



COMMONGROUNDS
WORKPLACE

Portland Pearl District

630 NW 14th Ave, Portland, OR



Leading the Workplace Evolution

Up to 14,239 SF available for lease





Find Your Next Workspace

We connect you with the physical space and operational freedom you need to grow your business, with completely flexible and customizable environments.



Hackable Environments™

Be in the only workplace that offers 'hackable' space for total interior customization.

Need a conference room? CG can build that.
Need walls removed? CG can do that too.
This is your space – take control of it.



Human-Centered Spaces

Work in a place where top talent can thrive.

Recent renovations include video-ready conference rooms, phone booths, think rooms, well-being rooms, sit-stand desks, ergonomic furniture, HVAC with fresh-air intake, and individual thermostats in each room.

cgworkplace.com



630 NW 14th Ave

We're growing where you're growing.

CommonGrounds Pearl District location offers a vibrant working environment, ripe with nearby amenities like unique boutique shopping, local craft breweries, artisan coffee shops, and fine dining mainstays. Art and photography galleries bring creative minds to this urban core that is also one of the city's most desired residential areas. As a business hub centered between the downtown area, green-lined historic Nob Hill, and the up-and-coming industrial Slabtown area, companies in industries ranging from professional services to creative agencies and software firms are continually attracted to this bustling neighborhood.



Building and Location Highlights

- Ground floor with street-level visibility, with additional Mezzanine level
- Complimentary espresso coffee options
- Located off the 405 Expressway
- Grand 17-ft, light-filled, open entry foyer

Professional Environments

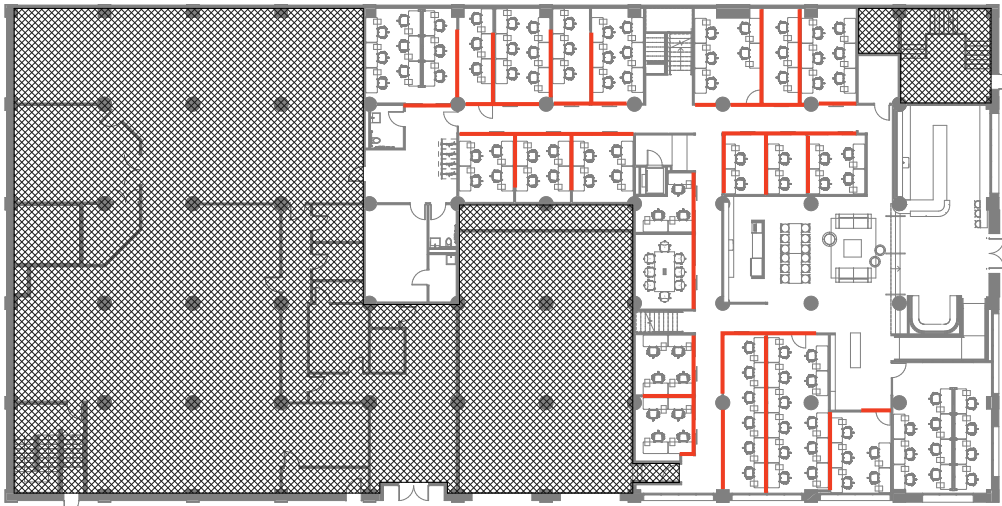
- Reception & Communal Areas
- Fully furnished offices with 48" & 60" electronic sit-stand desks and chairs
- Video ready meeting and conference rooms

Bringing the Best to Worklife

- Nearby parking and entertainment
- Onsite bicycle racks
- Located in Portland's Pearl District
- Nearby streetcar stations and bus stops

CommonGrounds' 'hackable' offices offer flexibility for easy modification, no matter how your space needs evolve.

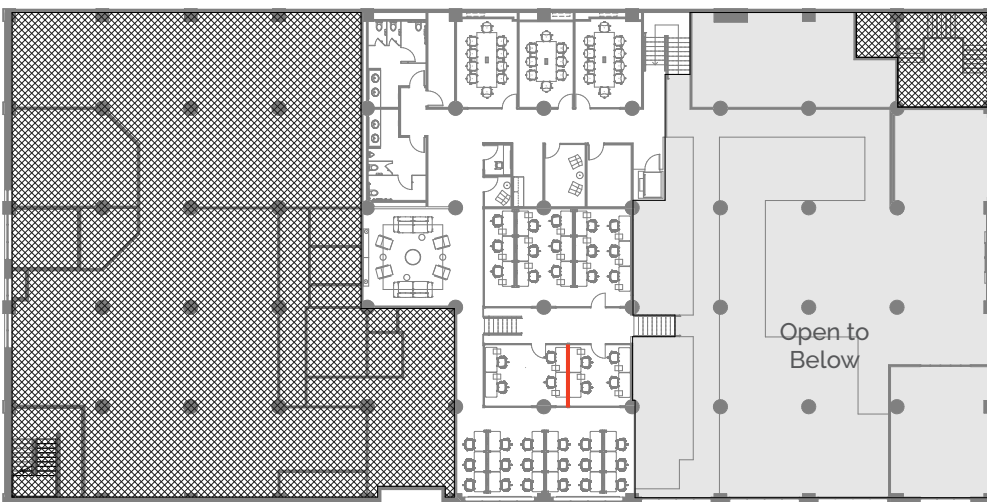
Floor 1



Features

- Ground floor access
- Conference rooms (1)
- Secure bike storage
- Restrooms
- Barista serving complimentary espresso beverages
- Communal seating
- Shared kitchen & pantry
- Reception with mail delivery

Mezzanine



Features

- Private desks (18)
- Private phone booths (2)
- Conference rooms (3)
- Communal seating
- Print & scan station
- Restrooms

 HACKABLE WALLS



The in-house design division can help create the space that fits your brand, culture and team's work typology needs.





Office Membership Amenities

- Fully furnished private offices with electronic 48" & 60" sit stand desks, ergonomic office chairs & storage
- Salto fob key to access secured workplace areas and office
- Dual fiber secure, high speed Wi-Fi and ethernet
- Secure IT server infrastructure, private rack space available
- Shared kitchen area with pantry, and assorted complimentary beverages
- Complimentary in-house printing services
- Hand-delivered mail and package service, plus business address
- Accessible parking locations
- Flexible term options from Month-to-Month to 3-year agreements
- All-inclusive membership rates include taxes, fees and utilities
- Video-ready meeting areas and conference rooms



Enterprise Solutions

- 24/7 full access to entire workplace
- Proprietary wall system allows for almost unlimited configurations
- Furnished workspace with access to in-house design team for alternate layouts and fixtures
- Perfect for those with growing customizable needs





630 NW 14th Ave

Unparalleled Pearl District location

WALK SCORE

 98/100

BIKE SCORE

 99/100

TRANSIT SCORE

 92/100

Nearby amenities include:

OFFICE SUPPORT

- 1 FedEx Office Print & Ship Center
- 2 The UPS Store

EAT & DRINK

- 3 SuperDeluxe
- 4 River Pig Saloon
- 5 Papi Chulo's
- 6 Oven & Shaker
- 7 The Baker's Mark
- 8 Whole Foods

ATTRACTIONS

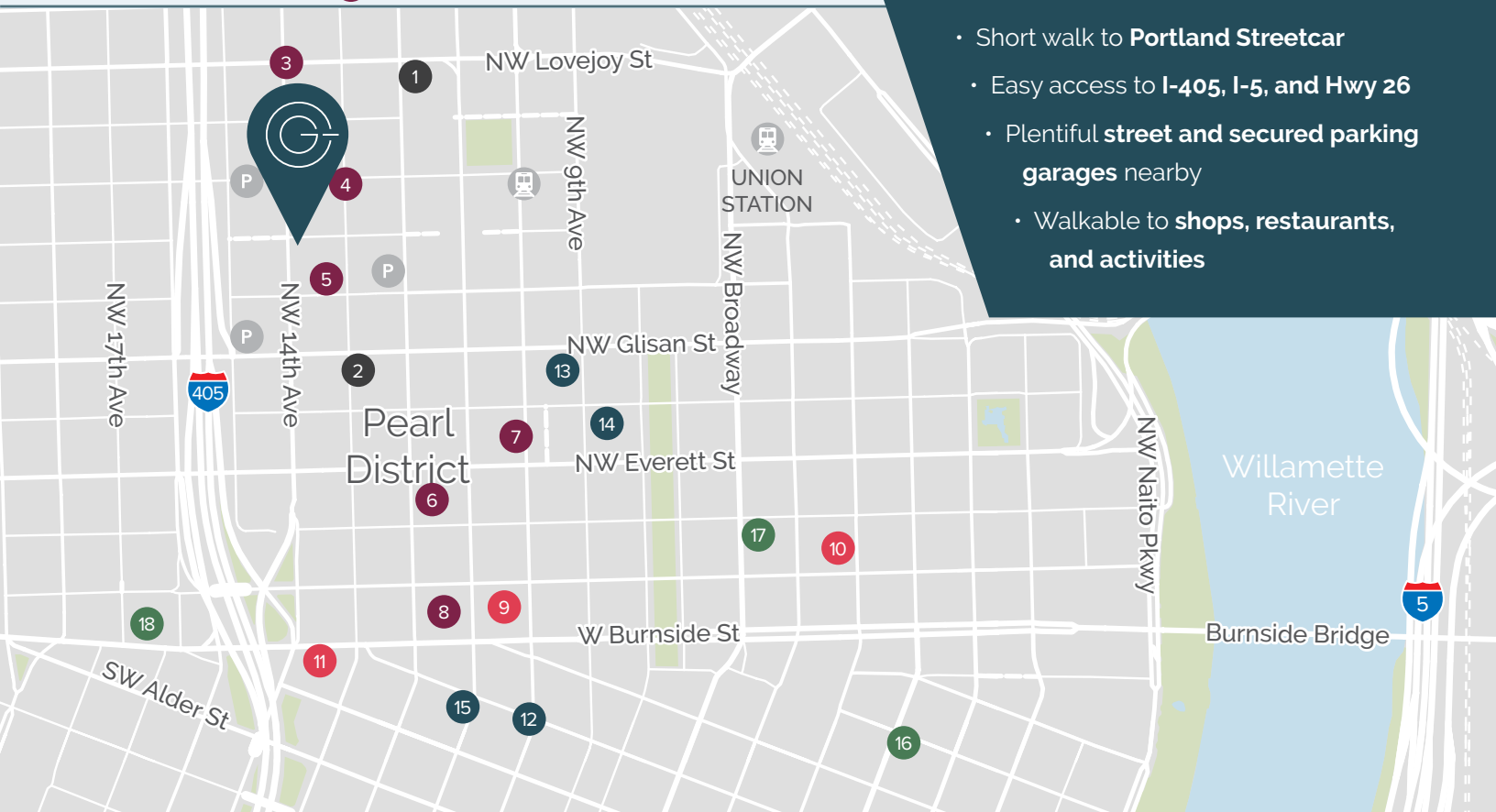
- 9 Powell's City of Books
- 10 Ground Control
- 11 McMenamins Crystal Ballroom

STAY

- 12 Ace Hotel Portland
- 13 Residence Inn
- 14 Hampton Inn & Suites
- 15 Mark Spencer Hotel

CAR RENTAL

- 16 Hertz
- 17 Dollar Rent a Car
- 18 Enterprise Rent-A-Car



- Short walk to **Portland Streetcar**
- Easy access to **I-405, I-5, and Hwy 26**
- Plentiful **street and secured parking garages** nearby
- Walkable to **shops, restaurants, and activities**

For more information, please contact:

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