

debbie
thomas | real
estate

FOR SALE

OFFICE | RETAIL

FLANDERS STREET LOFTS

412-418 NW 8th Ave.

call for pricing

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412

THE SPACE

LOCATION | 412 - 418 NW 8TH AVENUE

DELIVERY | AVAILABLE NOW

USES | OFFICE, RETAIL

ZONING | CX

SQ. FT. | 4,884 SF COMBINED

Unit 101 (412 NW 8th Ave) 3,250 SF

Unit 102 (418 NW 8th Ave) 1,634 SF

2 COMMERCIAL CONDOMINIUM UNITS

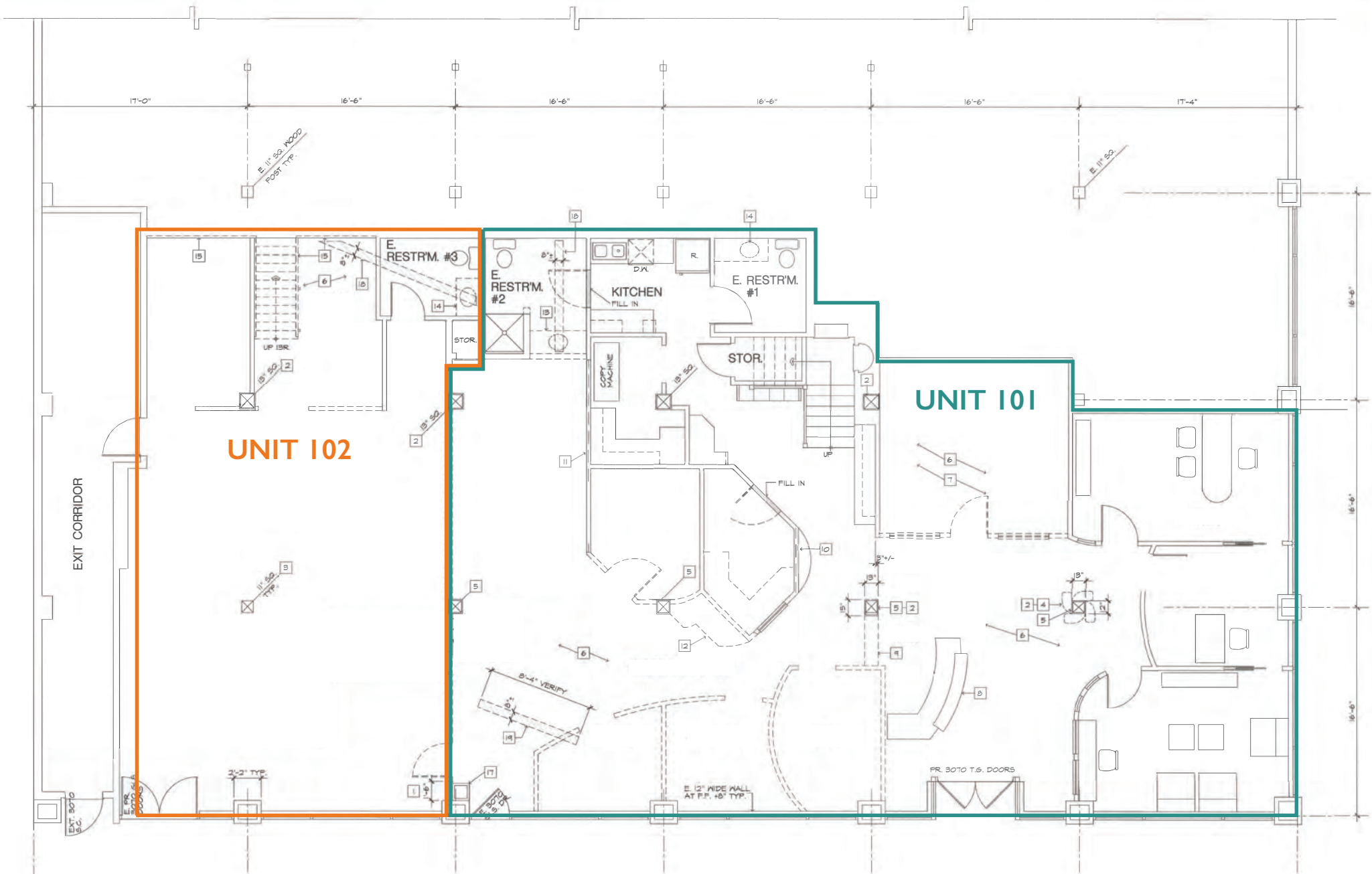
4,800 SF ground floor office or retail in the Pearl District. Located across the street from the North Park Blocks, host to public and private events, including Portland International Beerfest & Art in the Pearl. This area has seen an increase of large creative office spaces, hotels & high-end condominiums.

ABOUT THE SPACES

- Spacious with a good ratio of private and open space
- Could be opened up further for retail use/open work space
- 3 restrooms total with 1 shower
- Storage spaces throughout
- 1 full kitchen and 1 kitchenette
- Tall 15' ceilings with floor to ceiling windows facing west towards the Park Blocks
- 3 secure entrances
- Mezzanine in both units for storage or breakout space



FLOOR PLAN



PEARL DISTRICT



PEARL DISTRICT GROWTH

The Pearl District, originally an industrial neighborhood, has transformed into one of the city's most expensive areas. There are approximately **26,742** existing and planned residential units in the Pearl. As part of the Central City Plan 2035, a redevelopment of the entire 32-acre **Broadway Corridor**, including the US Post Office, is planned.



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