

### FOR LEASE

THE LEXIS

1135 NW 9th Avenue, #270

3,285 RSF | \$35 PSF + NNN

**GROUND FLOOR RETAIL, OFFICE** 

**TAMER RIAD** | 503.407.4328

tamer@debbiethomas.com

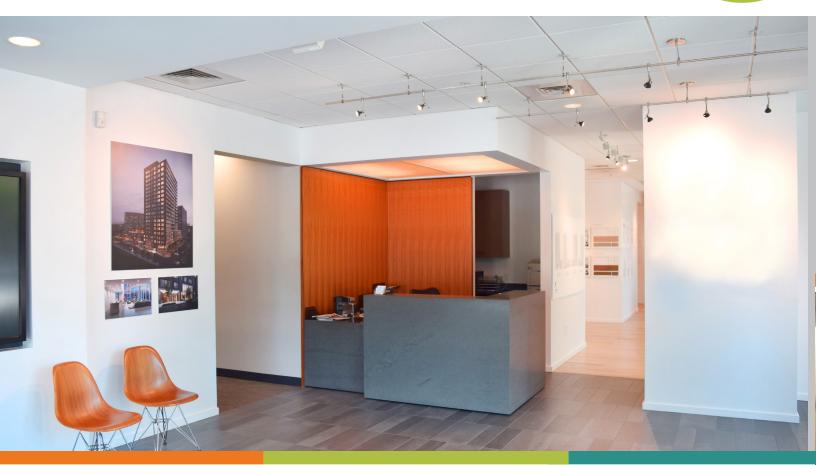
**DEBBIE THOMAS** | 503.226.2141

deb@debbiethomas.com

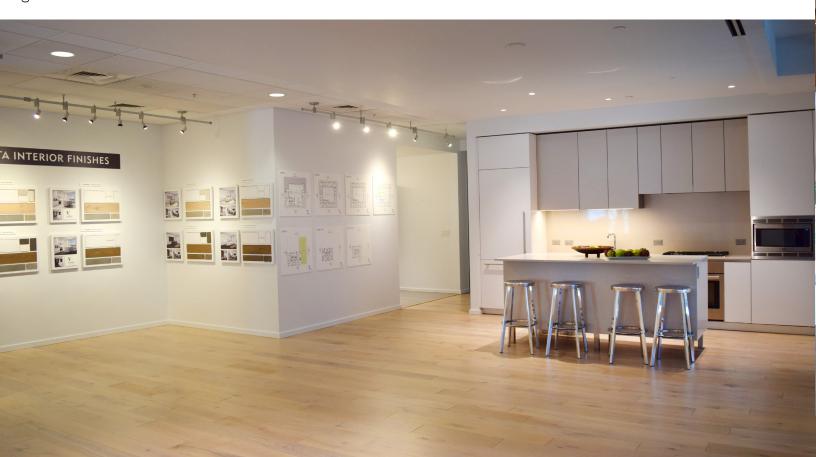


# the **SPACE**





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

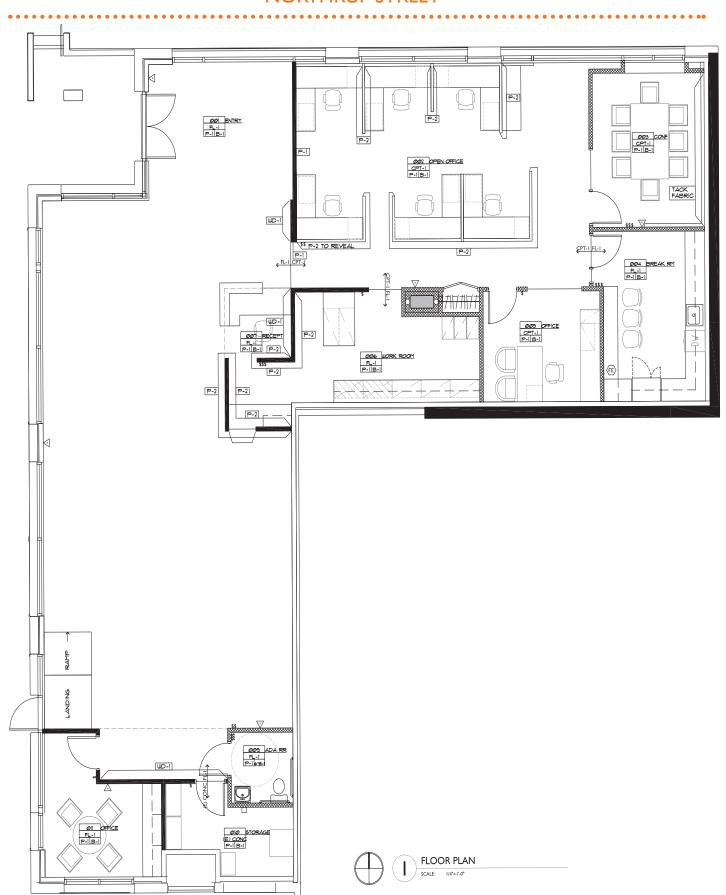
- Great lighting and finishes
- Good mix of open / private space
- Opportunity for signage



## the **PLAN**



#### **NORTHRUP STREET**



## 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.



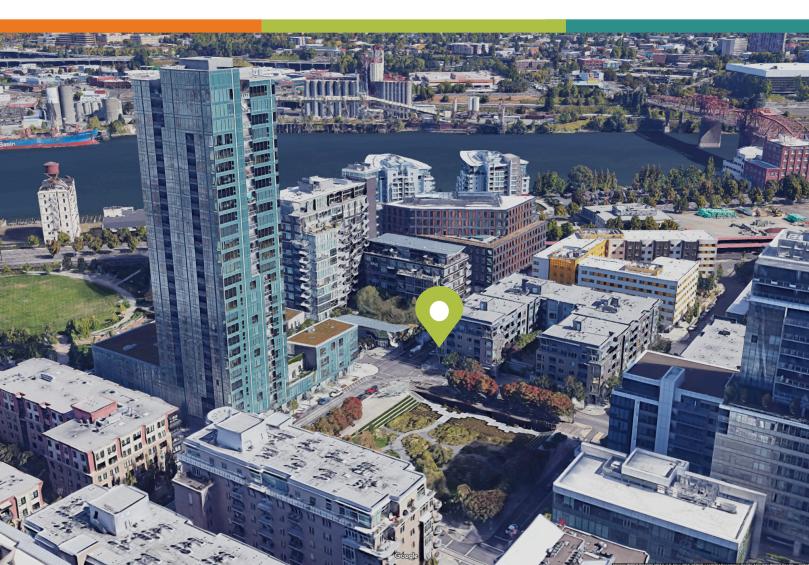
#### **GO BY STREETCAR**

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







**OLIVE ORTWIST** 





## **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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