








NORTH PEARL

• CREATIVE •

WELCOME TO YOUR NEW *Creative* WORKPLACE



Northwest PORTLAND HAS IT ALL

- | | | | |
|---|---|--|--|
|  110
RESTAURANTS |  35
CAFES |  40
BARS |  75
RETAIL STORES |
|  12
GROCERY STORES |  10
HEALTH & FITNESS |  10
HOTELS |  12
PARKS |

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 CAPACITY COMMERCIAL GROUP	STURGEON DEVELOPMENT PARTNERS
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NORTH PEARL

• C R E A T I V E •

Northwest PORTLAND

North Pearl Creative is right in the thick of where people congregate at all times of the day due to its amazing accessibility and nearby amenities. People love community and convenience. Live, work, play is one the most sought after lifestyles for America's up and coming workforce. Located in one of Portland's premier biking areas, North Pearl is within a ten minute bike ride of nearly the entire downtown Portland area as well as Forest Park. If biking isn't your thing then go for a ride on the Portland Streetcar. It pulls up within a block of the building entrance. Fear not, there is plenty of parking for those who have a longer commute.

To put it simply, you're not going to find a more desirable spot to plant your flag and brand your firm. Northwest Portland has a wide range of culinary options for all tastes and budgets, and the bar scene is even more robust. Hotels, boutiques, shopping, parks, eateries, bars - you name it, they're all right here!

Now, all that's missing from this urban wonderland is your business and we have just



YOUR *Creative* BUILDING

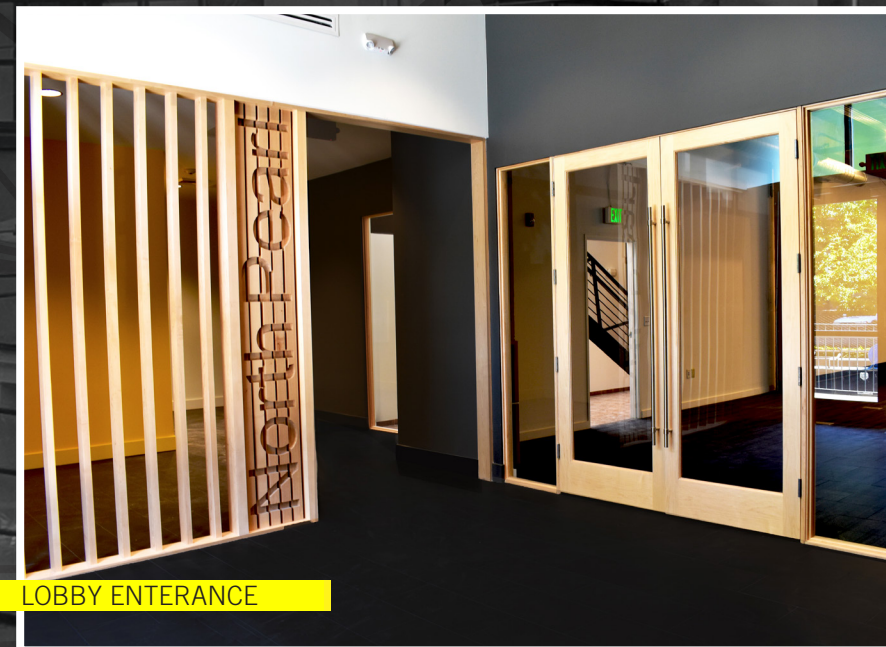
1435 NW NORTHRUP ST.

CAPACITY
COMMERCIAL GROUP

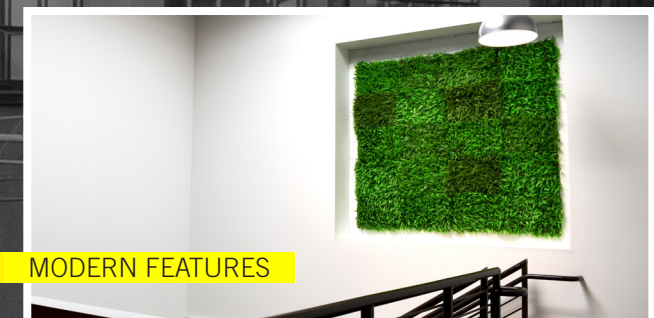
STURGEON
DEVELOPMENT PARTNERS

North Pearl Creative is a 3-story Class A office building that will provide tenants with a unique opportunity to lease stunning creative office space in Portland's Pearl District. North Pearl Creative sets itself apart by its location, just feet away from the Portland Streetcar allowing for excellent rail access and is located in one of Portland's most popular bicycle commuter areas. Nearby amenities abound as the ever-popular Pearl District continues to flourish and serve Portland as the premier place to work, live, and play.

- × COMPLETELY RENOVATED IN 2019
- × 26,000 SF OF CLASS A CREATIVE OFFICE SPACE
- × OVERSIZED WINDOWS ALLOWING ABUNDANT LIGHT
- × CUSTOMIZABLE BASEMENT FLOORPLAN
- × POTENTIAL SECOND STORY PATIO OPTION
- × NEARBY PARKING AVAILABLE
- × FOR SALE | \$11,200,000
- × FOR LEASE | \$32.00/SF NNN
- × 2019 OPERATING EXPENSES (BUDGET) \$7.50/SF



LOBBY ENTERANCE



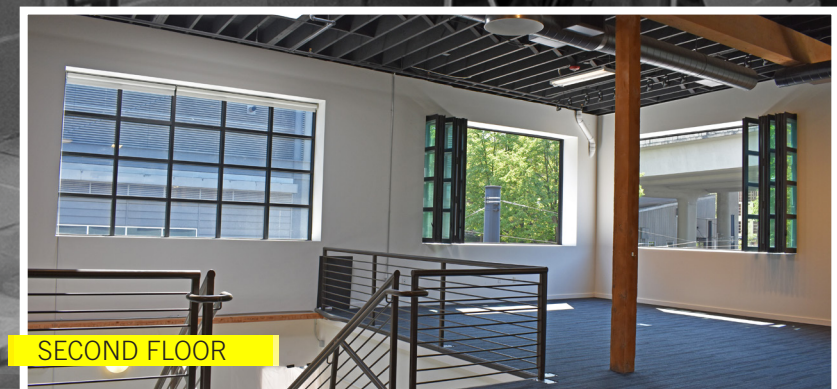
MODERN FEATURES



BASEMENT KITCHEN



FINISHED BASEMENT SPACES



SECOND FLOOR