

PEARL DISTRICT OFFICE



Premium office space for lease with modern finishes, expansive layouts, and state-of-the-art amenities, in the heart of the Pearl District.

424 NW 14TH AVE, PORTLAND, OR 97209

8,930 SF

AVAILABLE SPACE

\$32.50

LEASE RATE PSF, FULL SERVICE

424 NW 14TH AVE

BUILDING HIGHLIGHTS

AVAILABLE	8,930 SF
ACCESS	Main entry and grade level loading doors on NW 14th, and additional exit on NW Glisan.
HVAC	Roof-mounted gas packs with variable air volume control units every 1,000 SF for maximum control and comfort
LIGHTING	High-quality parabolics with numerous dimmers and other control features
SECURITY	Monitorable key fob access system with alarm functionality
AMENITIES	Bike parking, showers, lockers on site with numerous restaurants, shops, and parking garages/lots nearby
LEASE RATE	\$32.50 Full Service

\$32.50

FULL SERVICE LEASE RATE

8,930 SF

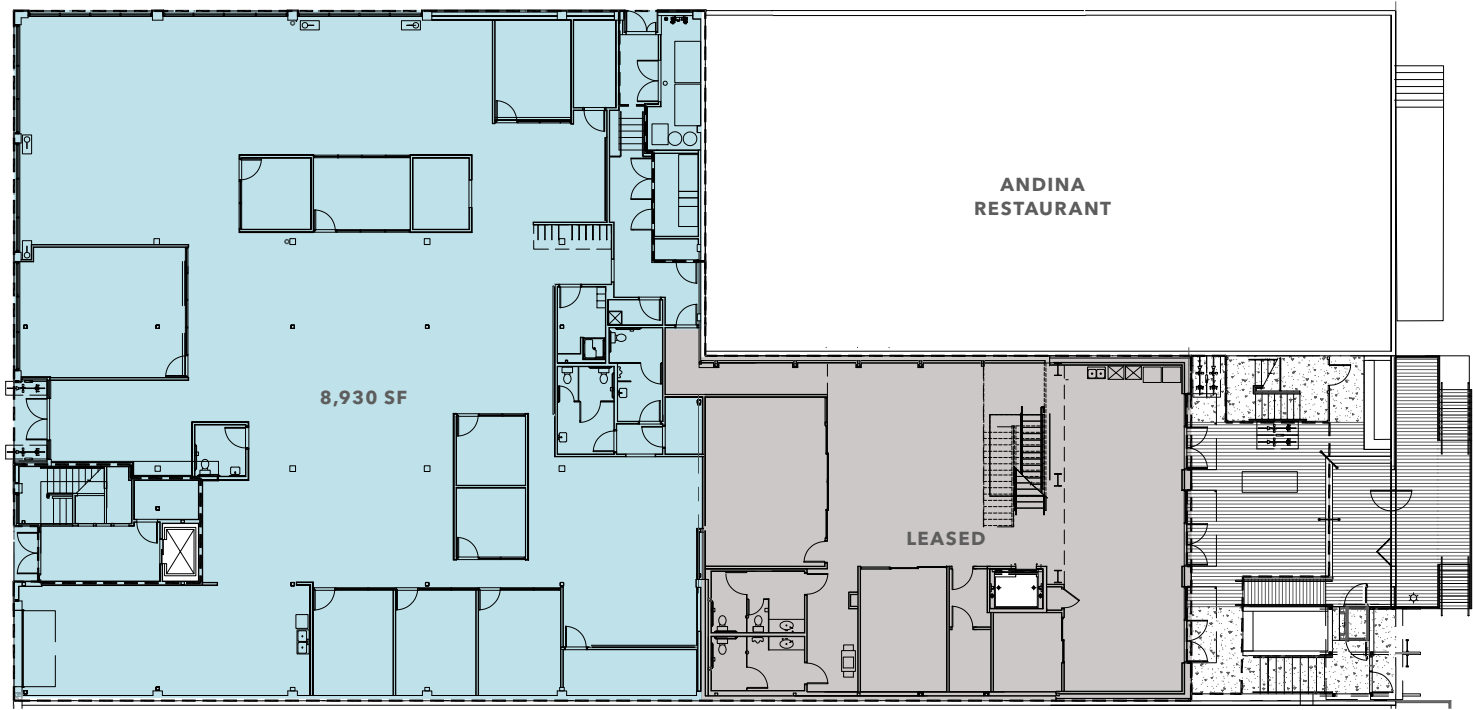
GROUND FLOOR SPACE

SETTING THE STANDARD
FOR MODERN OFFICES

AVAILABLE FOR LEASE

KIDDER MATHEWS

GROUND FLOOR
8,930 SF

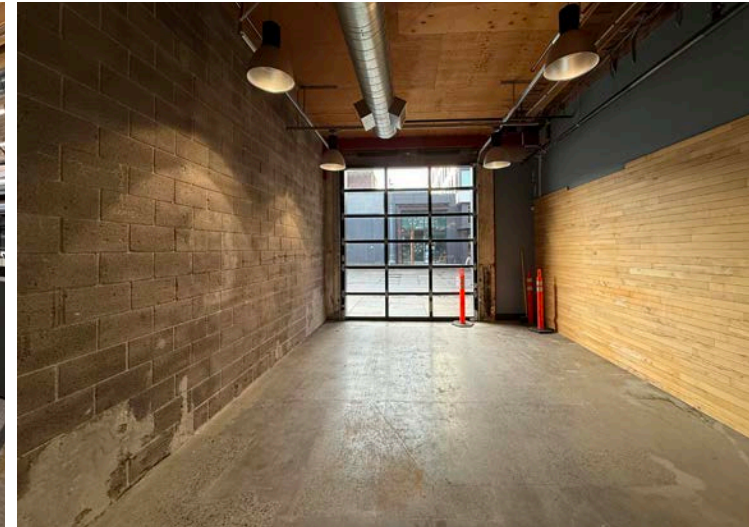


424 NW 14TH AVE

GROUND FLOOR

8,930 SF

AVAILABLE



AVAILABLE FOR LEASE

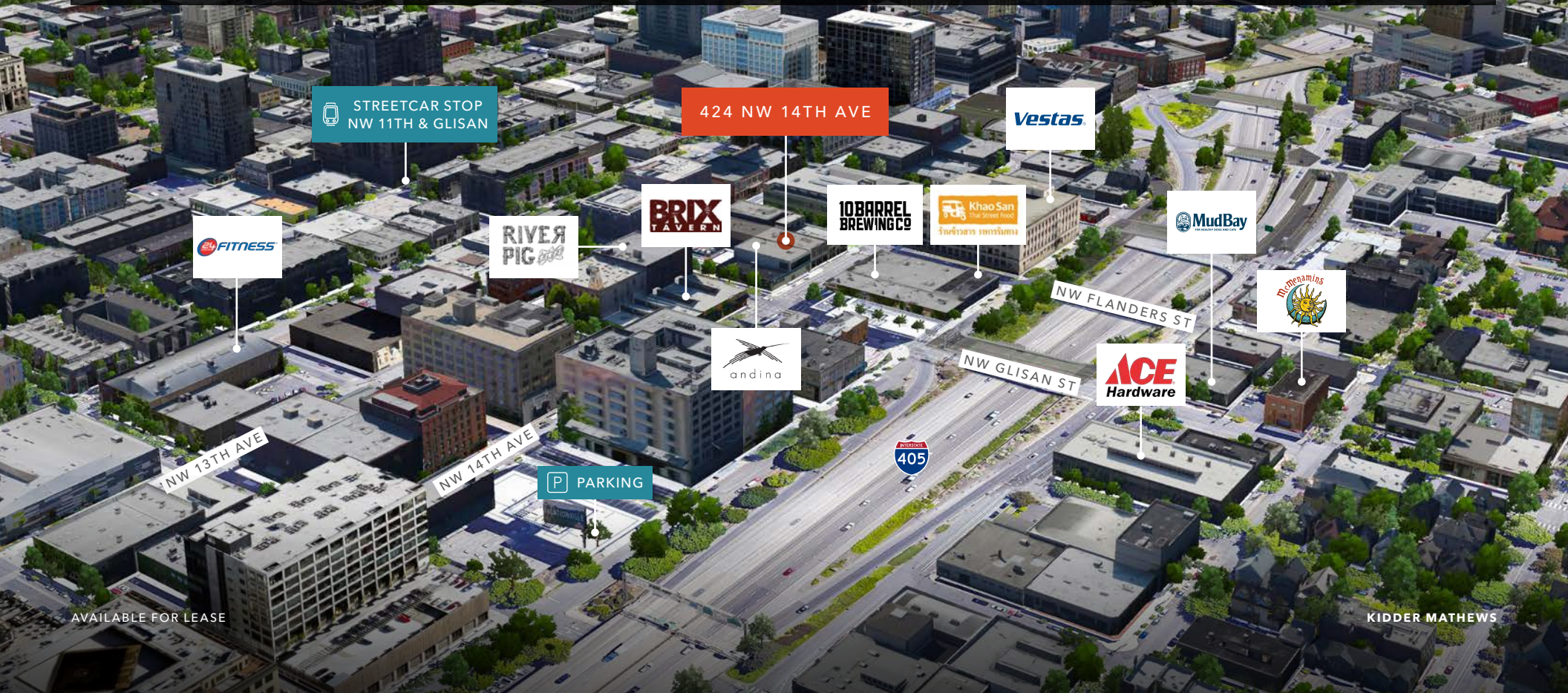


KIDDER MATHEWS

LOCATED IN *THE HEART* OF THE *PEARL DISTRICT*, NEAR RESTAURANTS, SHOPPING & TRANSIT

The site is one block from Interstate 405, which connects to Interstate 5 and Highway 26 in minutes. Only a few blocks walk to MAX and Portland Streetcar stops, this property is easily accessible from many parts of the city. Both on-street and off-street parking options are also available nearby.

The Pearl District is known for many top eateries, including Peruvian fine-dining spot, Andina, authentic Thai, Khao San, and local breweries and bars like 10 Barrel Brewing, River Pig Saloon, and McMenamins.



424 NW 14TH AVE

Exclusively leased by

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