

LEASE **13<sup>TH</sup> STREET LOFTS**  
239 NW 13<sup>TH</sup> AVENUE, PORTLAND, OR 97209



The [Pearl District Portfolio](#) is a member of the NW Community Conservancy (NWCC), a humanitarian and security initiative improving safety and livability in the Pearl District.



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# 13<sup>TH</sup> STREET LOFTS CREATIVE OFFICE

## AVAILABLE

» Suite 201:	± 1,912 RSF	← \$20.00/RSF, NNN
» Suite 205:	± 1,236 RSF	← \$18.00/RSF, NNN
» Suite 209:	± 588 RSF	
» Suite 214/215:	± 2,753 RSF	
» Suite 305:	± 1,178 RSF	

## HIGHLIGHTS

- » Creative office opportunities
- » Great open floor plans
- » Exposed ceilings, modern lights and hardwood floors
- » Operable windows and abundant natural light
- » Ample on-street parking
- » Just steps away from countless bars, restaurants and shopping
- » TriMet bus line right outside the building and Portland Streetcar stop just 4 blocks away





# SECOND FLOOR



# THIRD FLOOR



## PEARL DISTRICT LOCATION

13<sup>th</sup> Street Lofts is in an excellent location in the heart of Portland's creative Pearl District.

It is situated along the same block as the TriMet bus line and Portland Streetcar. The building is mere steps from Portland's premiere mix of art galleries, restaurants, boutiques and amenities. The Pearl District provides the one of the most vibrant, dynamic and energetic entertainment areas within the City of Portland. It's central location makes it very accessible for employees and clients commuting from all over the Portland area with easy access to surrounding freeways, bridges and mass transit.



### WALK SCORE 99

Walker's Paradise - Daily errands do not require a car



### BIKE SCORE 96

Biker's Paradise - Daily errands can be accomplished on a bike



### TRANSIT SCORE 92

Rider's Paradise - World class public transportation



TRIMET STOP (PARTIAL LIST)

TRIMET BUS

PORTLAND STREETCAR

TRIMET MAX