

FOR LEASE

10,000 TO 20,000 SF RETAIL AND OFFICE

In the heart of the Pearl!

Available October 2025

Creative office ready

Proven retail history

Call broker for rates

New to Market

323

NW 12TH AVE
PORTLAND, OR

Colliers

*Exterior under renovation, AI rendering



PROPERTY HIGHLIGHTS

- + Approximately 20,000 RSF stand alone building (divisible) for single or multi-tenant. Includes 10,000 office/retail and 10,000 SF mixed-use lower level
- + Notable features include one roll-up door, large windows, abundant skylights, showers, and freight elevator
- + Prominent identity location in the heart of the Pearl District with exterior signage opportunities
- + EXD zoning



THE PEARL DISTRICT

The Pearl District is one of Portland's most vibrant and sought-after neighborhoods, known for its blend of upscale urban living, thriving businesses, and cultural attractions. Once an industrial area, the district has transformed into a dynamic hub featuring high-end retail, trendy restaurants, luxury residences, and creative workspaces.



Walk Score 99



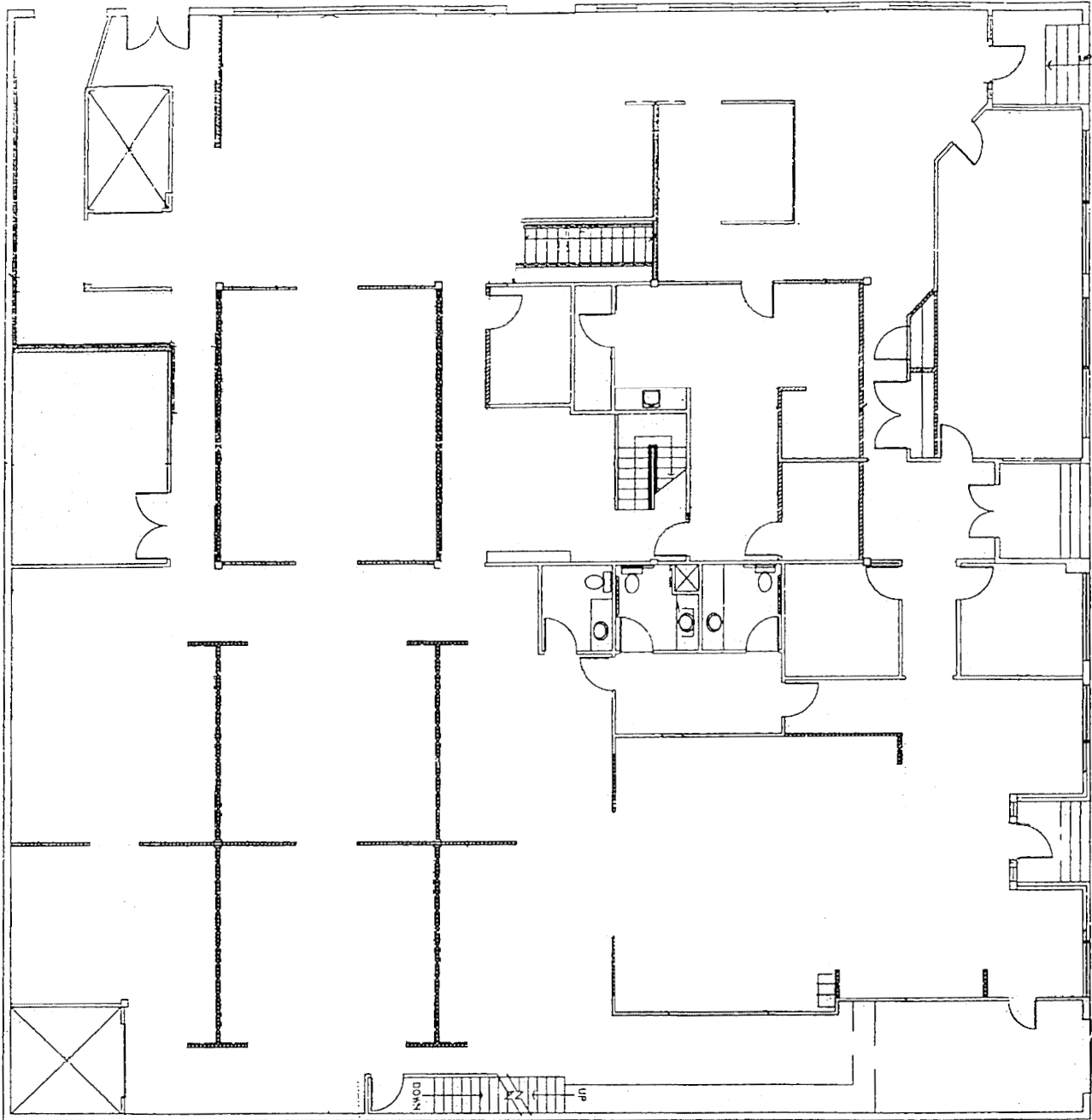
Transit Score 89



Bike Score 96

FLOOR PLAN

NW Flanders Street



NW 12th Street

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