

THE GREGORY

*±2,470 - 23,700 SF Office Space
Available for Lease in the Heart
of Portland's Pearl District*

UNDER NEW MANAGEMENT

 JEWELL CAPITAL, LLC

425 NW 10TH AVE
PORTLAND, OR 97209

KIDDER.COM

 Kidder
Mathews



Located in the heart of Portland's Pearl District.

32,000 SF creative office space on 3 floors above ground floor retail

Upper floors hold residential condos served by separate entry on NW 11th

Operable windows in each space

High visibility on NW 10th Avenue and NW Flanders

1:1,000 parking directly accessible by floor in the attached and secured parking garage

Secure bike storage and shower facilities available on each floor

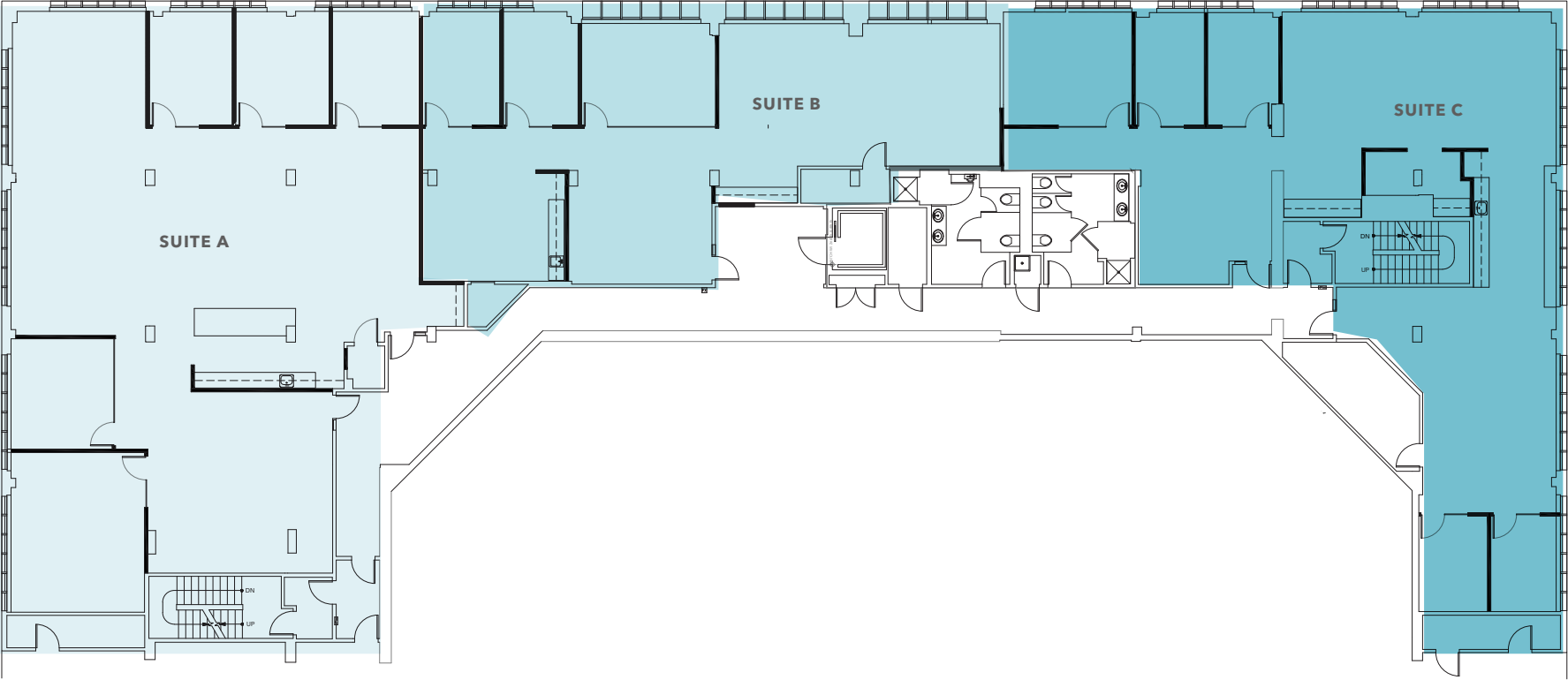
Call for lease rate

2.47K - 23.7K SF

AVAILABLE

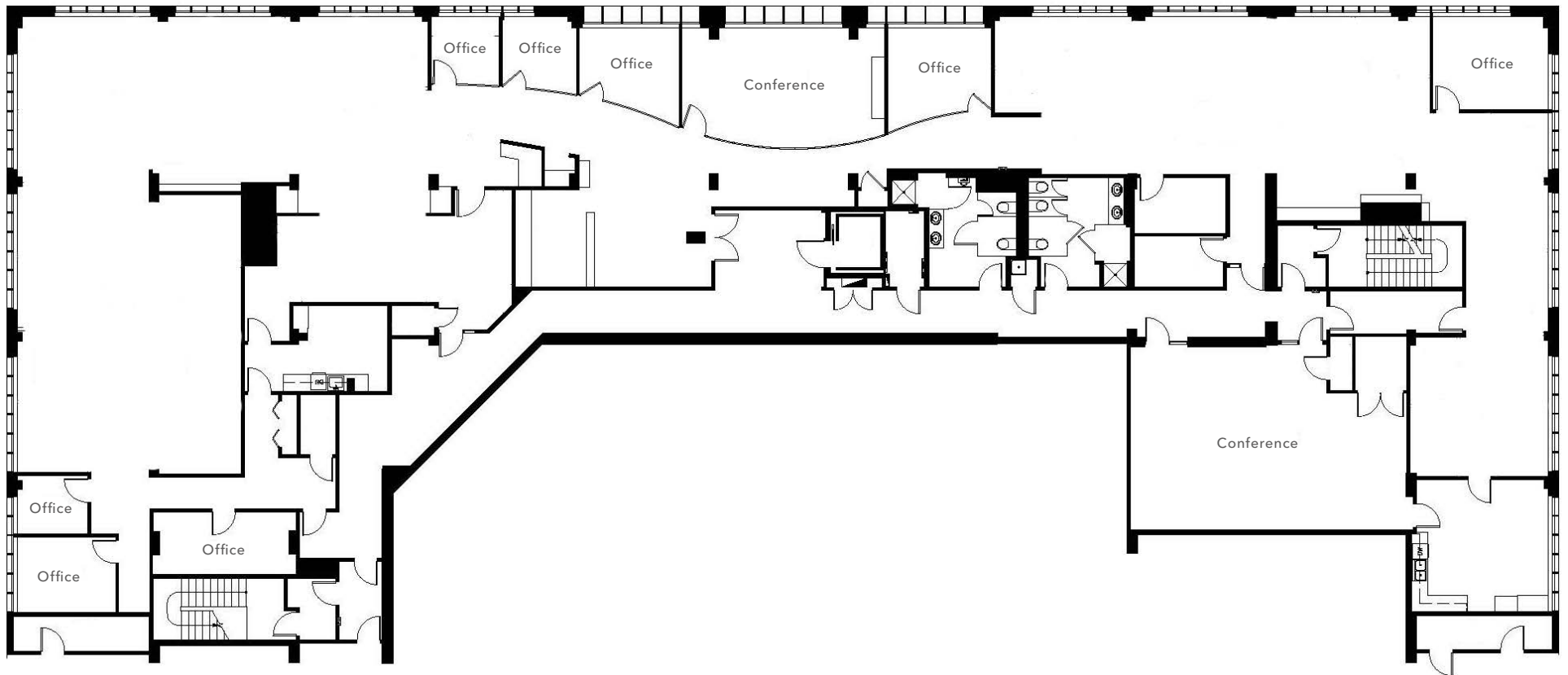
THIRD FLOOR PLAN

Spec Suites Available



Suite	Size	Rate	Notes
Suite A	4,259 SF	Call for rate	Formal reception, two conference rooms, 3 privates, and open kitchen
Suite B	2,470 SF	Call for rate	Reception area, 1 conference room, 2 privates, and kitchen area
Suite C	3,495 SF	Call for rate	Reception area, 1 conference room, 4 privates, and kitchen/lounge area

FOURTH FLOOR PLAN



11,848 SF

AVAILABLE

CALL

FOR LEASE RATE

NOW

AVAILABLE

*Suite 400 - Full floor with ability to
remove the common corridor*

HIGHLY- ACCESSIBLE LOCATION

Walking distance to hotels, restaurants, and additional amenities

Convenient access to freeways, multiple transit options, and adjacent to the Portland Streetcar

Multiple ground floor restaurants and coffee shop

100
WALK SCORE

99
BIKE SCORE

91
TRANSIT SCORE



THE GREGORY

Newly owned by

 JEWELL CAPITAL, LLC

Exclusively leased by

SEAN MCCARTHY
503.721.2712
sean.mccarthy@kidder.com

BRANDON O'LEARY
503.221.2289
brandon.oleary@kidder.com

KIDDER.COM

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