



PEARL WEST

RETAIL FOR LEASE

1455 NW IRVING STREET
PORTLAND, OR

Pearl West is a Class A office tower in Portland's Pearl District featuring the finest quality construction and building systems. The property 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.

AVAILABLE SPACE	2,500 RSF – 8,267 RSF
RENTAL RATE	\$29.00/RSF/YR, NNN (NNN = \$8.25/RSF)
TRAFFIC COUNT	NW 14th Ave – 9,607 ADT (18)
COMMENTS	

- LEED Gold Certified Building.
- Pearl West office tower is 90% leased and notable office tenants include Wacom Technology, Zoom+Care, Howard S. Wright, Regus, First American Title and Farmers Group Insurance.
- Nearby retailers include: REI, 24 Hour Fitness, Irving Street Kitchen, Brix Tavern, 10 Barrel Brewing, Safeway, Design Within Reach, On Deck Sports Bar & Grill, and many more.
- Available now!



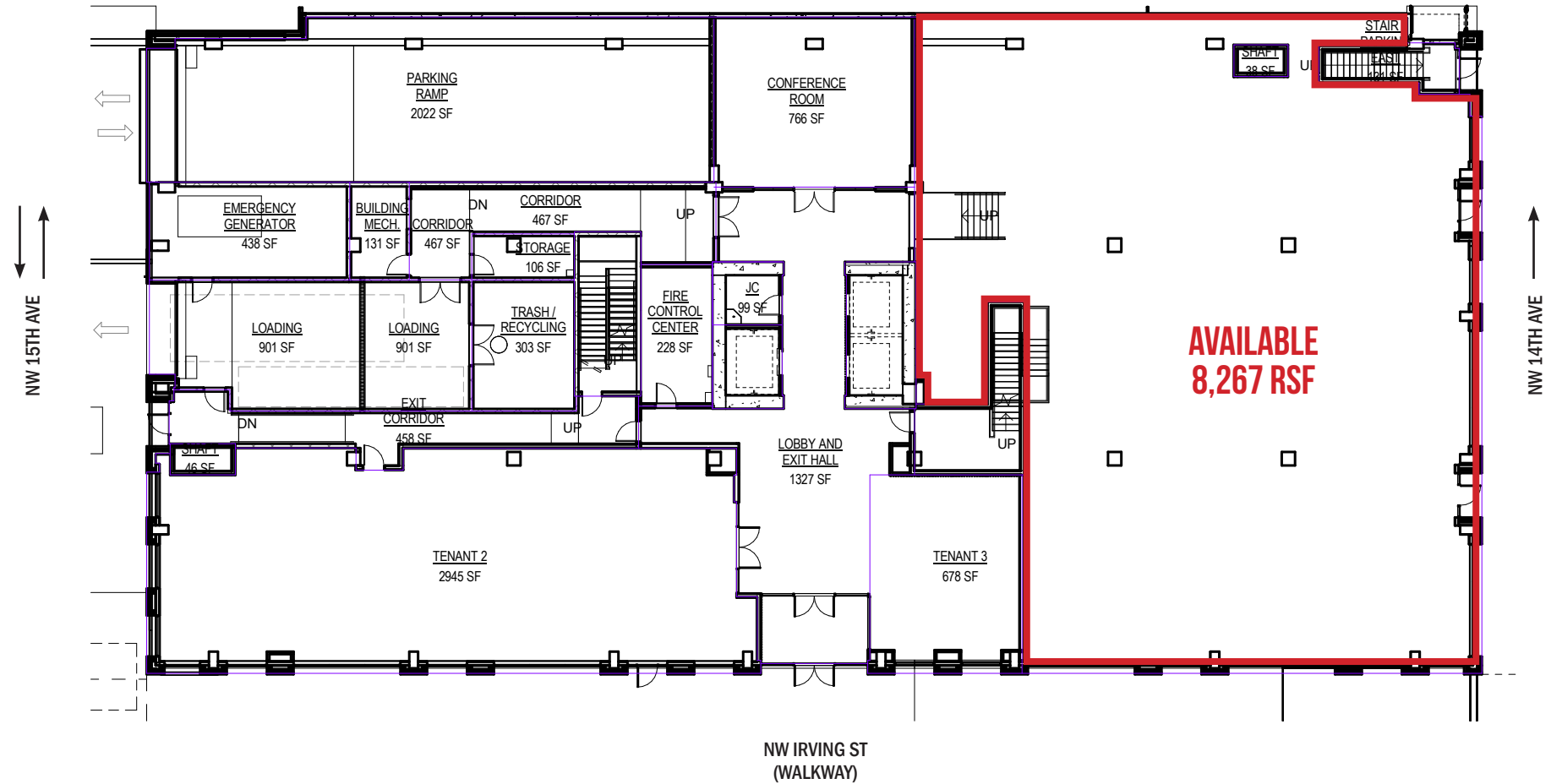
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**COMMERCIAL
INTEGRITY** *nw*
A Real Estate Investment Advisory Company

PEARL WEST RETAIL

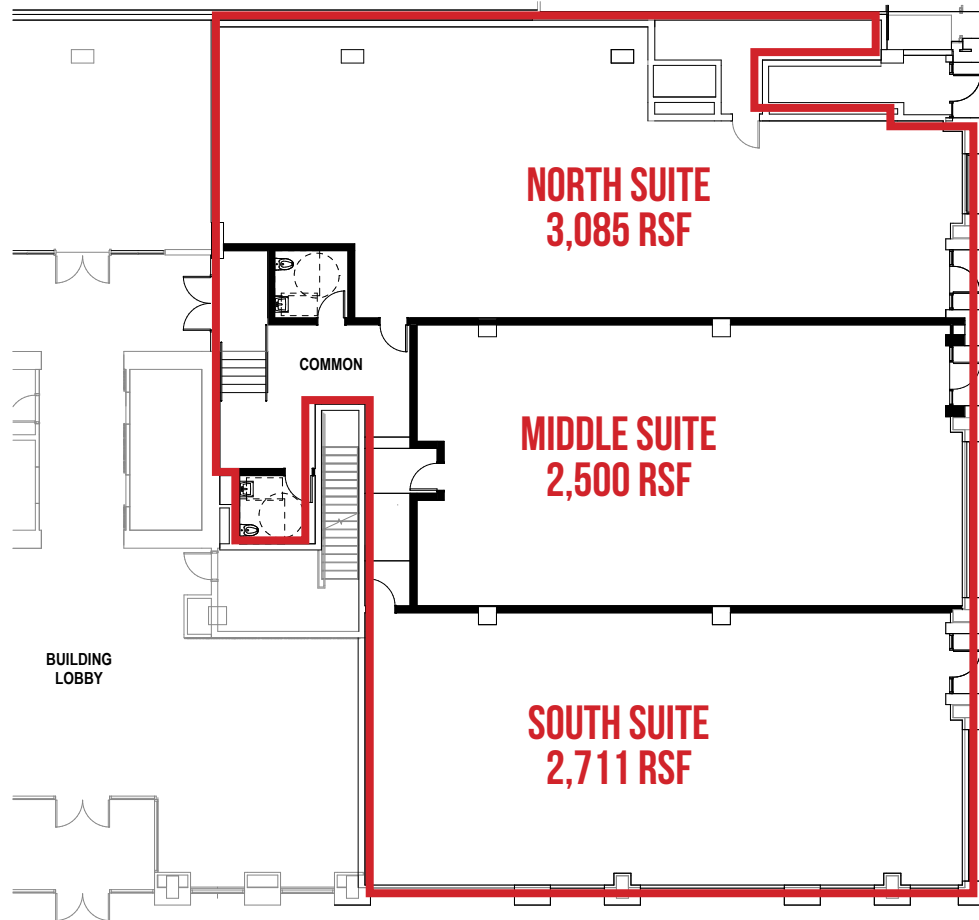
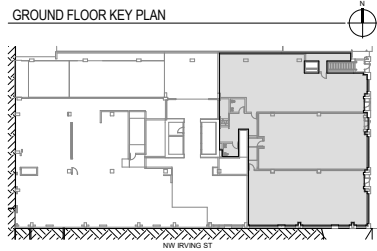
MARKETING PLAN | GROUND FLOOR | SINGLE TENANT DEMISING PLAN



PEARL WEST RETAIL

MARKETING PLAN | GROUND FLOOR (PARTIAL) | THREE TENANT DEMISING PLAN

NW 15TH AVE



NW 14TH AVE



PEARL WEST



**COMMERCIAL
INTEGRITY** nw

CRA COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

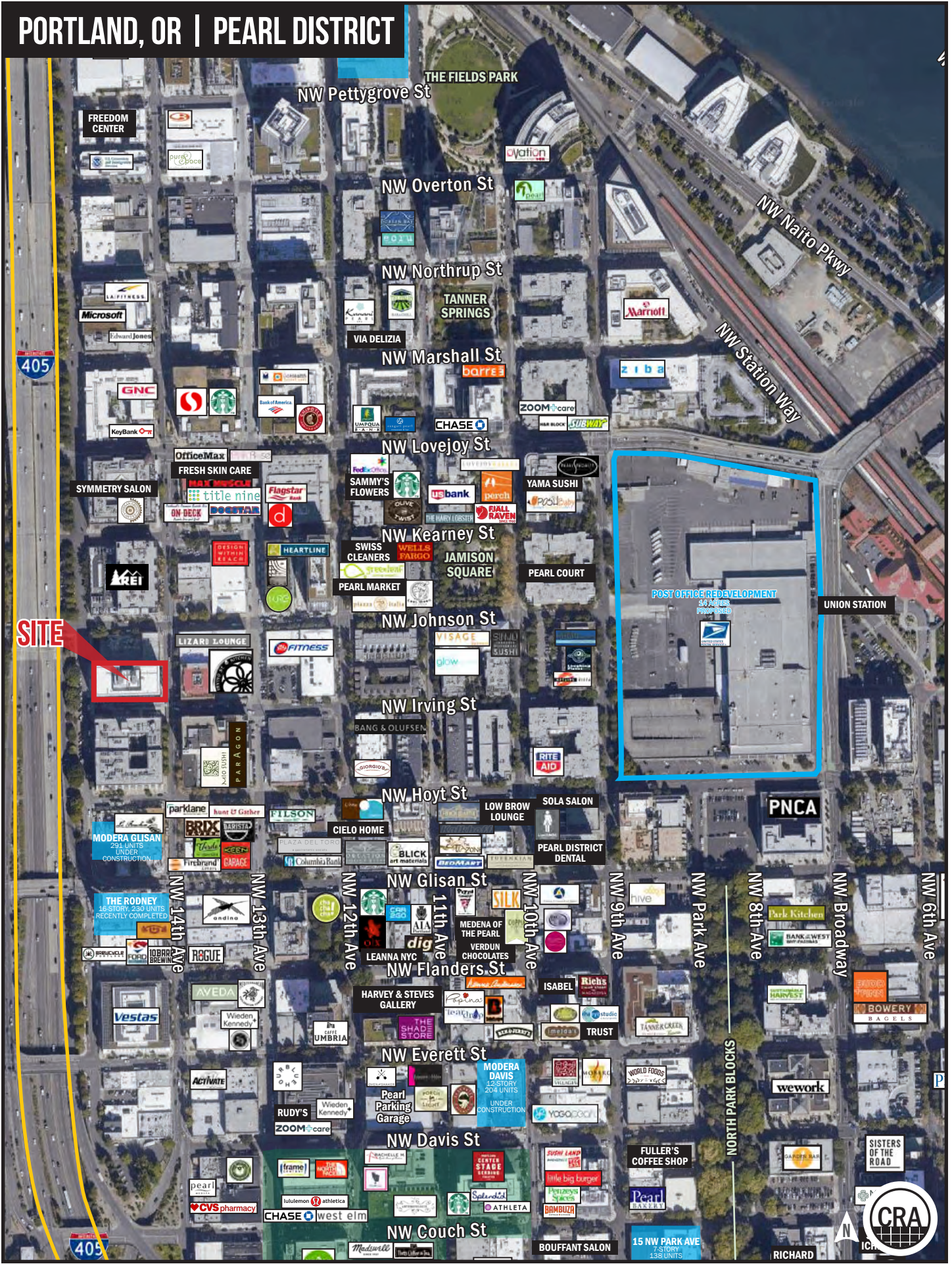
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Estimated Population 2019	43,267	176,751	420,204
Population Forecast 2024	44,452	181,008	429,589
Average HH Income	\$92,566	\$107,575	\$109,598
Employees	101,587	273,386	371,098

Source: Regis - SitesUSA (2019)



PORTLAND, OR | PEARL DISTRICT



SITE



POST OFFICE REDEVELOPMENT
30 Acres Proposed

UNION STATION

