

# FOR LEASE

URBAN  
WORKS



RETAIL



FLEX SPACE

## MODERA GLISAN

### NEW MIXED USE DEVELOPMENT

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# MODERA GLISAN

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ADDRESS | 505 NW 14<sup>TH</sup> AVE  
NEIGHBORHOOD | PEARL DISTRICT  
AVAILABLE | Q2 2019  
NEIGHBORHOOD | PEARL DISTRICT

RETAIL 1 | 6,860 RSF  
RETAIL 2 | 2,221 RSF  
RETAIL 3 | 2,002 RSF  
RETAIL 4 | 1,432 RSF

RETAIL 5 | 1,126 RSF  
RETAIL 6 | 2,044 RSF  
RETAIL 7 | 3,184 RSF  
RETAIL 8 | 1,222 RSF

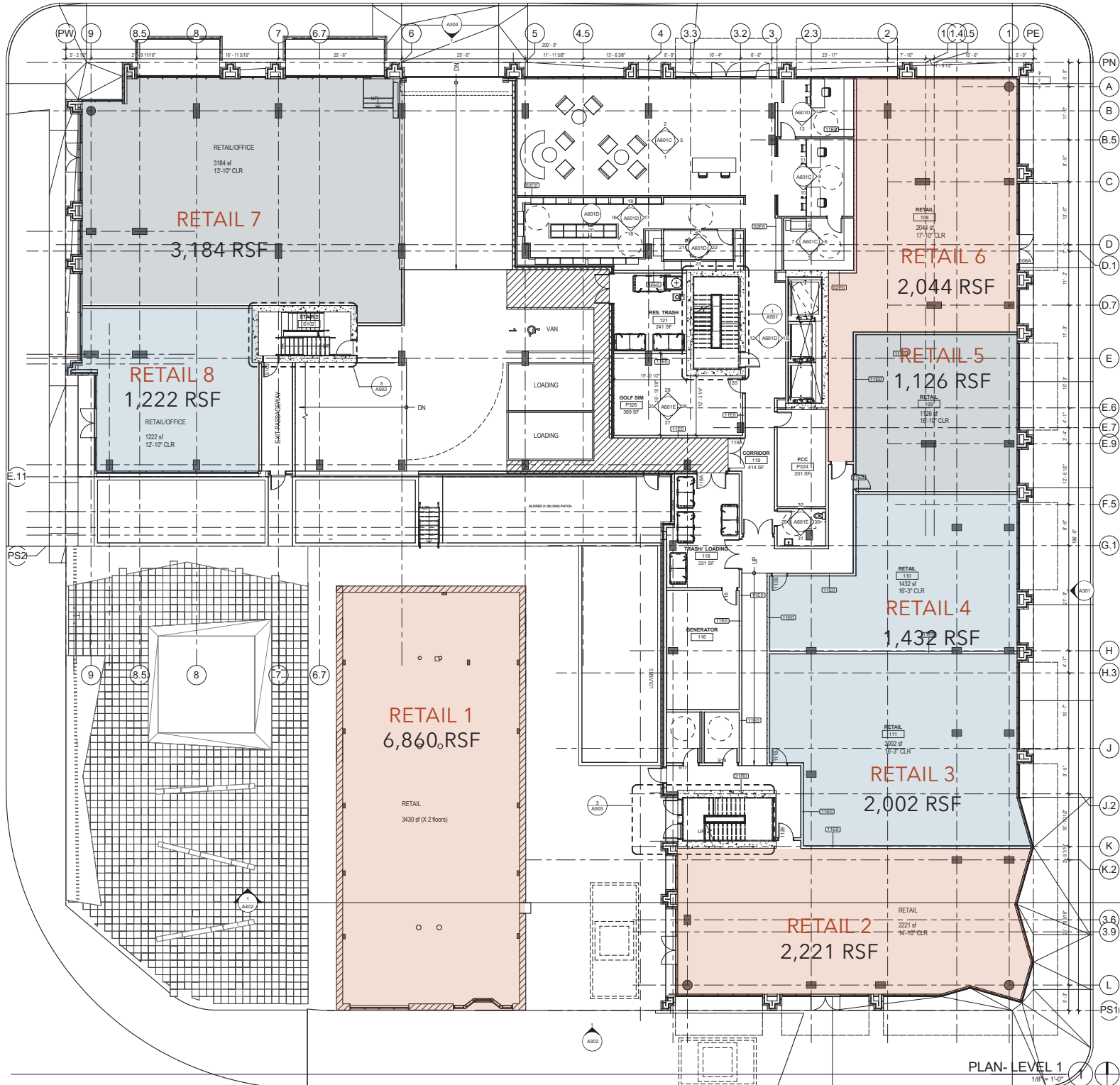
## THE BUILDING

This brand new 12-story building will frame the west end of the Pearl district while retaining the historic former fire station building. The L-shaped building will provide 291 market-rate apartments, below grade residential parking, ground-floor retail and a 10th floor pool and fire pit.



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# AREA DEVELOPMENT



## THE PEARL

The Pearl District is located just north of the central business district of Portland, Oregon. For years this area was a warehouse district that later evolved to house many artists' lofts. In the last 10 years, this area has blossomed into a retail and residential mecca, all paved by the artists and creative influence in the area. The district is bordered by NW Broadway to the east, NW 16th/I-405 to the west, W. Burnside to the south and the Willamette River to the north.

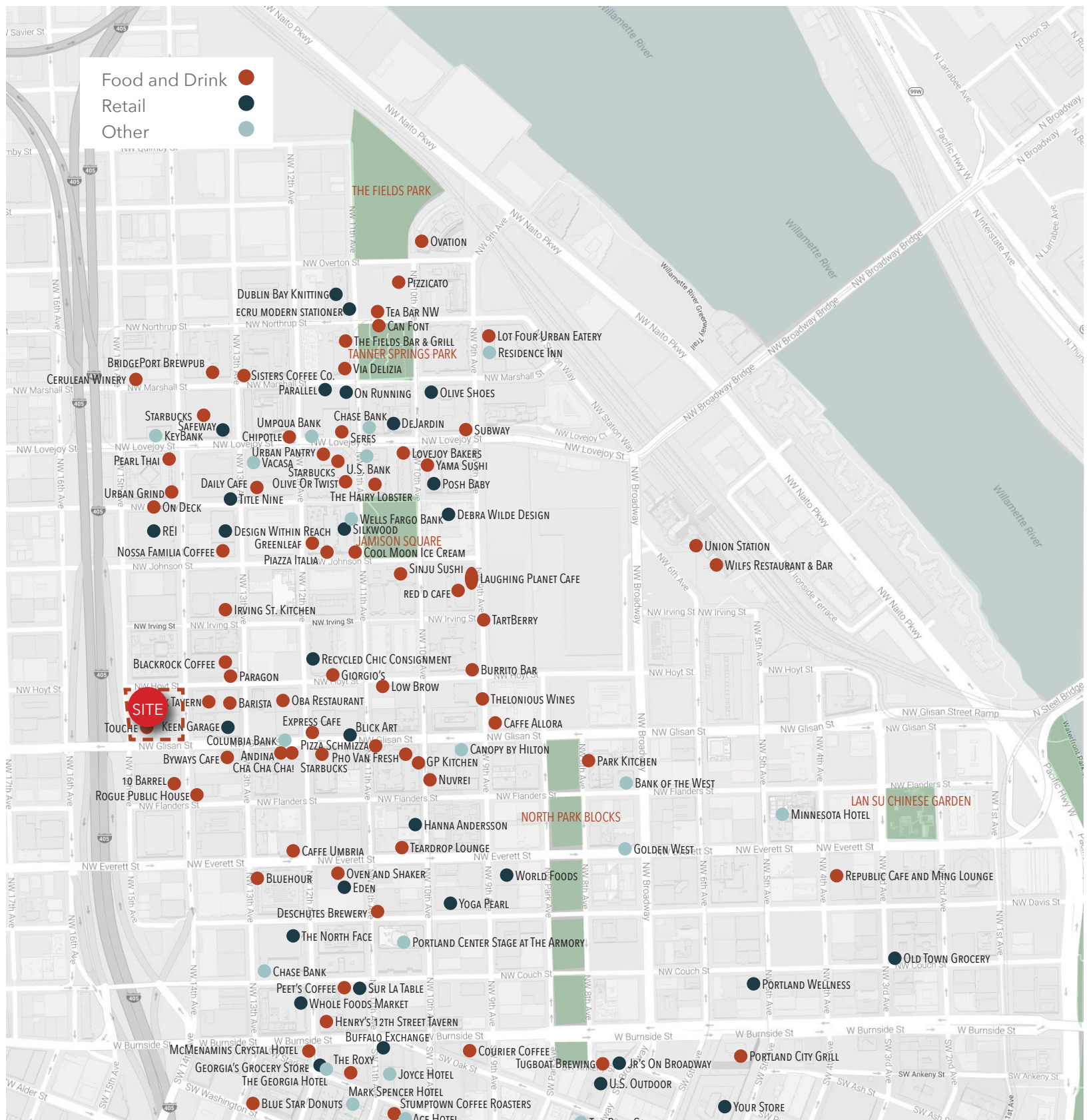
There are approximately 6,179 existing and planned residential units in the Pearl District. Naturally, retail has followed the residential boom, including grocery (Whole Foods, a 47,000 square foot Safeway and Pearl Market), service (dry cleaning, salons, banks, interior design services, etc.), boutique retail (clothing, shoes, eyewear, gifts, flowers, garden stores and art galleries), big box retail (REI and Office Max), 24 Hour Fitness and food (more than 35 restaurants and bars and numerous coffee establishments).

- |   |  |
|---|--|
| 1. <b>Abigail Apartments</b> - 155 apt. units | 10. <b>The Cosmopolitan on the Park</b> - 150 condos     |
| 2. <b>Broadstone Pearl</b> - 146 apt. units   | 11. <b>Station Place Lot 5</b> - 9 Story office building |
| 3. <b>Block 26</b> - 93 apt. units            | 12. <b>Wolff Development</b> - 840 apt. units            |
| 4. <b>Block 20</b> - 143 condos               | 13. <b>930 NW. 14th</b> - mixed use development          |
| 5. <b>Centennial Mills Redevelopment</b>      | 14. <b>Stagecraft Building</b> - Design Within Reach     |
| 6. <b>1440 NW Overton St.</b> - 69 apt. units | 15. <b>Heartline</b> - 208 apt. units + offices          |
| 7. <b>Modera PEARL</b> - 290 apt. units       | 16. <b>Post Office Redevelopment</b>                     |
| 8. <b>The N.V</b> - 284 apt. units            | 17. <b>Pearl West</b> - Class A office building          |
| 9. <b>Block 17</b> - 281 apt. units           | 18. <b>Modera Glisan</b>                                 |



# PEARL DISTRICT

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# NEIGHBORHOOD & DEMOS



	1 MILES	2 MILES	3 MILE
POPULATION	4,708	10,358	31,082
TOTAL EMPLOYEES	7,284	14,819	88,229
TOTAL BUSINESSES	600	1,350	7,207
MEDIAN HH INCOME	\$85,213	\$70,744	\$49,604
MEDIAN AGE	38.7	37.4	37
EDU - SOME COLLEGE	95.7%	93.9%	87.6%



JAMISON SQUARE



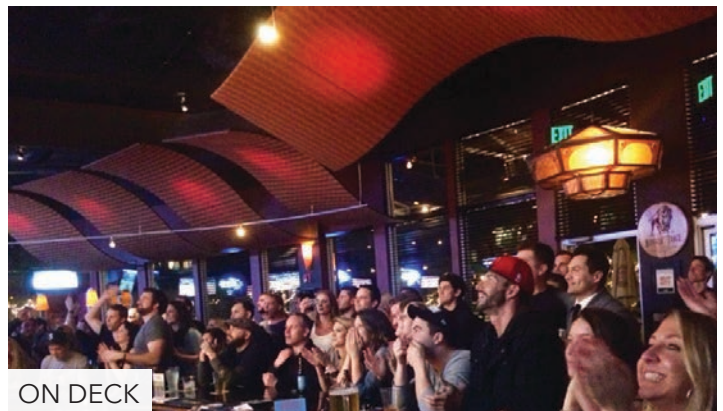
BRIDGEPORT BREWPUB



REI



DESIGN WITHIN REACH



ON DECK



PARAGON



IRVING STREET KITCHEN