



# PEARL WEST RETAIL

FOR LEASE | 1455 NW IRVING STREET | PORTLAND, OR

 **Kidder  
Mathews**

 **COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC**

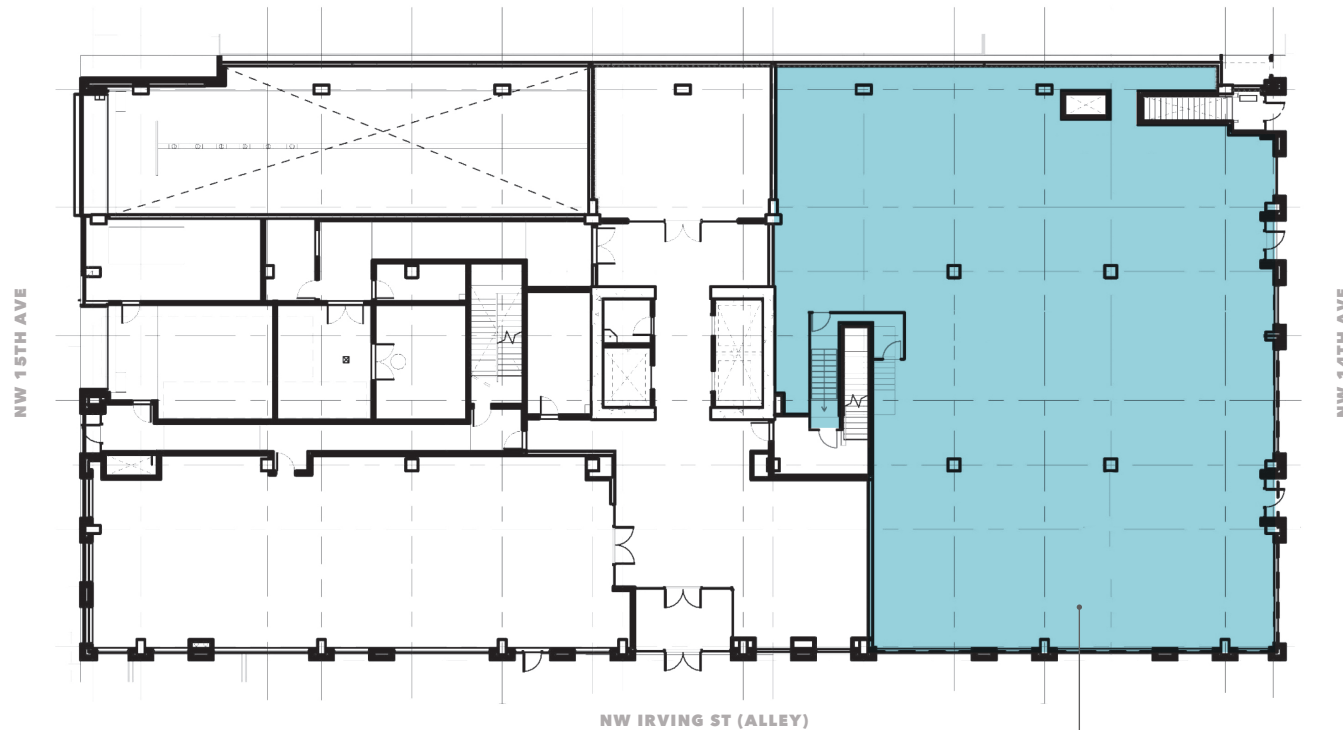


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1455 NW IRVING STREET, PORTLAND, OR

## Single Tenant Demising Plan



CAN PROVIDE UP TO 8,267 SF OF CONTIGUOUS SPACE ON 14TH AVENUE

8,267 RSF  
AVAILABLE

**PEARL WEST** can offer up to 8,267 RSF of street level commercial space. Building attributes include 18'-22' slab to slab ceiling heights, full height plate glass windows, access to outdoor space, a modern bike storage facility and tenant shower and locker rooms

**GROUND FLOOR** commercial space can be demised to 2,500 RSF, a total of 8,267 RSF available

**PEARL WEST** office tower is 90% leased and notable office tenants include Wacom Technology, Zoom, Howard S. Wright, Regus, First American Title and Farmers Group Insurance

**LEASE RATE** \$29.00/RSF NNN

**NNN RATE** ±\$8.25/RSF

**CARYL BROWN**

Kidder Mathews

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**SARA DALEY**

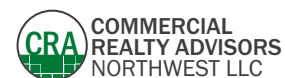
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## Multi-Tenant Demising Plan Example



**3,085 RSF**

**NORTH SUITE**

**2,500 RSF**

**MIDDLE SUITE**

**2,711 RSF**

**SOUTH SUITE**

**8,267 RSF**

**TOTAL AVAILABLE**

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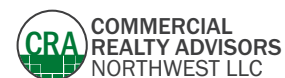
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**km** Kidder Mathews