

FOR SALE

1325 NW FLANDERS ST

PORTLAND, OR

*Full Floor Office Condominium
Opportunity in Portland's Pearl District*

Corner location on NW 13th & Flanders St
Adjacent To The City's Most Popular Festive Street

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km Kidder
Mathews



Located in close proximity to multiple parking lots/garages, & the Brewery Blocks Garage.

ADDRESS	1325 NW Flanders St, Portland, OR 97209
CONDO SIZE	±4,950 SF (2nd floor)
HOA	3 Members (1 per floor)
BUILDING SIZE	±15,000 SF
YEAR BUILT	1911 with subsequent updating
SITE	±5,000 SF
ZONING	EX - Central Employment
ORIENTATION	Southeast corner
YEAR BUILT	Built 1909 on Federal Historic Register--in a Federal Historic District.
RENOVATION	Renovated in Accordance with State Historic Preservation Office in 1992 and in accordance with the Seismic Code then in place.
SALE PRICE	\$1,100,000 [\$222/SF]

4,950 SF
SF AVAILABLE

1,100,000
SALE PRICE

1325 NW FLANDERS ST

MIX OF OPEN SPACES & PRIVATES

2nd floor location with views of the neighborhood

Beautifully finished and maintained brick and timbers

Mix of hardwood floors with carpeted areas

Nicely finished conference room

Break and work rooms

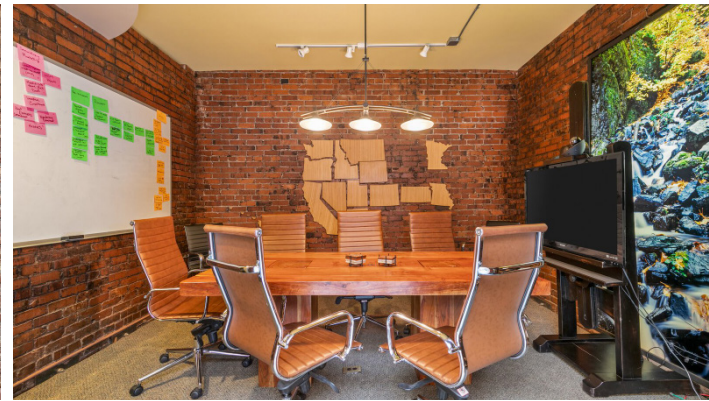
Dedicated restrooms with shower

Elevator access

Highly visible corner signage opportunity

AVAILABLE FOR SALE

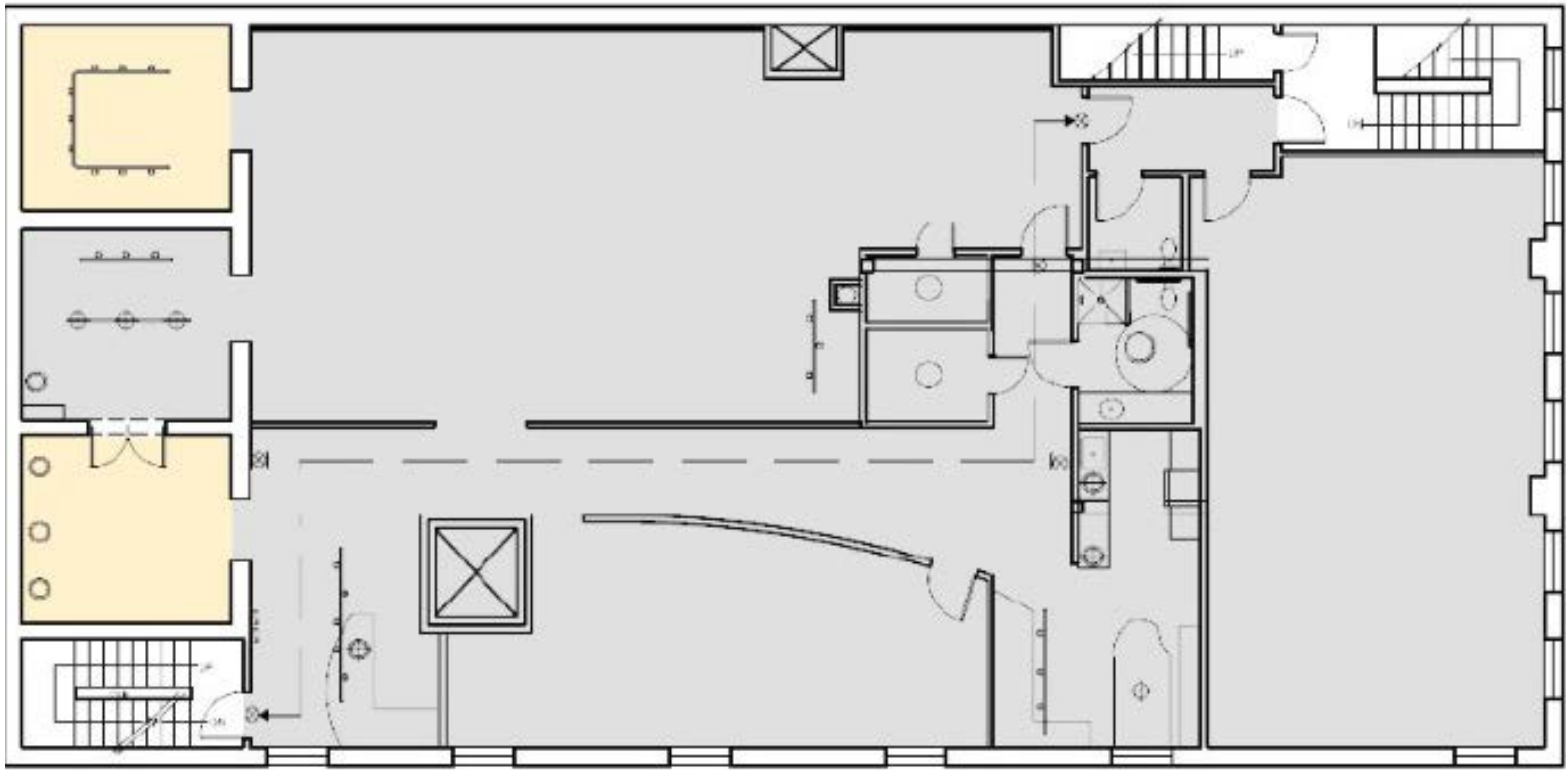
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1325 NW FLANDERS ST

FLOOR PLAN

4,950 SF
SECOND FLOOR



NW 13TH AVE

NE FLANDERS ST

Spectacularly located in the heart of the Pearl District at NW 13th & NW Flanders St, and is immediately adjacent to one of Portland's most popular festive alleys.

A Portland hot spot for nearly two decades, the Pearl District is one of Portland's most popular neighborhoods where bars, restaurants, and galleries abound, and where lively activities

occur as well. It's also a destination spot for great shopping with a multitude of stores from Athleta, lululemon, and Anthropologie to furniture favorites like Hive, The Joinery, and West Elm.



PEARL DISTRICT

Famous for its urban artistic charm, the Pearl District is chock full of shopping, art galleries, historic theaters, and idyllic parks.



TRANSIT

Portland Streetcar, TriMet buses, and MAX Light Rail make it easy to travel without a car.



SHOPPING

The Pearl District is a shopper's paradise with a variety of local boutiques, local favorites like Powell's City of Books, and numerous big names stores like Athleta and Lululemon.



ART GALLERIES & THEATERS

From Portland Center Stage at the Armory, to museums and galleries, there are a multitude of things to see and do in the Pearl District.



PARKS

Parks like Jamison Square, Tanner Springs Park, and The Fields Park feature fountains, sitting areas, and lush green spaces.

99

WALK SCORE

89

TRANSIT SCORE

95

BIKE SCORE

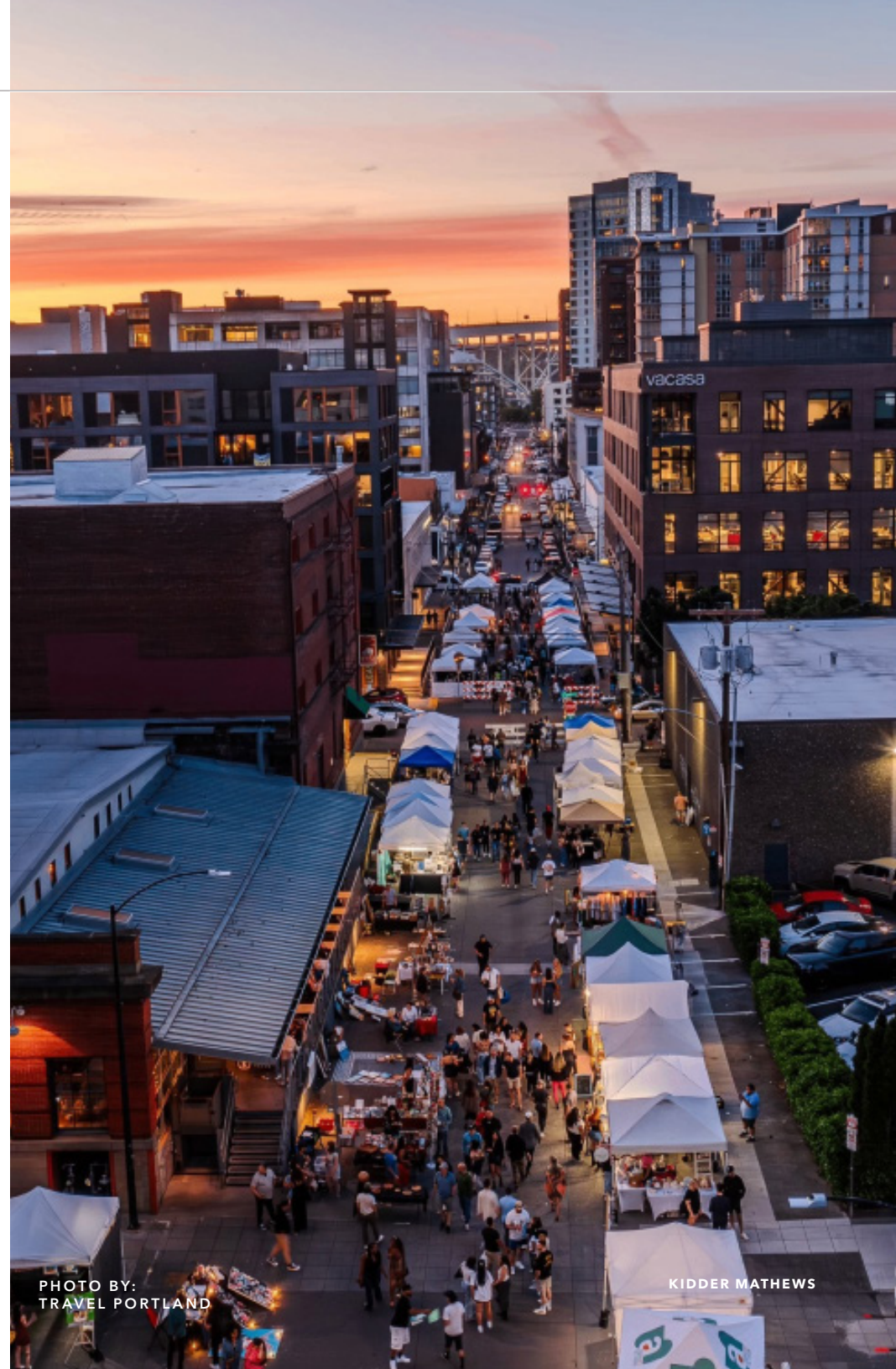
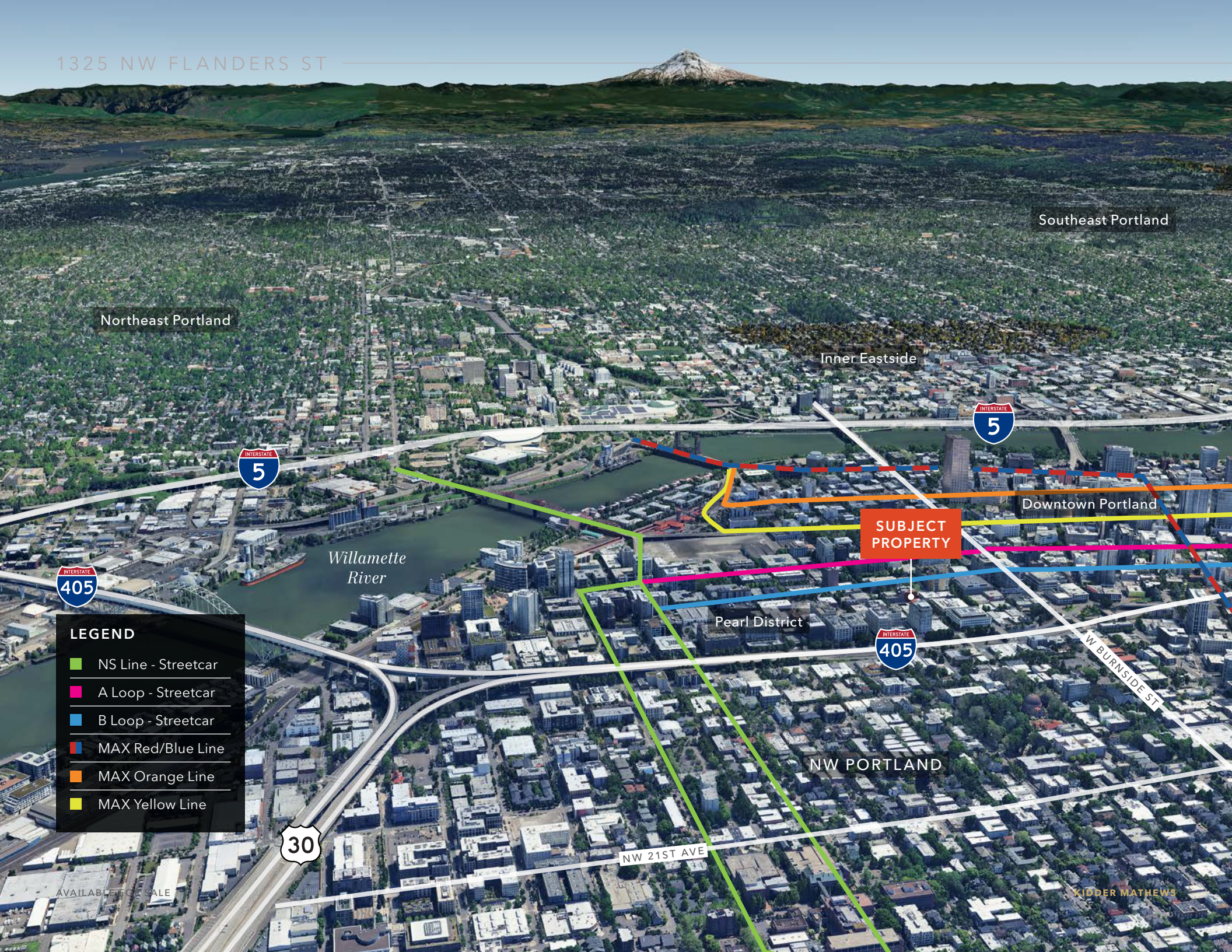


PHOTO BY:
TRAVEL PORTLAND

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1325 NW FLANDERS ST



Southeast Portland

Northeast Portland

Inner Eastside



Downtown Portland

SUBJECT
PROPERTY



Willamette
River

Pearl District



W BURNSIDE ST

NW PORTLAND

NW 21ST AVE



LEGEND

- NS Line - Streetcar
- A Loop - Streetcar
- B Loop - Streetcar
- MAX Red/Blue Line
- MAX Orange Line
- MAX Yellow Line

AVAILABLE FOR SALE

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1325 NW FLANDERS ST

Exclusively listed by

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