



**EXTERIOR SIGNAGE
OPPORTUNITY**

Class A Office Space For Lease

MachineWorks

1414 NW Northrup St
Portland, OR

20,000 RSF full floor opportunity

Jones Lang LaSalle Brokerage, Inc.





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

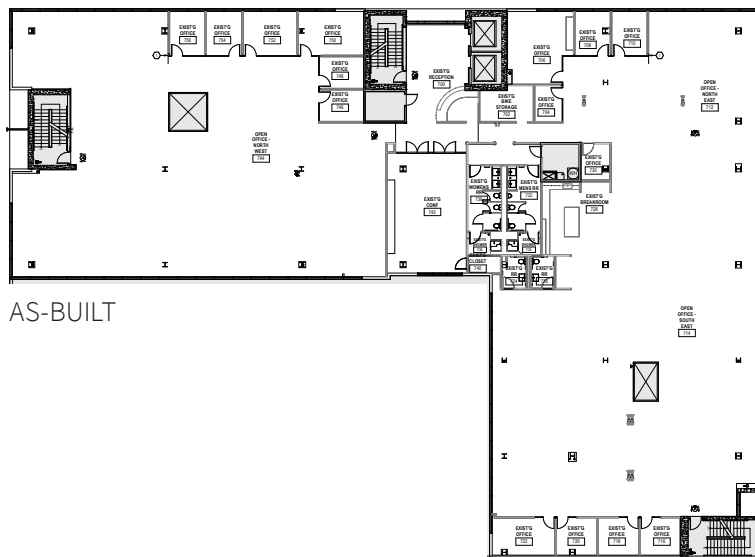


PLANNED LOBBY RENOVATION

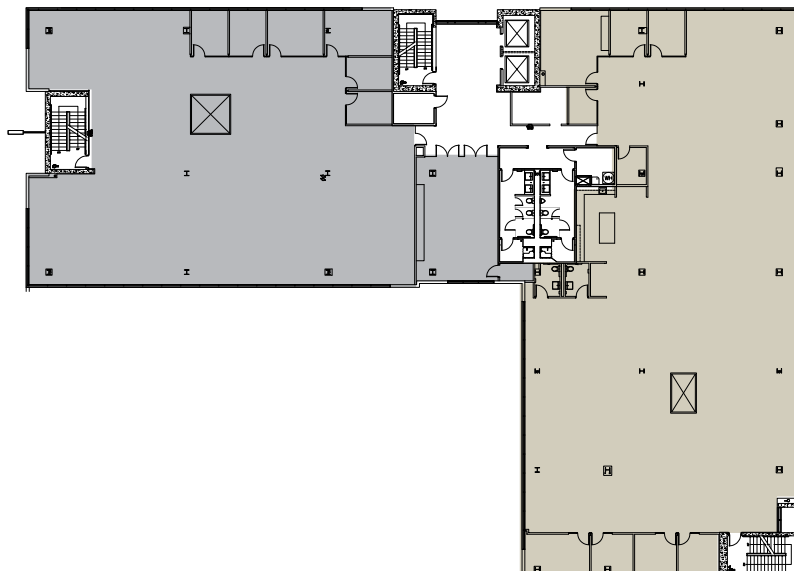
Overview

- 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

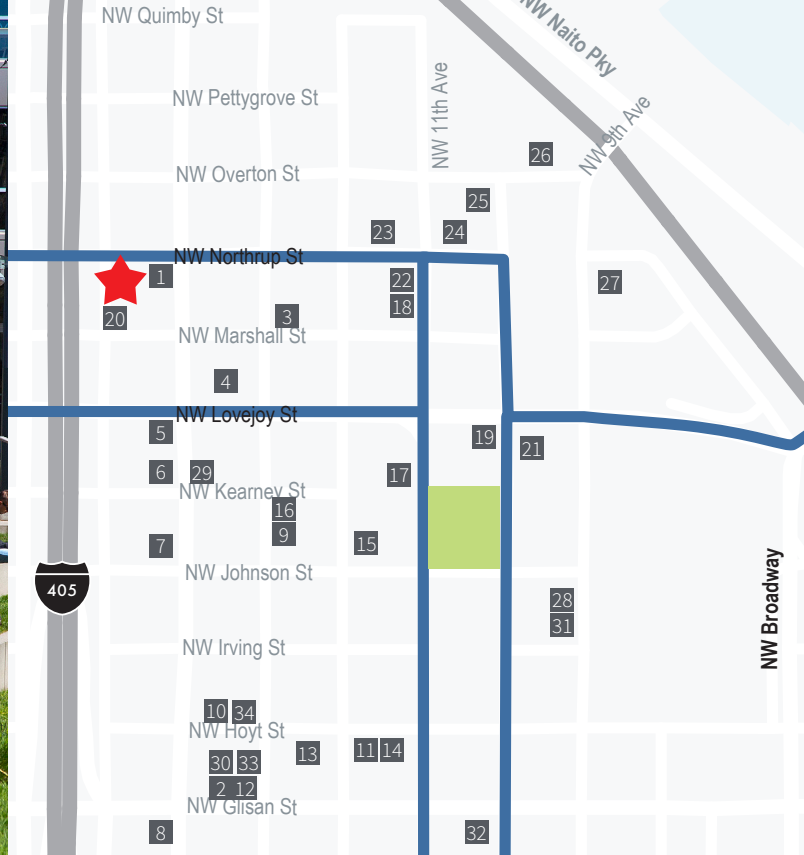
7th Floor: Single-Tenant Option



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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