



PEARL WEST

Transform Your Business. *Uncover Its Brilliance in the Pearl.*



Jones Lang LaSalle Brokerage, Inc.



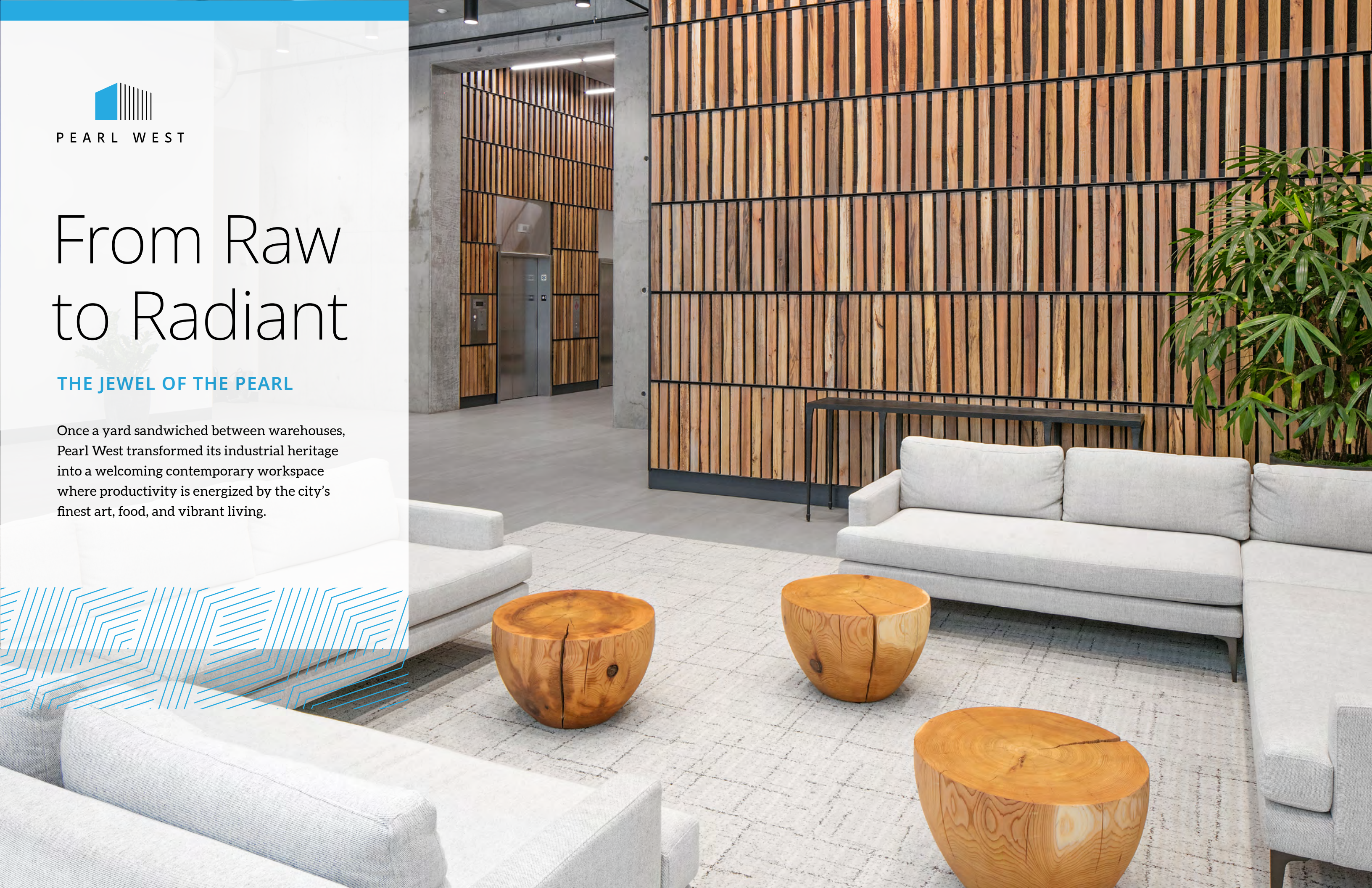


PEARL WEST

From Raw to Radiant

THE JEWEL OF THE PEARL

Once a yard sandwiched between warehouses, Pearl West transformed its industrial heritage into a welcoming contemporary workspace where productivity is energized by the city's finest art, food, and vibrant living.



Where Ideas Take Shape

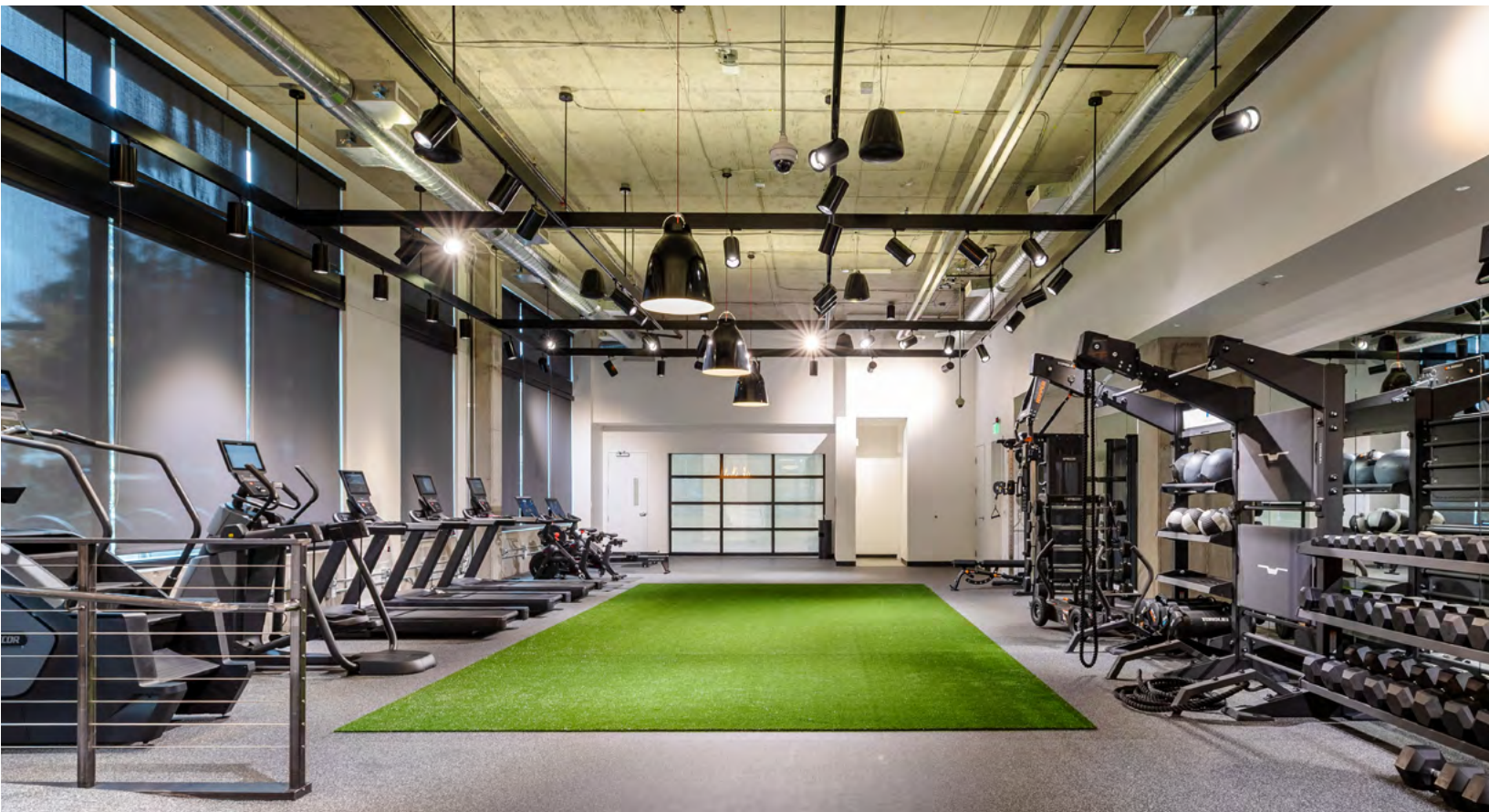
BUILDING CHARACTERISTICS

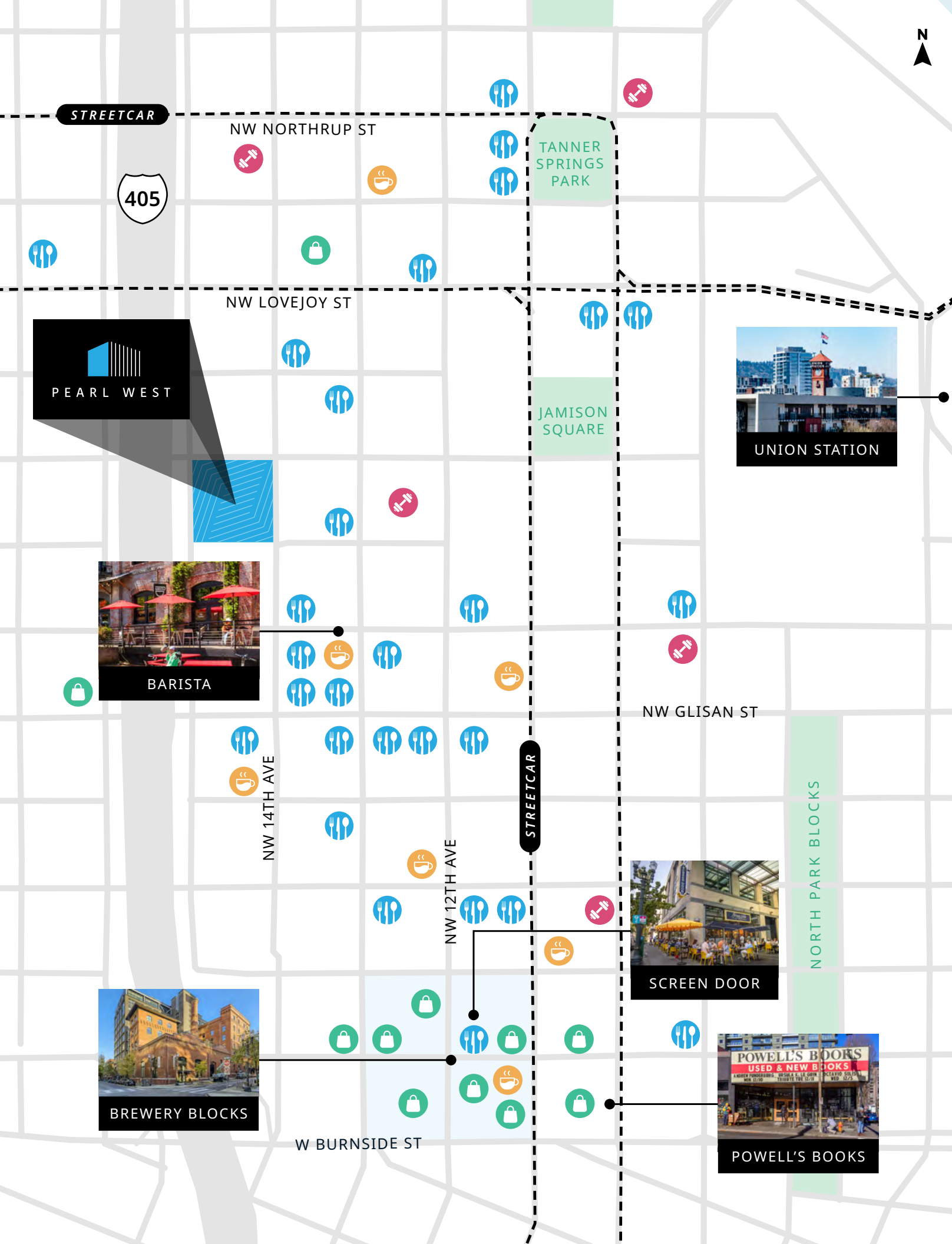
- Flexible floor plates
- Living room-style lobby
- Open ceilings, minimalist design
- Secure access garage
- 0.9/1000 parking ratio and EV charging stations
- On-site security
- Tenant only amenities: fitness center, showers and lockers, and conference room
- LEED Gold Certified and WELL Health and Safety Certified



SPACE FEATURES

-  Shell space + spec suite opportunities
-  13" ceiling heights
-  Large windows creating light-filled interiors
-  Dramatic West Hills and Pearl District views
-  Flexibility and customization
-  Utilitarian aesthetic





Work-life *Integration*

Seamless transitions between living, working, dining, and entertainment without long travels.

DINING

30+ restaurants from food carts to James Beard winners

COFFEE

Stumptown, Barista, Sisters Coffee - fuel your creativity

RETAIL

Powell's flagship store, boutique shopping, everyday essentials

FITNESS

24 Hour Fitness, LA Fitness, Barre3 studios

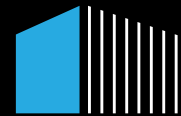
TRANSIT

Streetcar to OHSU, MAX to airport, bike share stations

RESIDENTIAL

Over 6,000 housing units
(Source: American Community Survey, 2023)





PEARL WEST

FOR LEASING INFORMATION:

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