

# PEARL DISTRICT SALE OPPORTUNITY

## 1225 NW EVERETT STREET, PORTLAND, OR 97209



Apex Real Estate Partners  
412 NW Couch St # 201, Portland, OR 97209  
503.595.2840 / [www.apexcre.com](http://www.apexcre.com)

Nathan Sasaki, Executive Director  
503.595.2843  
[Nathan@apexcre.com](mailto:Nathan@apexcre.com)

Irfan Tahir, Director  
503.757.1960  
[Irfan@apexcre.com](mailto:Irfan@apexcre.com)

Ali Davis, Associate Broker  
503.595.2833  
[Ali@apexcre.com](mailto:Ali@apexcre.com)



## FOR SALE

- » A great opportunity to own in Portland's coveted Pearl District
- » Please contact broker for pricing guidance

## PROPERTY OVERVIEW

- » **Address:** 1225 NW Everett Street, Portland, OR 97209
- » **Property Type:** Retail / Office
- » **Year Built:** 1909 / Renovated 2005 - 2007
- » **Building Size:** ± 30,000 SF (three floors)
- » **Lot Size:** ± 10,000 SF
- » **Registry:** Contributing in Historic District
- » Open staircase connecting floors
- » Exposed brick interior walls
- » Enlarged passenger elevator - all three levels
- » Stunning hardwood floors
- » High ceilings and open concept
- » Expansive collaborative and creative space
- » Ideal location in vibrant Pearl District
- » Potential to add 3<sup>rd</sup> floor penthouse, buyer to do due diligence

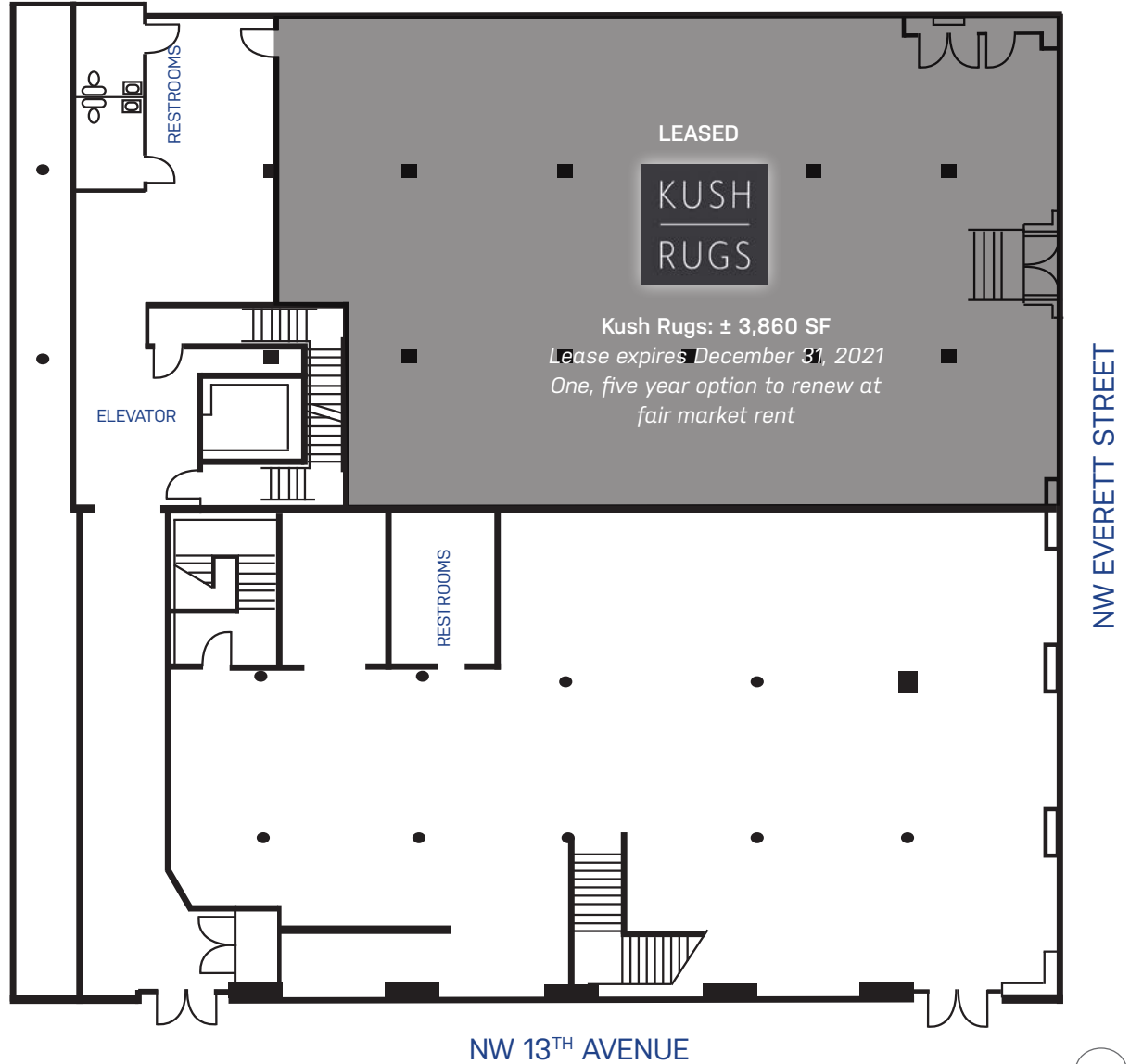
## LOCATION

- » **Zoning:** EXd - Central Employment with Design Overlay
- » **Plan District:** CC - Central City
- » **Urban Renewal:** River District
- » **Business District:** Pearl District



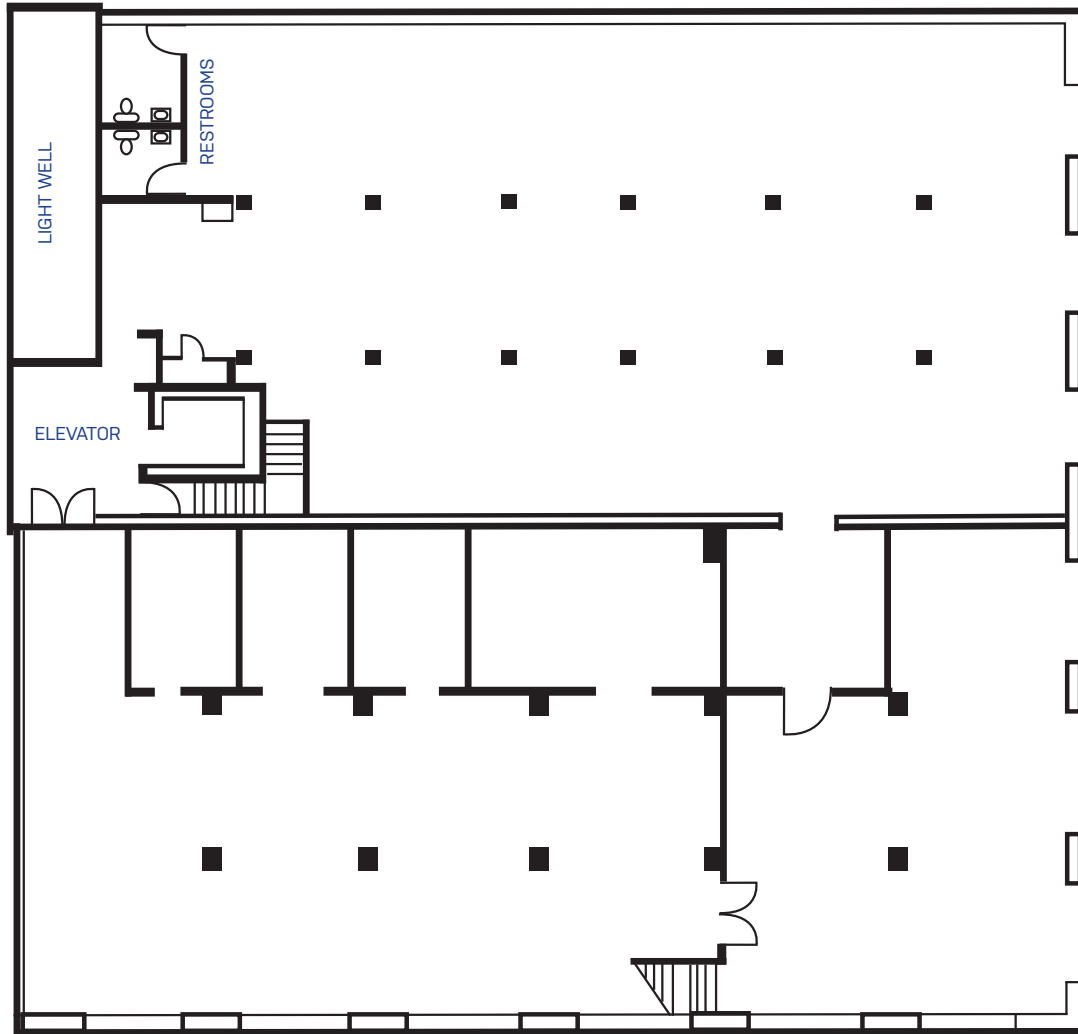
# GROUND FLOOR PLAN

± 10,000 SF FLOOR PLATE WITH 13'10" CEILING HEIGHT



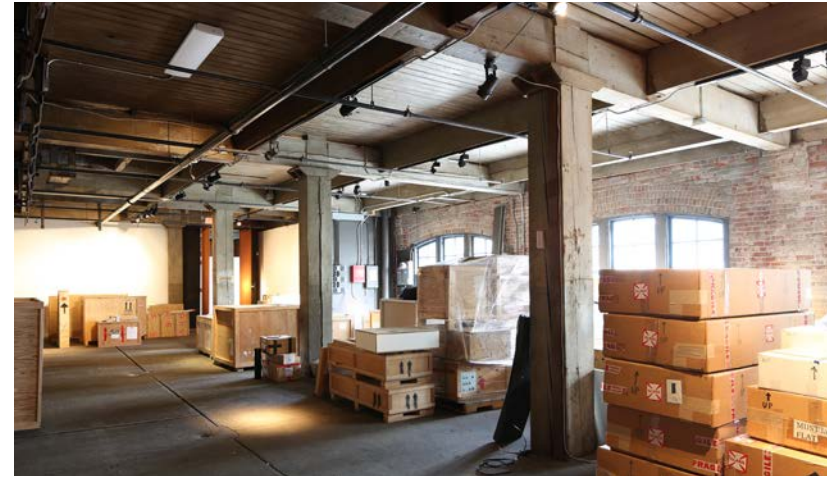
# SECOND FLOOR PLAN

± 10,000 RSF FLOOR PLATE WITH 12'4" CEILING HEIGHT



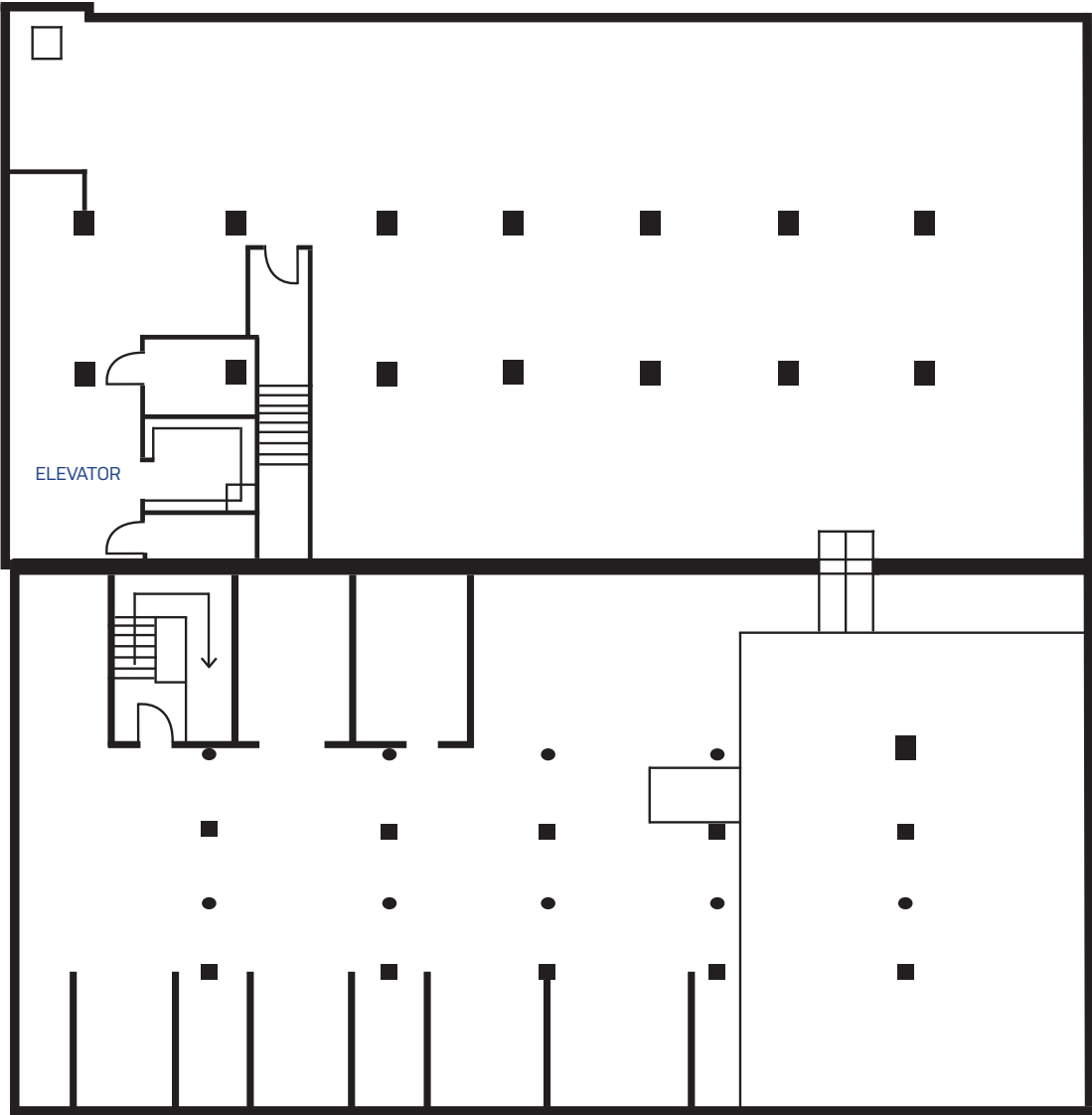
NW 13<sup>TH</sup> AVENUE

NW EVERETT STREET



# LOWER LEVEL PLAN

± 10,000 RSF FLOOR PLATE WITH 11'4" CEILING HEIGHT



ELEVATOR

NW EVERETT STREET

NW 13<sup>TH</sup> AVENUE



## PEARL DISTRICT LOCATION

1225 NW Everett Street is in an excellent location in the heart of Portland's creative Pearl District.

Situated just blocks from the TriMet MAX and bus lines, Portland Streetcar, and mere steps from Portland's premier mix of art galleries, restaurants, boutiques and amenities. Not only does the district provide for all the City has to offer on a cultural level but an easily accessible location for employees and clients commuting from all over the Portland Metropolitan area via surrounding freeways, bridges and mass transit.



### WALK SCORE 100

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



### BIKE SCORE 94

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



### TRANSIT SCORE 94

*Rider's Paradise - World class public transportation*

 TRIMET STOP (PARTIAL LIST)

 TRIMET BUS

 PORTLAND STREETCAR

 TRIMET MAX

