



RETAIL/RESTAURANT OPPORTUNITIES AT 11W



Heart Coffee located across the street from 11W

Next. Level. Retail.

THE CITY'S NEW INTERSECTION.

11W is located at the very epicenter of Downtown Portland's West End neighborhood, home to some of the city's most acclaimed dining and shopping. 11W offers a dynamic mix of office space, luxury residences and retail, as well as reserved & public underground parking, bringing 24/7 activation to one of Portland's most sought-after addresses. Featuring world-class design by the renowned architecture firm ZGF, every inch of 11W has been studied and optimized, from its sophisticated air filtration systems to its customized Japanese steel exterior and large plate German glass. 11W's retail storefronts feature sliding glass panels, providing tenants and their customers seamless indoor/outdoor connectivity.

Highlights

AT A GLANCE

- Up to 7 ground floor retail spaces
- Located in private West End cleaning and security district
- Retail spaces from ~797 sq ft up to ~4,922 combinable sq ft
- Ceiling heights up to 24' 8 1/2"
- 7,470 total sq ft available
- Ability to combine adjacent spaces
- Operable windows/glass sliders
- Subterranean in-building parking available for customers and employees
- 24/7 onsite security and patrols
- Targeting LEED Platinum
- Available early 2023

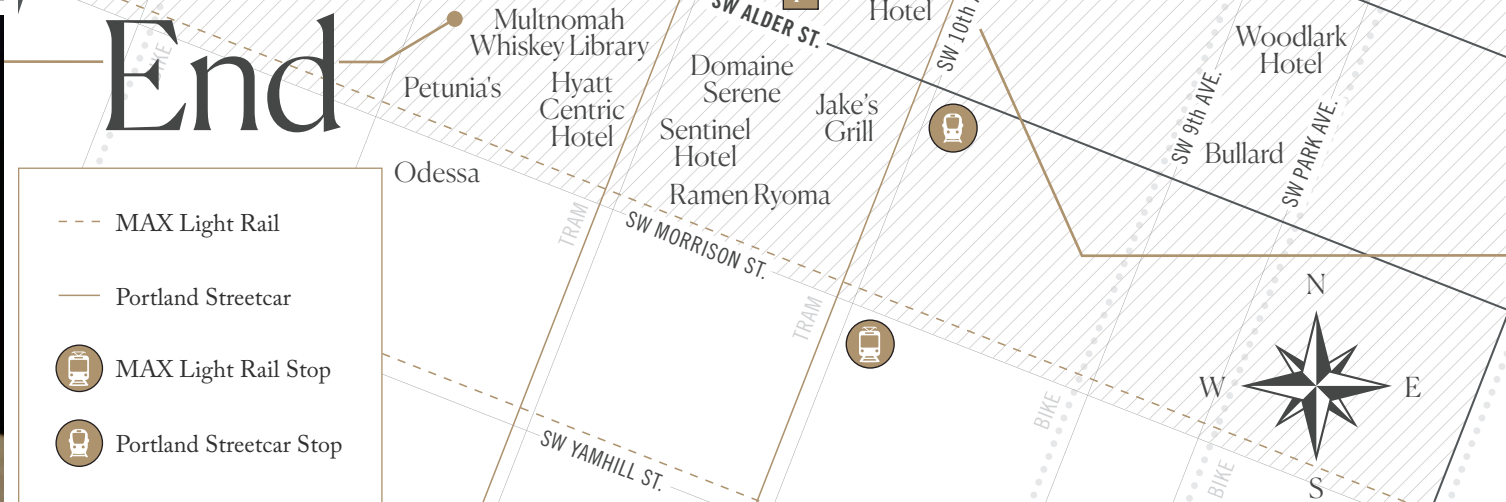
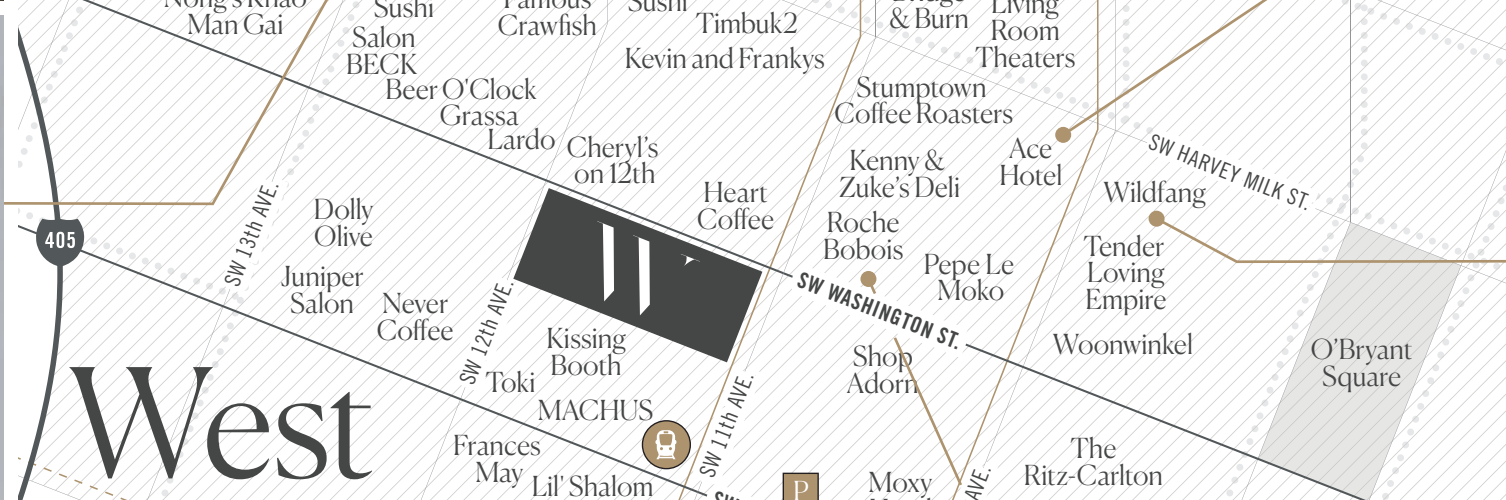
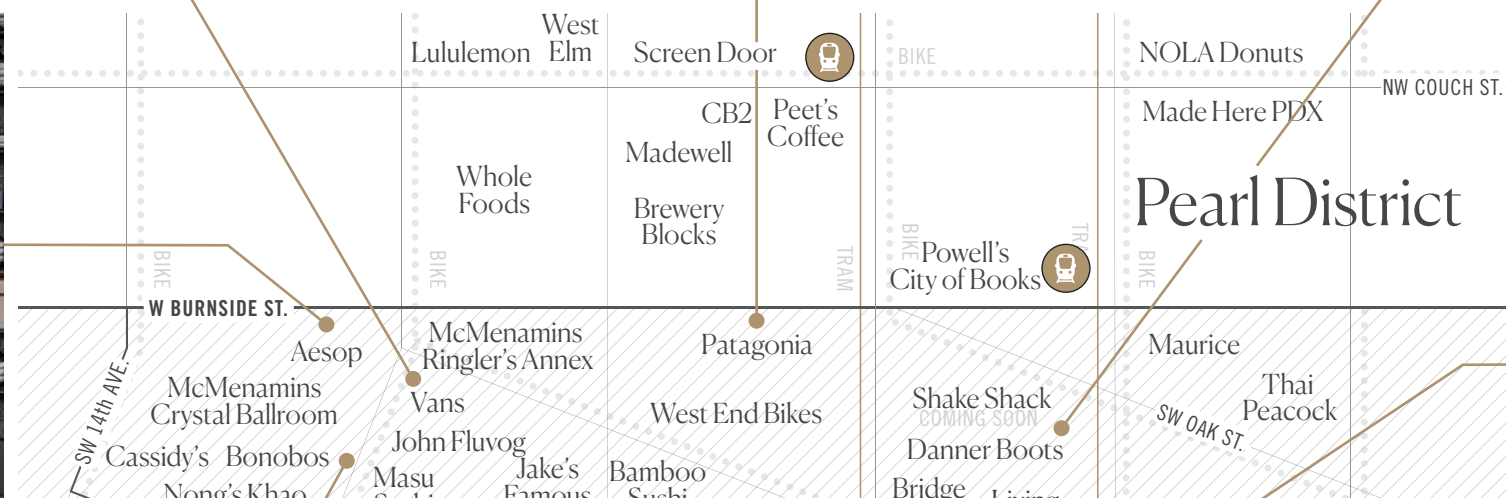




The City.



At Your Door.





WEST END

Justin Machus

01

A stylized, handwritten signature in black ink, appearing to read 'Justin Machus'.

Owner
MACHUS

“Our new store location in the West End of downtown has been a complete game-changer for my business. The walking traffic, tourists and general energy of Portland is back and thriving. And it’s only going to get better with all of the new buildings, hotels and restaurants being introduced in the coming months. I just wish we had made this move sooner.”



RETAIL SPACE

1A ~1,235 SqFt

HIGHLIGHTS

- Ceiling height of 17' 3 3/4"
- Dedicated retail entry
- Combinable with 1B, 1C & 1D

RETAIL SPACE

1B ~1,309 SqFt

HIGHLIGHTS

- Ceiling height of 19' 3/8"
- Dedicated retail entry
- Combinable with 1A, 1C & 1D

RETAIL SPACE

1C ~1,581 SqFt

HIGHLIGHTS

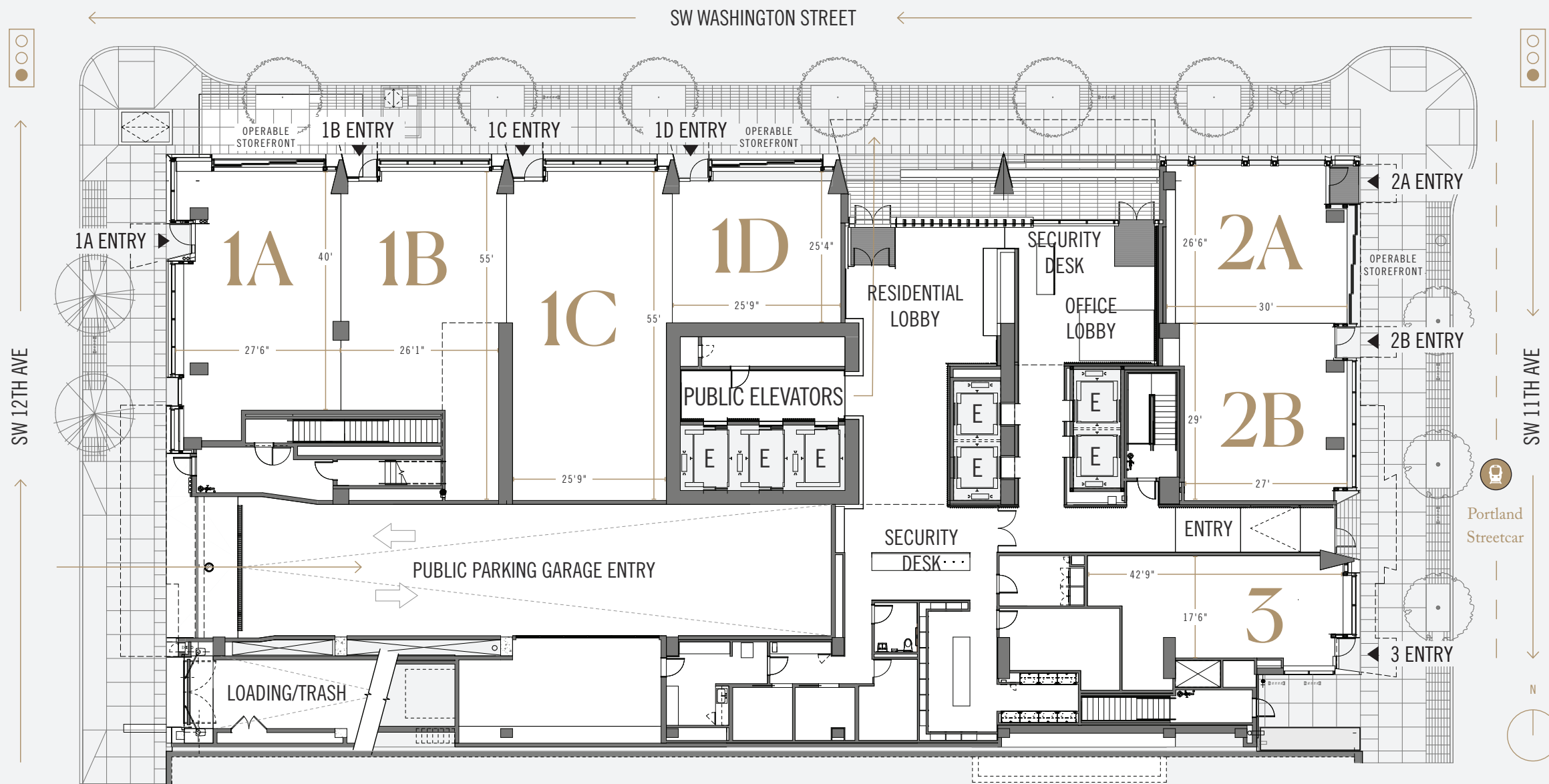
- Ceiling height of 19' 10 3/8"
- Dedicated retail entry
- Combinable with 1A, 1B & 1D

RETAIL SPACE

1D ~797 SqFt

HIGHLIGHTS

- Ceiling height of 20' 8 1/4"
- Dedicated retail entry
- Combinable with 1A, 1B & 1C



RETAIL SPACE

2A ~861 SqFt

HIGHLIGHTS

- Ceiling height of 24' 8 1/2"
- Dedicated retail entry
- Combinable with 2B

RETAIL SPACE

2B ~876 SqFt

HIGHLIGHTS

- Ceiling height of 24' 2 7/8"
- Dedicated retail entry
- Combinable with 2A

RETAIL SPACE

3 ~811 SqFt

HIGHLIGHTS

- Ceiling height of 10' 2 1/4"
- Dedicated retail entry

7 Ground Floor Retail Spaces Available For Lease



Adjacent Portland Streetcar Stop, Convenient Street Parking and Public Customer Parking Onsite

There's no better location to take advantage of Portland's incredibly connected and convenient transit system.



Premium Location With Flexible Floor Plans

11W offers an incredible street presence in one of the most central and walkable locations, combined with flexible plans that allow you to tailor your retail space.

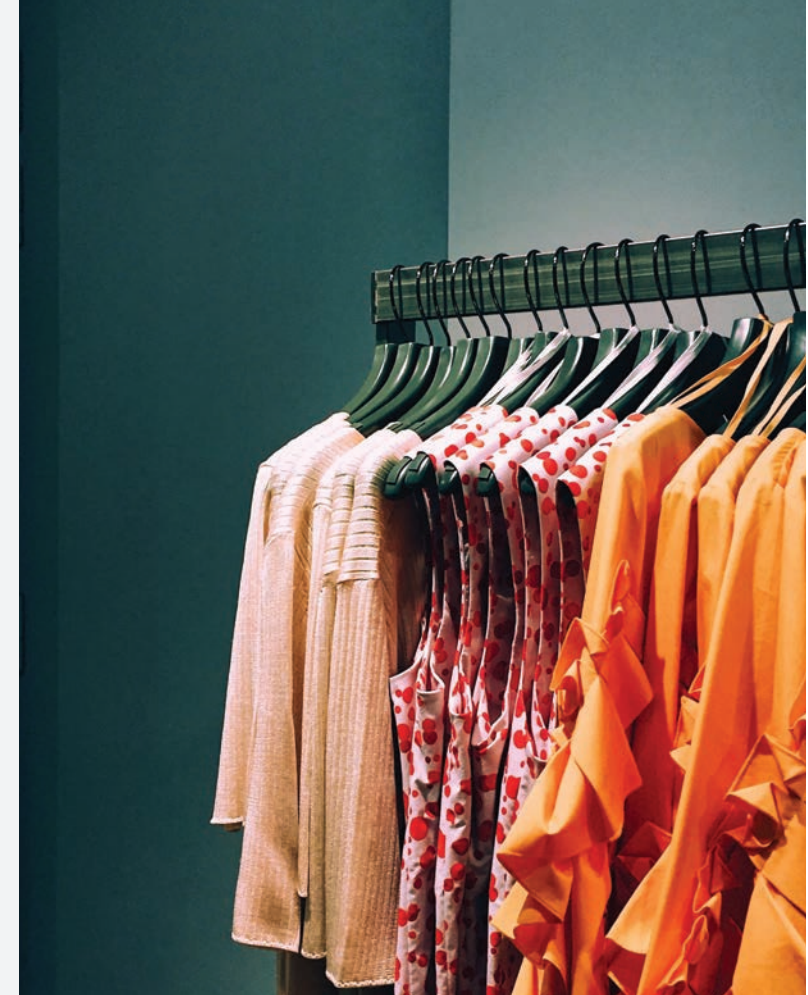
Annual Retail Expenditures \$856.88M (1 mile radius)

This is the heart of the city's best retail, cafes and local destinations for before, during, and after-work.



Sales Tax-free Shopping Environment

Oregon's zero sales tax makes for a uniquely favorable retail and business sales environment.





FRANCES MAY

Pamela Baker-Miller

02

Owner / Creative Director

FRANCES MAY

“The West End is a place where ingenuity, innovation, and entrepreneurship thrive. Over the last 14 years, we have seen this neighborhood bloom to become the center of a rich food scene, a mecca for artists, and home to some of the best retail that rivals any city in the world. Frances May is proud to be a part of such a unique community.”



RETAIL SPACE FOR LEASE

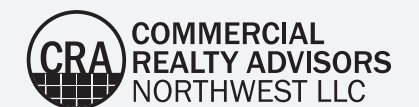
Delivering Early 2023



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