



# FOR LEASE

## THE LEXIS

1135 NW 9th Avenue, #270

3,285 RSF | \$35 PSF + NNN

**GROUND FLOOR RETAIL, OFFICE**

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# the SPACE



Great opportunity to lease second generation retail / office space in the Pearl District. 3,285 square feet ground floor retail located below 139 condominium units at the Lexis.



# the SPACE



This commercial space is ideally situated across the street from Tanner Springs Park and around the the corner from The Residence Inn which houses 223 guest rooms and Lot Four Urban Eatery. Also neighboring Tanner Point, a new office building that will offer 167,000 square feet of office space, along with retail at the ground floor. Directly on the street car line with a great opportunity for signage.

- Floor to ceiling windows
- 3 private offices / conference room
- Breakroom with kitchenette
- Great lighting and finishes
- Good mix of open / private space
- Opportunity for signage





# the PEARL DISTRICT



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, restaurants, bars, and coffee shops.



## 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.



# the DEMOGRAPHICS



Walker's Paradise



Excellent Transit



Biker's Paradise



## nearby businesses

TEA BAR NW



DAILY CAFE



RESIDENCE INN BY MARIOTT



BARRE3



PEARL ANIMAL HOSPITAL



SISTERS COFFEE COMPANY



ADORE DAY SPA



OLIVE OR TWIST



HAY



# EXPLORE THE AREA



## SHOP

New Seasons  
Prana  
Sloan Boutique  
Betsy & Iya  
Blush Beauty Bar  
Three Monkeys  
Fetch Eyewear  
MAC Cosmetics  
Ether  
Tender Loving Empire  
Lucky Brand  
New Renaissance  
Manor Fine Ware  
Whole Foods

## EAT

Life of Pie  
Pine State Biscuits  
St. Honore Bakery  
St. Jacks  
Salt & Straw  
BlueStar Donuts  
Pok Pok  
Moberi  
Ataula  
Bamboo Sushi  
Kenny&Zukes  
Fish Sauce  
Papa Haydn  
Boke Bowl

## PLAY

Forest Park  
Leif Erickson  
Wallace Park  
Wallace dog park  
Core Power Yoga  
Orange Theory Fitness  
Planet Granite  
MudPuddles Toys & Books  
Fleet Feet PDX  
Voicebox Karaoke  
Couch Park  
Cinema 21

## RELAX

DragonTree  
Kiva Cafe & Spa  
Belini's Day Spa  
BioLounge  
The Float Shoppe  
Kelsall Chiropractic  
Midas Nail Spa  
Linden Tree Massage  
Relaxation Room  
Paramount Salon  
Root Whole Body NW  
Inn at Northrup Station



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