



# Class A Office Space For Lease

MachineWorks

1414 NW Northrup St  
Portland, OR

**20,000 RSF full floor opportunity**

Jones Lang LaSalle Brokerage, Inc.

 **JLL**



CONCEPTUAL BUILDOUTS



## 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

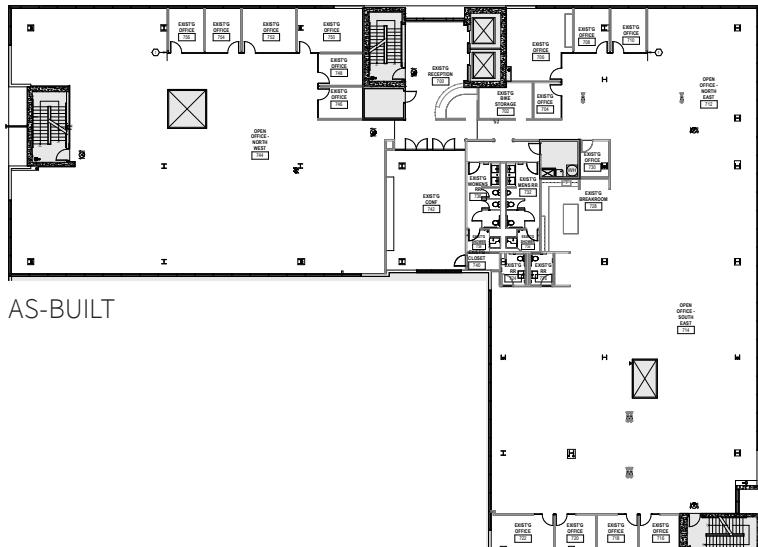


PLANNED LOBBY RENOVATION

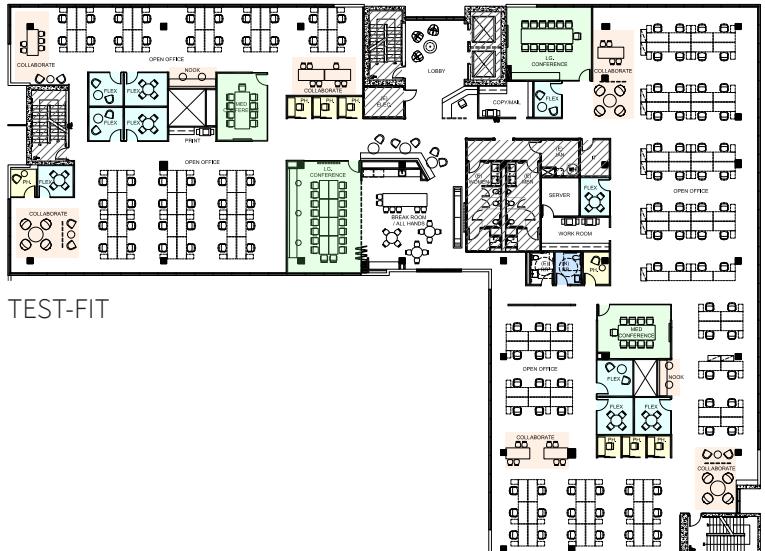
# Overview

- 7th floor space with exposed ceilings
- 20,000 RSF, divisible to 8,826 RSF
- Superior views of the West Hills, Willamette River, and Mt. Hood
- Building renovations underway, including a full lobby upgrade and expanded bike hub
- Immediate proximity to I-5 and public transportation
- State of the art LA Fitness facility on ground floor
- Awarded LEED Gold in 2010
- On-site parking
- Exterior signage opportunity

## 7th Floor: Single-Tenant Option



AS-BUILT



TEST-FIT

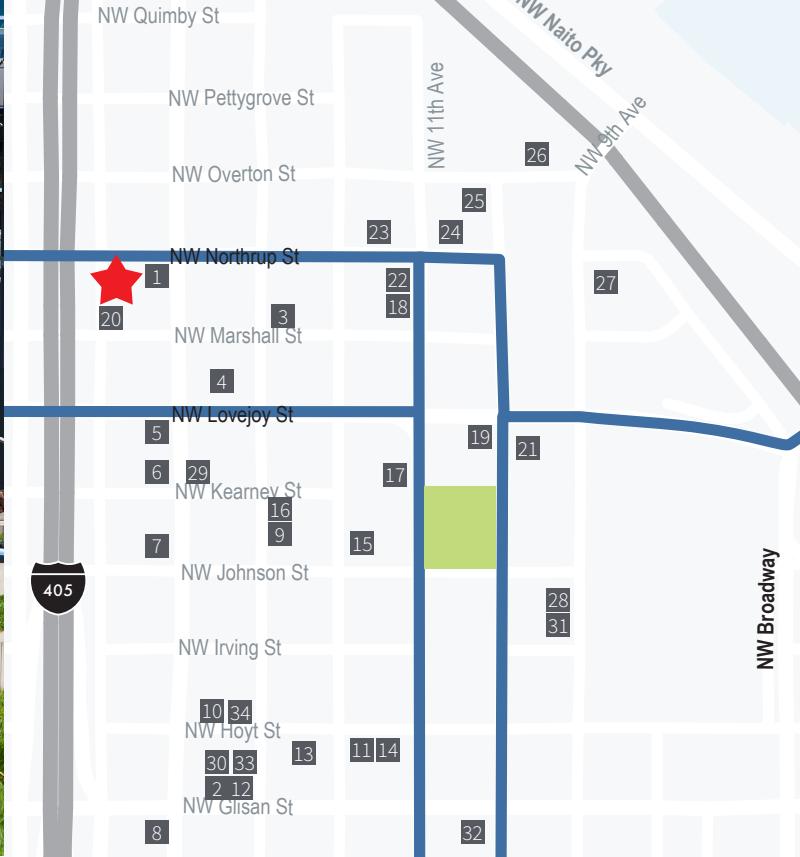
## 7th Floor: Multi-Tenant Option



8,826 RSF



11,129 RSF



## Amenities

### The Pearls of the Pearl

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

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