

FOR LEASE

URBAN
WORKS

FREESTANDING BUILDING

SHADOW ANCHORED BY THE BREWERY BLOCKS

FLAGSHIP OPPORTUNITY

TOTAL SPACE | 11,700 SF

GROUND FLOOR | 8,200 SF + MEZZANINE | 3,500 SF

EXCELLENT SIGNAGE

CORNER SIGNAGE ON NW 13TH AVE & NW DAVIS ST



SIGNAGE

PROPERTY OWNED BY:


Schnitzer
PROPERTIES
SchnitzerProperties.com



RESTAURANT



RETAIL

131 NW 13TH AVE @ NW DAVIS ST

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131 NW 13TH AVE



Property Highlights

- Flagship freestanding building opportunity
- Excellent corner signage
- Bowtruss ceilings
- Restaurant infrastructure in place
 - * Existing brewing equipment available for purchase from previous tenant
- Dock high, covered loading on NW Davis St
- Immediate access to over 1,200 secured, subgrade parking spaces within the Brewery Blocks
- Shadow Anchored by the Brewery Blocks - home to the largest concentration of National tenants in the Pearl District

Address

131 NW 13th Ave

Area

Brewery Blocks /
Pearl District

Available Space

Total Space | 11,700 SF

Ground Floor | 8,200 SF + Mezzanine | 3,500 SF

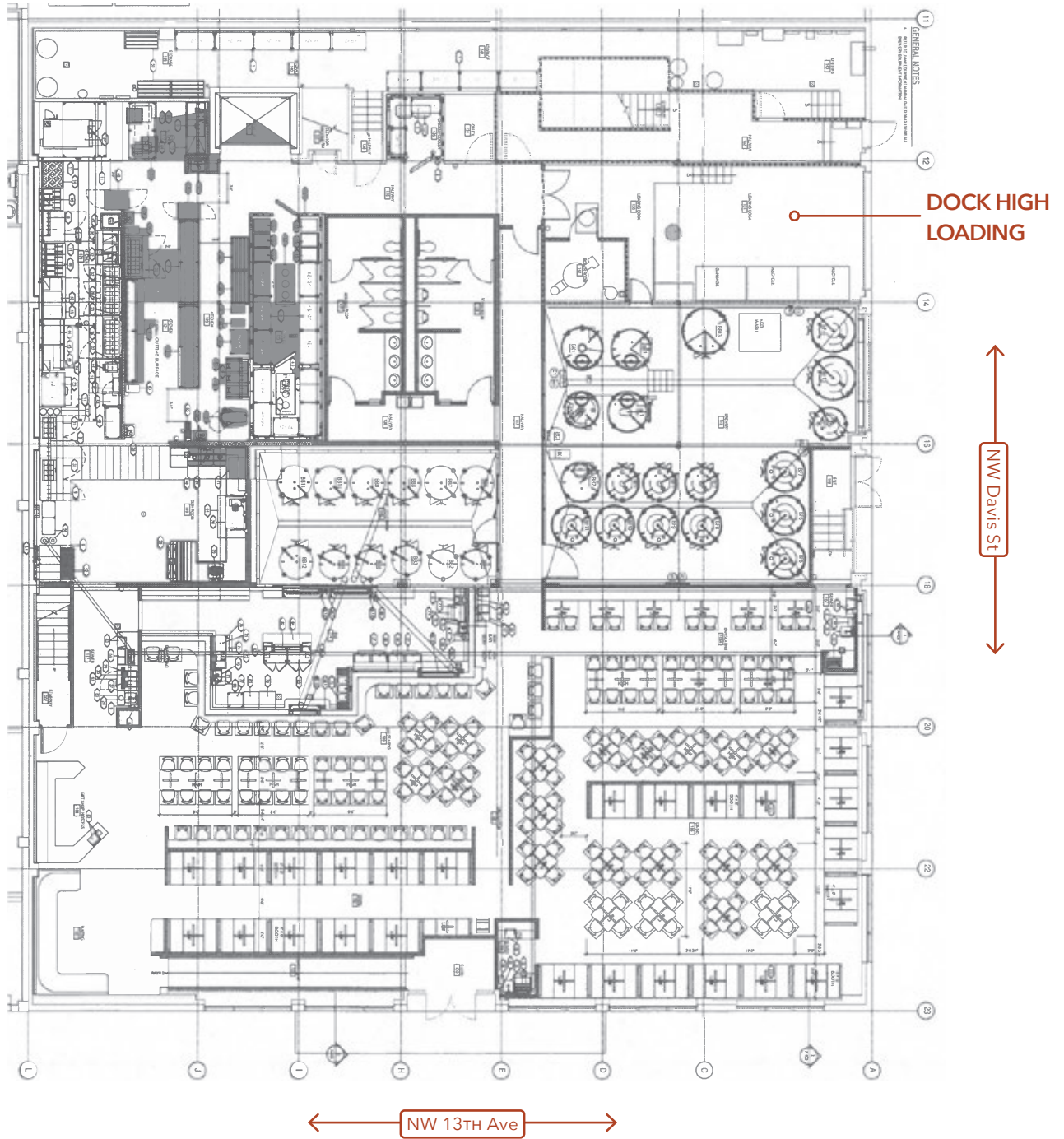
Uses

Restaurant / Retail

PROPERTY OWNED BY:



FLOOR PLAN



NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2024 Population	4,594	18,925	50,128
Total Employees	12,820	42,600	98,815
Total Businesses	1,146	3,950	8,731
Median Household Income	\$101,823	\$72,934	\$77,439
Median Age	33.6	35.1	34.7
Any College	86.3%	83.6%	83.1%



Powell's

The Pearl District

The Pearl District provides the perfect nexus of new and old, housing and employment, culture and entertainment. The conversion of this warehouse district to new retail and mixed-use space presents beautifully renovated historic warehouse spaces with state-of-the-art new housing, retail and office projects. Portlanders and tourists alike converge in this neighborhood to experience the blend of national, regional and local retailers with the charm of mixed-use living.



Joybird

