

#### FOR LEASE TANNER POINT 1250 NW 9TH AVENUE 1,062 - 4,698 SF | Call for Rates GROUND FLOOR RETAIL

TAMER RIAD | 503.407.4328 tamer@debbiethomas.com

ELLIOT BACHAUMARD | 203.500.7599 elliot@debbiethomas.com





# THE SPACE



LOCATION | 1250 NW 9th Avenue

**DELIVERY** | Available Immediately

USES | Ground Floor Retail / Restaurant / Office

**SF | 1,062 - 4,698** 

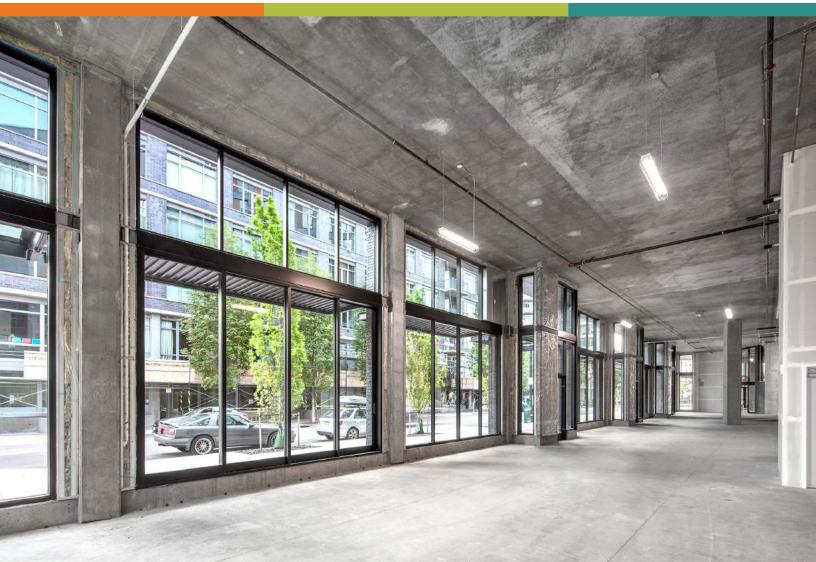
PRICING | \$28 PSF + NNN

ZONING | EX



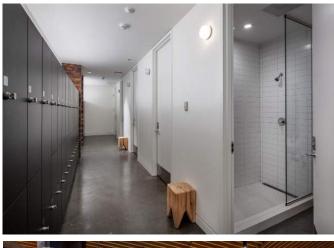
This retail space on the ground floor is ideal for innovative retailers and creative professionals looking to be in the heart of the Pearl District. Above the space are 7 floors, and 91,000 square feet of multi-functional creative office space.

Situated across the street from Tanner Point is the Residence Inn by Marriott, which houses 223 guest rooms. Just east are Tanner Springs Park and The Fields Park, as well as an abundance of the Pearl's best dining, boutiques, entertainment, fitness facilities, and more!



# THE AMENITIES











#### COMMON AREA RESTROOMS & LOCKERS

The retail spaces at Tanner Point have existing common area restrooms on the ground floor, dedicated to the retail tenant.

#### LOBBY AND COMMUNAL SPACE

Direct interior access to the retail spaces from the lobby will build a fantastic community and routine for Tanner Point's office tenants.

#### **BIKE LOCKERS**

Tanner Point understands that Portland is a bike friendly city, and has provided the tenants with an expansive locker room, secure bicycle parking and repair station easily accessible from the street.

#### **ON-SITE PARKING**

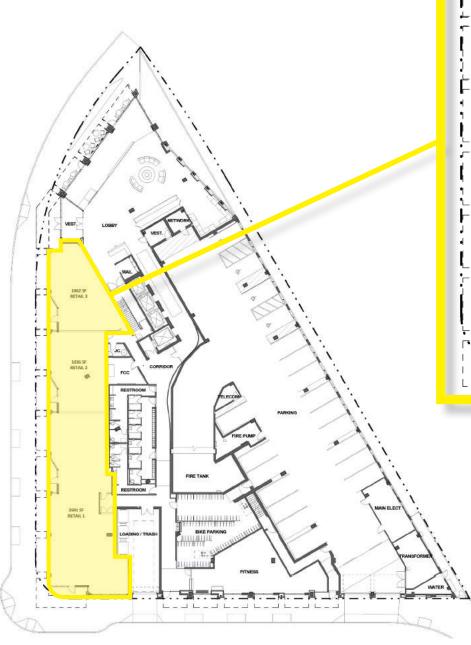
Off-street parking will be available to Tanner Point tenants.

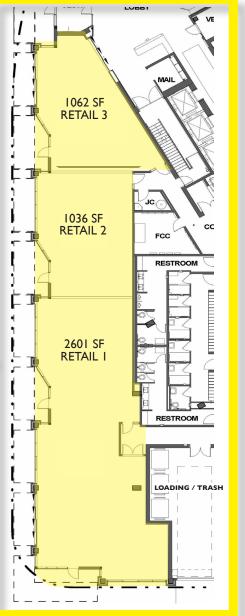
#### **FLOOR PLAN**



**OPPORTUNITY FOR:** 

- Outdoor heated seating
- Multiple signage opportunities
- Floor-to-ceiling window visibility
- Street parking directly in front
- Type I hood access and grease trap





#### SEEKING:

- Bar
- Restaurant
- Taproom
- Café
- Coffee shop
- Fitness user

# **EXPLORE THE PEARL**



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.

### DEMOGRAPHICS





### **EXPLORE THE PEARL**



### 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

homas estate

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



#### ELLIOT BACHAUMARD

503.226.2141 elliot@debbiethomas.com

#### TAMER RIAD

503.226.2141 tamer@debbiethomas.com

#### DEBBIE THOMAS REAL ESTATE Your Urban Real Estate Resource

503.226.2141 debbiethomas.com



402 NW 13th Ave Portland, OR 97209