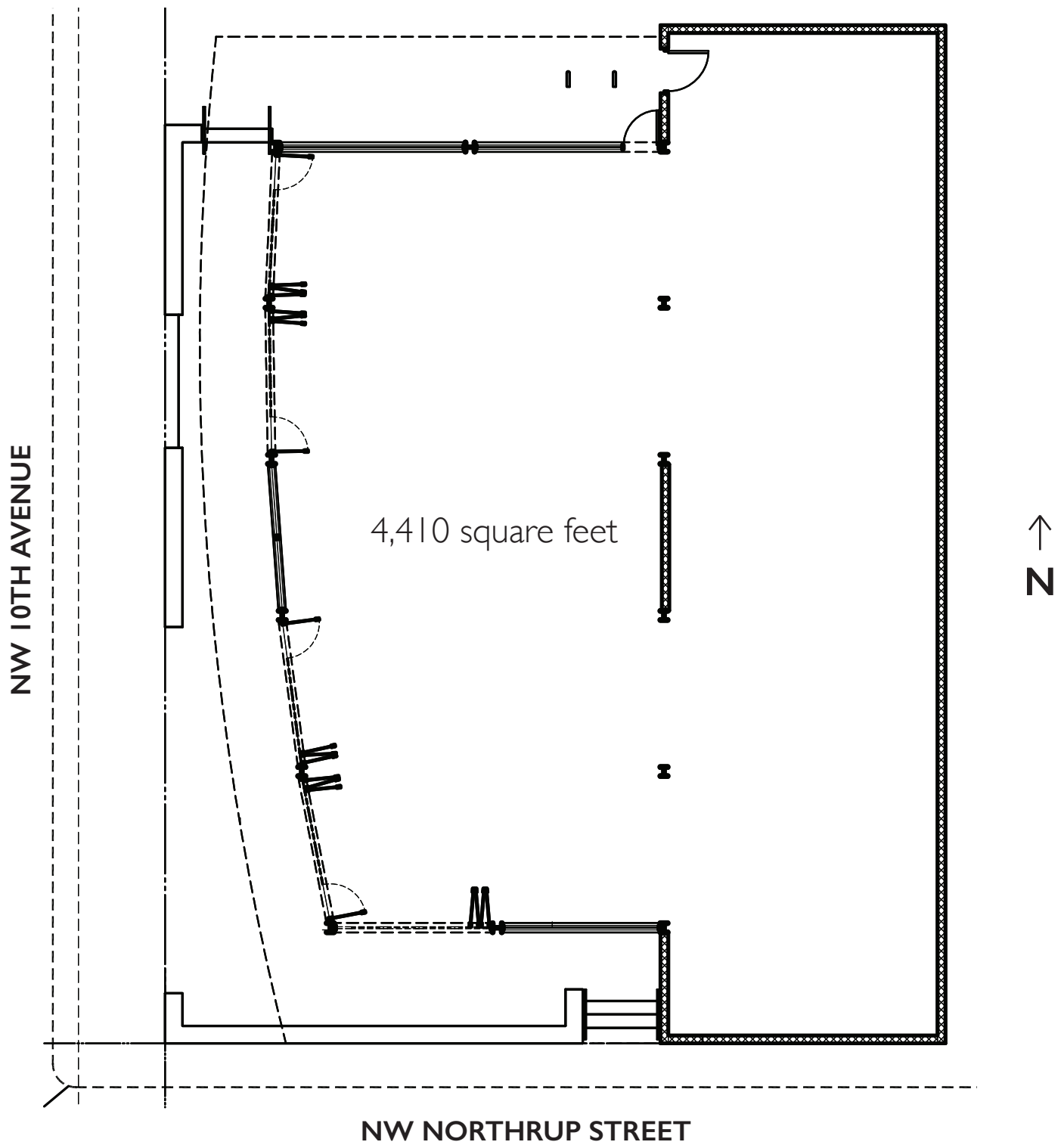
90 RIDE



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floor PLAN



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