

FOR LEASE

URBAN
WORKS

**NW GLISAN &
14TH/15TH**
SPACE | 1,126-6,860 SF



MODERA GLISAN

NEW MIXED-USE DEVELOPMENT

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MODERA GLISAN



ADDRESS | 505 NW 14TH AVE
AVAILABLE | Q2 2019
AREA | PEARL DISTRICT
USES | RETAIL / RESTAURANT

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

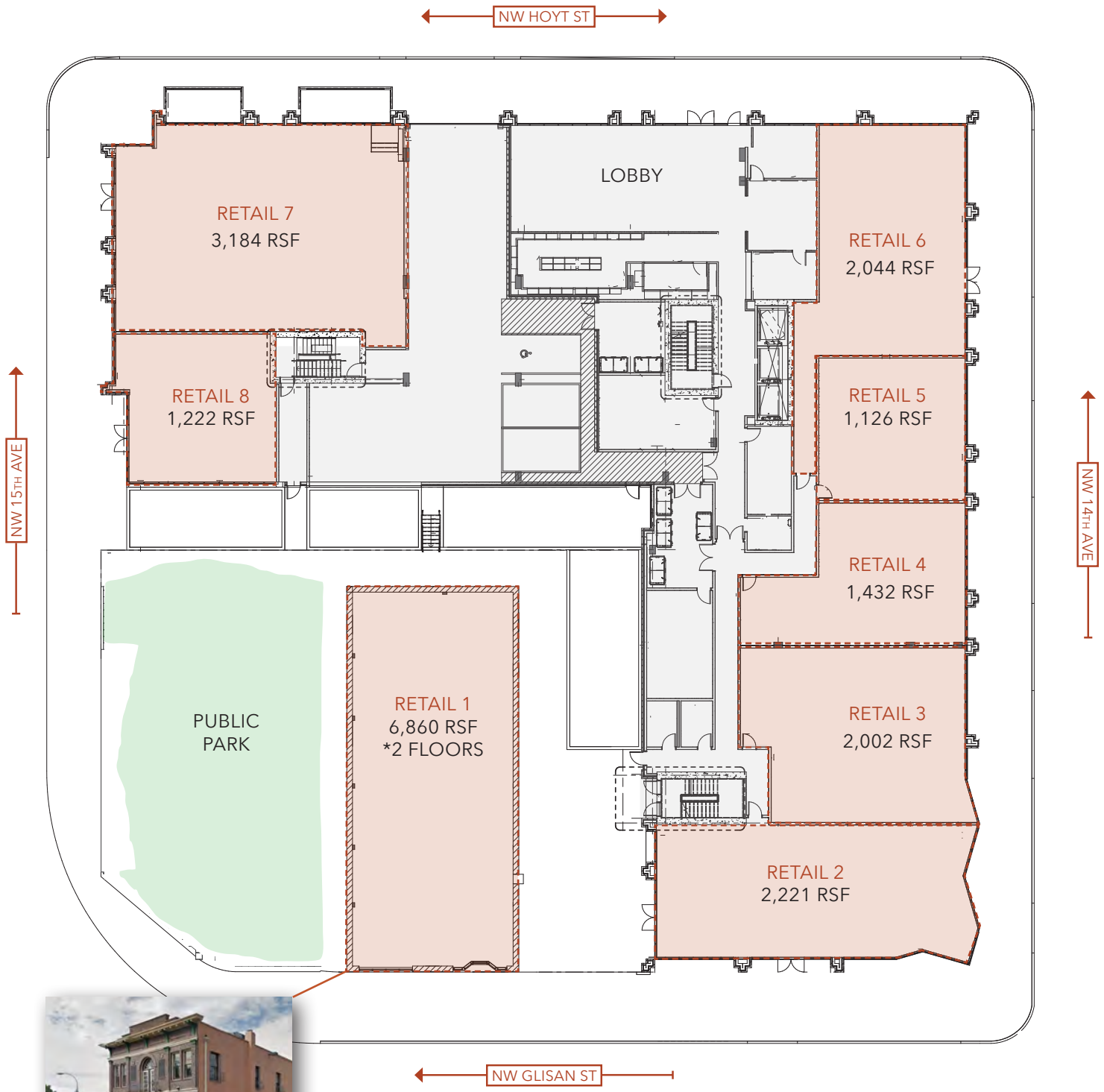
THE BUILDING

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.

*2 floors in space



MODERA GLISAN



HISTORIC FORMER FIRESTATION BUILDING



UNDER DEVELOPMENT & RECENTLY COMPLETED IN THE PEARL DISTRICT

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 (numerous restaurants, bars, and coffee establishments).

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| <ol style="list-style-type: none"> 1. Abigail Apartments - 155 apt. units 2. Broadstone Pearl - 146 apt. units 3. Block 26 - 93 apt. units 4. Block 20 - 143 condos 5. Centennial Mills Redevelopment 6. 1440 NW Overton St. - 69 apt. units 7. Modera Pearl - 290 apt. units 8. The N.V. - 284 apt. units 9. Block 17 - 281 apt. units 10. The Cosmopolitan on the Park - 150 condos | <ol style="list-style-type: none"> 11. Station Place Lot 5 - 9 Story office building 12. Wolff Development - 840 apt. units 13. 930 NW. 14th - Mixed-use development 14. Stagecraft Building - Design Within Reach 15. Heartline - 208 apt. units + offices 16. Post Office Redevelopment 17. Pearl West - Class A office building 18. The Dianne - 15 Story mixed-use development 19. Modera Glisan |
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NEIGHBORHOOD & DEMOS



	1/4 MILE	1/2 MILE	3 MILE
2017 POPULATION	3,381	17,936	42,614
TOTAL EMPLOYEES	6,838	32,528	108,919
TOTAL BUSINESSES	722	3,014	9,026
MEDIAN HH INCOME	\$80,828	\$63,690	\$59,947
MEDIAN AGE	35.9	35.5	36.2
EDU - SOME COLLEGE	91.9%	89.3%	88.0%



10 BARREL BREWING



MEDITERRANEAN EXPLORATION COMPANY



REI



DESIGN WITHIN REACH



ANDINA



PARAGON



IRVING STREET KITCHEN

AREA RETAIL

