



MELVIN MARK BROKERAGE | CAPITAL GROUP | CONSTRUCTION | DEVELOPMENT

FOR
LEASE

RIVERTEC BUILDING

926 NW 13th Avenue, Portland, Oregon 97209

PORTLAND'S FINEST CREATIVE SPACE

The RiverTec building is an ideal professional, creative space available in the heart of Portland's dynamic Pearl District. Renovated in 2000 with bow strung trusses and operable windows, a clerestory floods the space with natural light. The bold architecture is a unique solution for businesses seeking distinctive office space with Pearl District amenities.



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AVAILABILITY

- Suite 140: 1,459 SF @ \$24/SF NNN (\$32/SF approx. full service equivalent)
Five private offices with relights, lobby exposure
- Unique, creative space with high-end finishes throughout
- High, exposed ceilings
- Redundant high speed fiber available
- Operable windows throughout building
- Locker, shower and secured bike room

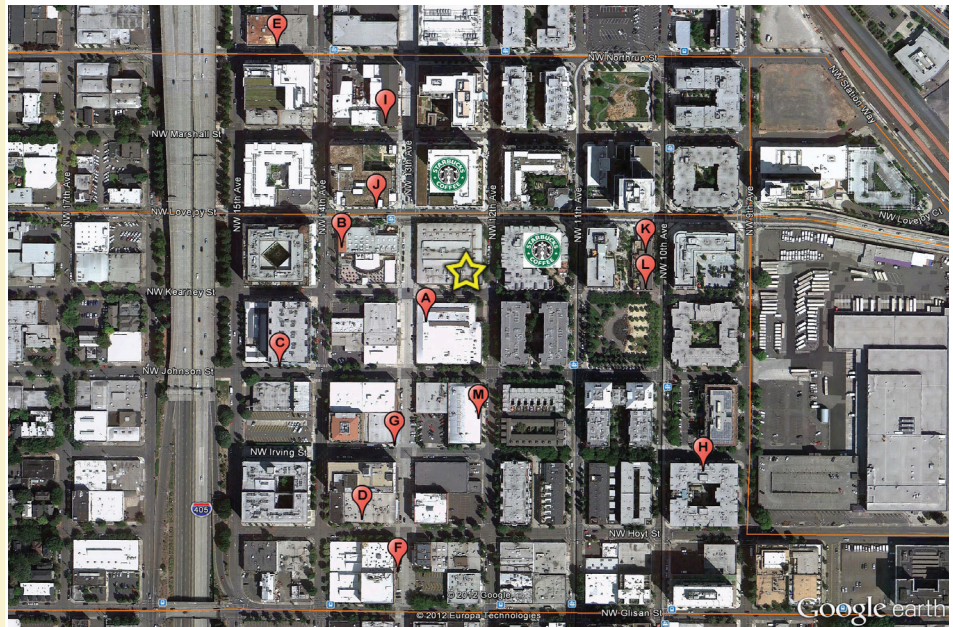
PARKING

- Parking at a ratio of 3:1,000 RSF available within a three-block radius

LOCATION

- Located on the Portland Streetcar line
- Excellent access to eastside and CBD
- Across the street from new Safeway grocery
- Restaurants, shopping, galleries and health clubs within short walking distance
- On-site cafe & catering

Suite	SF	Annual Rate/SF	Base Mo. Rent	Approx. NNN	Approx. Utilities	Approx. Total
140	1,459	\$24	\$2,918	\$809	\$118	\$3,845



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|-------------------------------|--------------------------|
| A. Daily Café | G. Irving Street Kitchen |
| B. On Deck Sports Bar & Grill | H. Patagonia |
| C. REI | I. Bridgeport Brewery |
| D. Rogue Brewery | J. Safeway |
| E. LA Fitness | K. Lovejoy Bakers |
| F. Barista Cafe | L. Cloud 7 Café |

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