



FOR SALE / LEASE

STREETCAR LOFTS

1030 NW 12th Ave. #242

1,113 SF

\$549,000 | \$24 PSF + NNN

COMMERCIAL CONDO

LIVE / WORK SPACE

debbie | real
thomas | estate

TROZELL BENWARE | 971.506.3480
trozell@debbiethomas.com

 **LIVING ROOM REALTY**

MARISSA SAINZ | 512.736.6111
marissa@pearldp.com

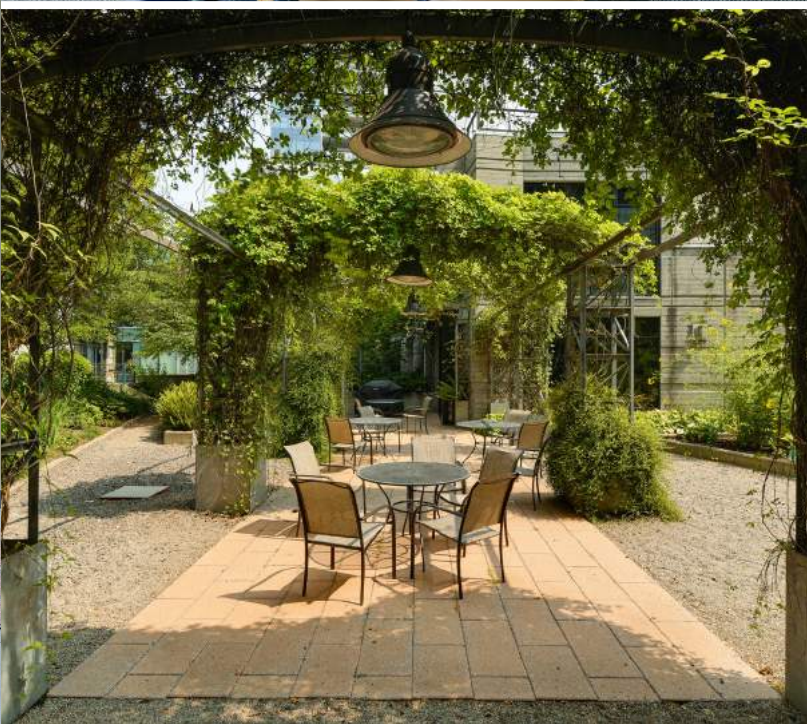
the **SPACE**

Commercial Condo – Live/Work Space



Premier Pearl District location live/work unit currently used as an office space. Corner unit with two levels and large windows with lots of natural light. Access to each level from common hallway. Efficient kitchen area and large bathroom. One convenient parking space with separate storage unit. This is truly for the live/work owner or office owner. Enjoy access to on-site gym, courtyard and community room. Close to Streetcar and the best of the Pearl.

- Built in conference room
- 1 private office
- 2 levels
- 1 ADA restroom
- Kitchenette
- Ample natural light
- 1 dedicated parking space
- Balcony
- HOA fee: \$507
- Property taxes 2017/18: \$8,358



the NEIGHBORHOOD



GREEN

With adjacent Tanner Springs Park and the new 3-acre Fields Park, the unit is close 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 Streetcar Lofts*

DEBBIE THOMAS REAL ESTATE
Your Urban Real Estate Resource

503.226.2141
debbiethomas.com

402 NW 13th Ave.
Portland, OR 97209