

For Lease

12,838 RSF Move-in Ready
Class A Office Space

MachineWorks
1414 NW Northrup St
Portland, OR

jll.com/portland

Jones Lang LaSalle Brokerage, Inc.



Overview

- Recently updated, move-in ready creative space
- Superior views of the West Hills, Willamette River, and Mt. Hood
- Building renovations include a full lobby upgrade
- Immediate proximity to I-5, public transportation, Pearl District and Slabtown amenities
- State of the art LA Fitness facility on ground floor
- On-site, secure parking
- Exterior signage opportunity
- LEED Certified
- Dedicated showers, lockers, and wellness room

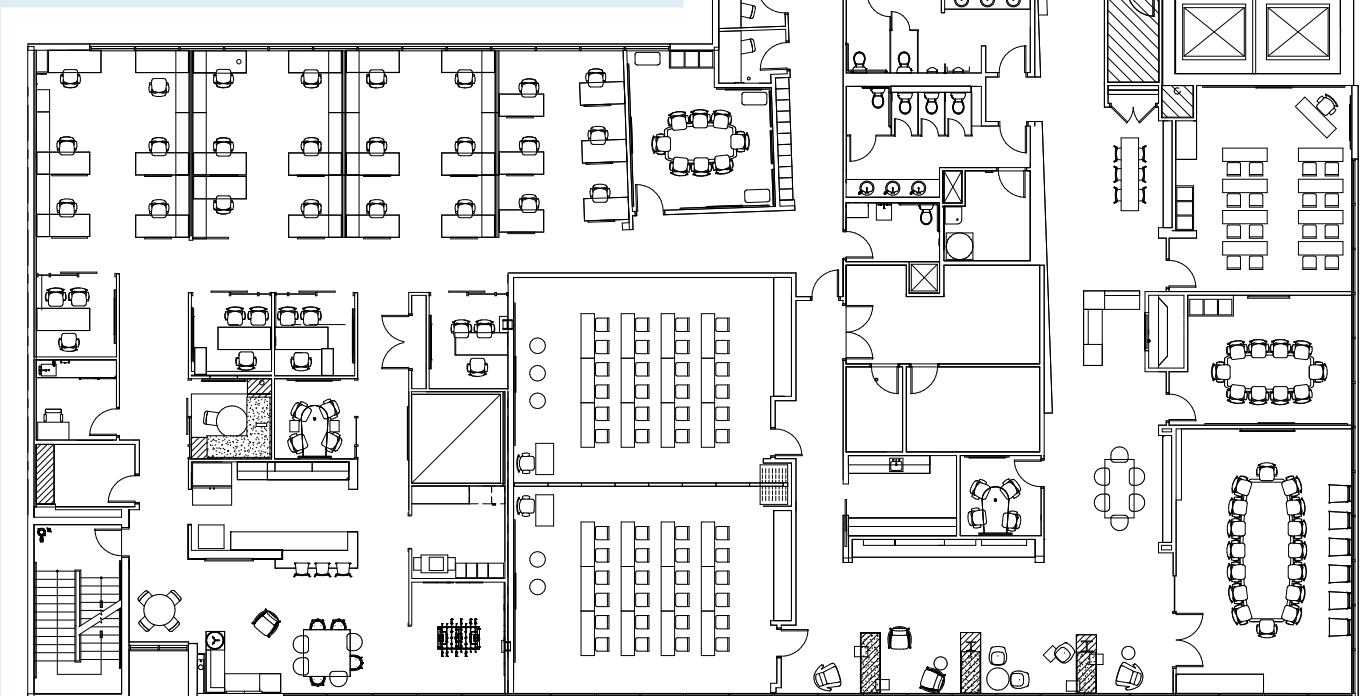




12,838 RSF

Floor plan features

- Large meeting rooms
- Lounge space with mountain views
- Abundant natural light
- Open work space with huddle rooms





Neighborhood Amenities

1. L.A. Fitness
2. Papi Chulo's
3. Sisters Coffee
4. Safeway
5. Design Within Reach
6. Throne Barbershop
7. Porsche Studio
8. 10 Barrel
9. Kure
10. Mio Sushi
11. Verde Cocina
12. River Pig Saloon
13. Break Bread
14. Low Brow Lounge
15. Greenleaf
16. SuperDeluxe
17. Olive or Twist
18. Via Delizia
19. Lovejoy Bakers
20. Erath Winery Tasting Room
21. Yama Sushi & Sake Bar
22. The Fields Bar & Grill
23. Carlita's
24. Tea Bar NW
25. Pizzicato Pizza
26. Ovation Coffee & Tea
27. Lot Four Urban Eatery
28. Hotlips Pizza
29. Jojo
30. Brix Tavern
31. Republica
32. Pho Van Fresh
33. Barista
34. The Star Pizza

The Pearl District

Ideal for experts, innovators, and influencers

- A top destination for creatives, this mixed-use haven of arts and culture combines historic industrial architecture and modern design for an endlessly inspiring environment
- Neighborhood parks, diverse restaurants, and celebrated First Thursday events make the Pearl District a live-work-play community like none other
- Stay connected with the city's best access to the Portland Streetcar, and connectivity to Trimet's MAX Light Rail system

Contacts

Andrew Rosengarten

Licensed in OR

andrew.rosengarten@jll.com

+1 503 972 8097

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.