

Prime Sublease Opportunity in the Pearl District

1325 NW FLANDERS STREET, PORTLAND, OR 97209

Tyler Dean
503.972.7278
tyler@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

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FOR
SUBLEASE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE

1325 NW Flanders Street, Portland, OR 97209



PROPERTY DESCRIPTION

This sublease opportunity in the Pearl District includes 5,000 square feet of creative office space on the ground floor.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	5,000 - 10,000 SF
Building Size:	15,000 SF



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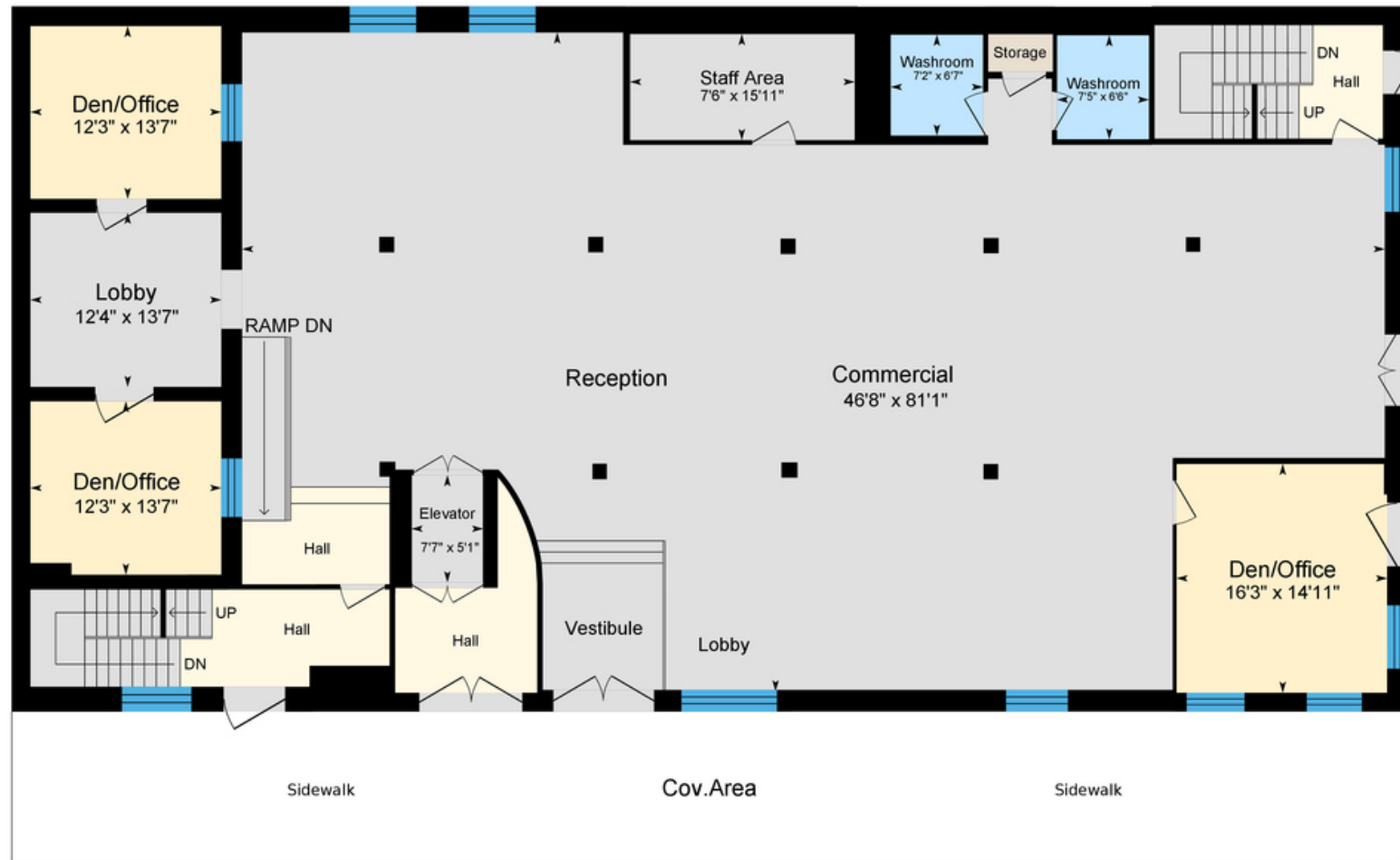
PROPERTY HIGHLIGHTS

- Exposed wood beams & brick walls
- A mix of open plan and private offices
- Loading dock deck
- Master lease expires December 31, 2024

PROPERTY DETAILS

Zoning:	EXD
Year Built:	1911

1325 NW Flanders, Main floor, Portland, OR 97209



Main 4,950 Sq ft (Measured From Exterior)



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DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total population	34,474	73,173	143,232
Median age	36.4	36.2	36.2
Total households	23,181	44,146	77,246
Average HH income	\$52,765	\$63,058	\$68,331
Average house value	\$473,336	\$538,709	\$466,726

LOCATION OVERVIEW

Located in the heart of Portland's Pearl District at the corner of NW 13th & Flanders. Close proximity to Interstate 405, Interstate 5, and Highway 26. Blocks away from Portland Streetcar and MAX lines. Surrounded by local amenities including Portland's brewery blocks, shopping, and numerous restaurants.



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