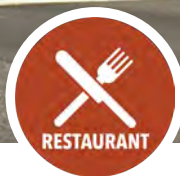


FOR LEASE

URBAN
WORKS

**PEARL
DISTRICT**
SPACE | 7,944 SF



1203 NW GLISAN ST
TURN-KEY SUBLEASE OPPORTUNITY

DAN BOZICH | KIA HARTLEY | 503.228.3080
WWW.URBANWORKSREALESTATE.COM

1203 NW GLISAN ST

URBAN
WORKS



ADDRESS | 1203 NW GLISAN ST

AREA | PEARL DISTRICT

USES | RETAIL / RESTAURANT / BREWPUB / CAFE

SPACE | 7,944 SF

AVAILABLE | NOW

1203 NW GLISAN ST

- Located in the heart of the Pearl District at the intersection of NW Glisan St. and NW 12th Ave.
- Across the street from Starbucks and within two blocks of several established dining destinations such as Andina, Paragon & Brix Tavern.

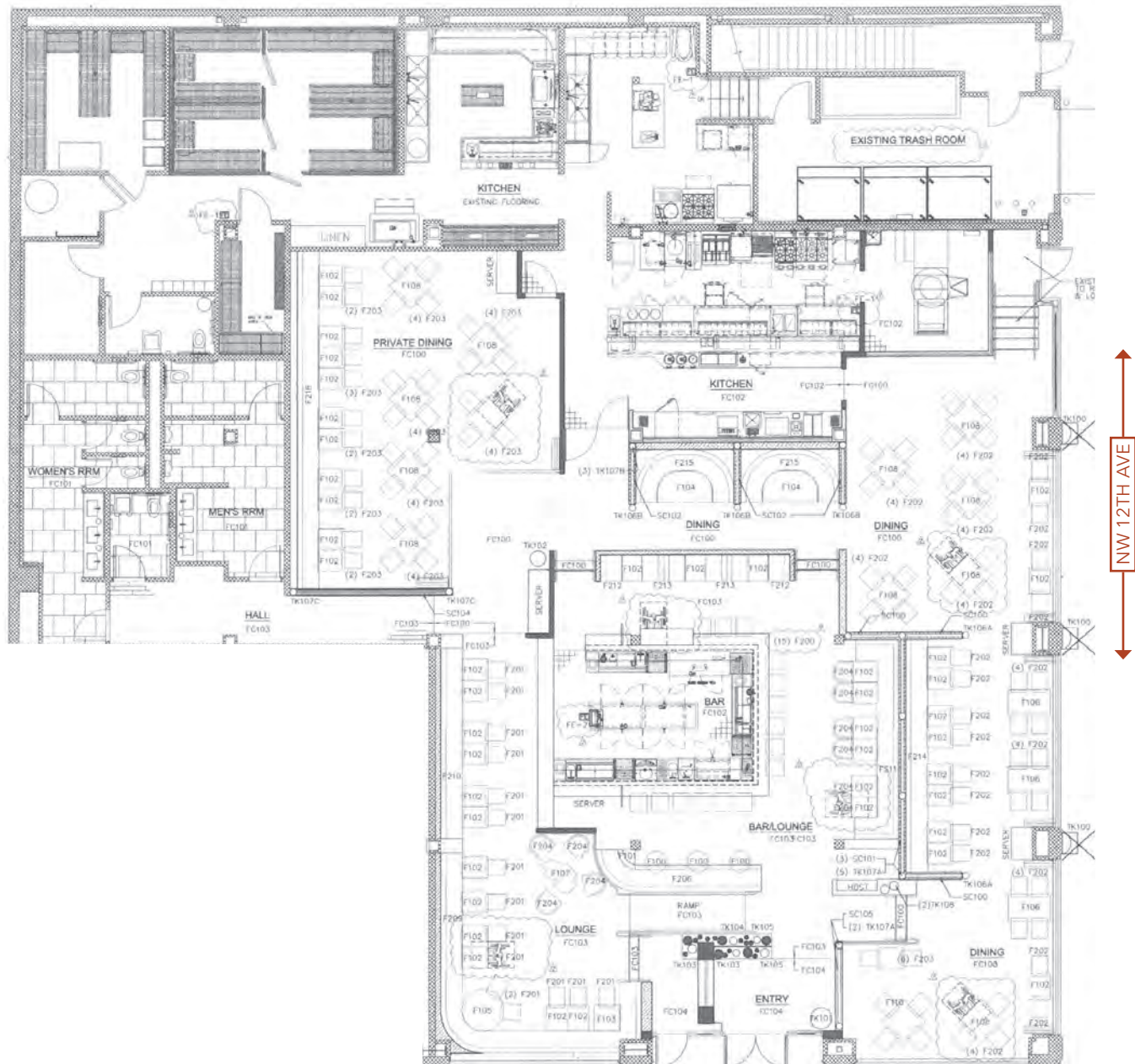
NEIGHBORHOOD

- The Pearl District location 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 on this scene to experience the blend of national, regional and local retailers and restaurants and the charm of mixed-use living.
- The Portland Streetcar provides access throughout the district and the North Park Blocks provide a perfect respite spot.



INTERIOR (FORMER TRADER VIC'S)

FLOOR PLAN



← NW GLISAN ST →

AREA RETAIL & DEMOS

URBAN
WORKS

	.25 MILES	.5 MILES	1 MILE
2018 POPULATION	3,698	17,611	42,225
TOTAL EMPLOYEES	7,816	34,646	106,588
TOTAL BUSINESSES	821	3,378	9,215
MEDIAN HH INCOME	\$90,894	\$66,723	\$62,381
MEDIAN AGE	37.5	36.4	36.8
SOME COLLEGE	93.3%	88%	88%



STARBUCKS



CIDER BITE



FILSON



BARISTA



ANDINA



BRIX TAVERN



PARAGON

**URBAN
WORKS**

