

FOR LEASE

PRIME PEARL DISTRICT  
OPPORTUNITY

1110 NW FLANDERS STREET  
PORTLAND, OR 97209



Apex Real Estate Partners  
415 NW 11<sup>th</sup> Ave, Portland, OR 97209  
503.595.2840 / [www.apexcre.com](http://www.apexcre.com)

Max Schlesinger, Broker  
971.703.4702  
[Max@apexcre.com](mailto:Max@apexcre.com)



# AVAILABLE



SUITE 100: ± 3,000 RSF OFFICE / RETAIL



OPEN LAYOUT WITH BUILT-OUT WORKSPACES & RESTROOM



PRIME STREET FRONTAGE & VISIBILITY



AT GRADE LOADING RIGHT INTO SPACE



GREAT NATURAL LIGHT ON 2 SIDES



SUITE 200: ± 940 RSF OFFICE



GREAT BUILD-OUT WITH KITCHENETTE, MULTIPLE WORKSPACES AND PRIVATE RESTROOM

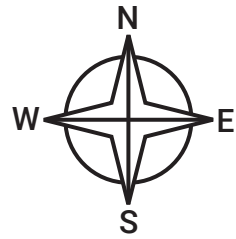
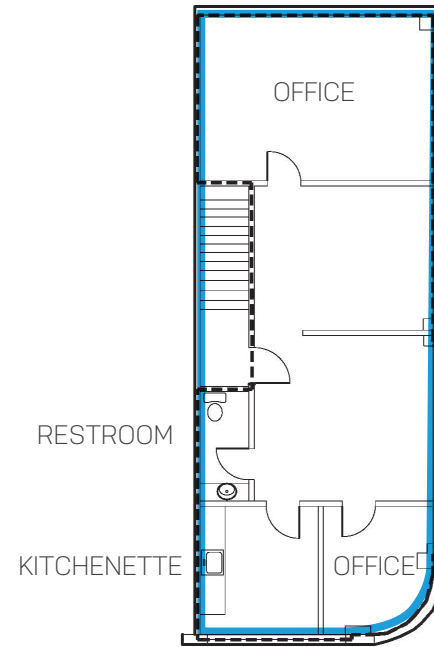


SUITE 201: ± 2,158 RSF OFFICE

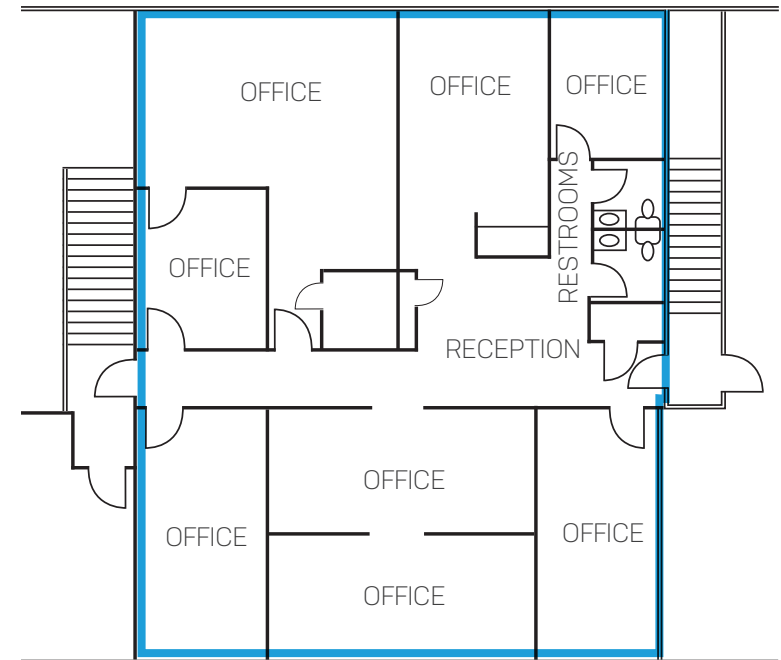


MOVE-IN READY BUILD-OUT WITH MULTIPLE WORKSPACES AND PRIVATE RESTROOMS

## SUITE 200



## SUITE 201



# PROPERTY HIGHLIGHTS



CHARMING ART DECO INSPIRED BUILDING



EXCELLENT SIGNAGE OPPORTUNITY



FLEXIBLE DEAL TERMS



RESERVED, ON-SITE PARKING AVAILABLE



ON-SITE STORAGE AVAILABLE



EXCELLENT PROXIMITY TO RESTAURANTS, BARS,  
ENTERTAINMENT AND SHOPPING



SUITE 100



SUITE 201



SUITE 201



SUITE 100



SECURED PARKING

# EXCELLENT LOCATION PEARL DISTRICT

The map displays the Pearl District with the following transit lines and business logos:

- Transit Lines:**
  - TriMet Bus (Blue lines)
  - Portland Streetcar (Orange line)
  - TriMet MAX (Green line)
- Business Logos:**
  - SuperDeluxe, KURE, PAPI Chulo's, IRVING STREET TAPAS, FUEGO FOOD CARTS, VERDE COCINA, PHO VAN FRESH, Broobee, Arden, nuvrei, Hilton, Hampton Inn, MORA, BREAK BREAD Sandwich Shop, THE STAR, RIVER PIG, BRIX TAVERN, BARISTA, goPoké, andina, MEDITERRANEAN EXPLORATION COMPANY, JANKEN, pink rabbit, BACKWOODS BREWING COMPANY, Starbucks, SIZZLE PIE, Thai peacock, Good's, SHAKE SHACK, the cookie dough café, WHOLE FOODS MARKET, VON EBERT, KHAO SAI Thai Street Food, 10 BARREL BREWING CO., OVEN & SHAKER, DESCHUTES BREWERY, República & Co., BIG Legrowski, HANA SUSHI & IZAKAYA, FARMHOUSE KITCHEN, GRILLO MERO, THE BAKER'S MARK FRESH BAKED SUBS, LIFE OF RILEY, WORLD FOODS, Tear Drop, CAFFÈ UMBRIA, and STARBUCK.
- Inset Image:** A photograph of a modern building with a curved facade and large windows, located at the intersection of NW Irving Street and NW Glisan Street.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.