For Lease

323 NW 12th Avenue

A stand-alone two-level building at 12th & Flanders, in the heart of the Pearl District. Renovation possibilities inside and out; one tenant or two.



Exterior under renovation, AI rendering

20,000
RSF total, divisible

10,000
SF office/retail, main level

10,000
SF mixed-use, lower level

EXd
Central Employment zoning

Colliers

Two full floors, a roll-up door, and daylight everywhere.

SPACE	SIZE	USE
Main level	±10,000 SF	Office / retail, street frontage on NW 12th and NW Flanders
Lower level	±10,000 SF	Mixed-use: production, storage, fitness, studio, or expansion
TOTAL	**±20,000 SF**	**Single tenant, or divisible by floor**



Who it suits

Flagship retail or showroom on the main level with fulfillment below. A design, architecture, or technology office that wants a building of its own. Fitness, wellness, or food & beverage users who need square footage the Pearl rarely offers in one place.



Building Features

- Roll-up door for loading, deliveries, or an indoor-outdoor storefront
- Abundant skylights and large divided-light windows on two street frontages
- Freight elevator serving both levels
- Exterior signage opportunities on a high-visibility corner
- Creative office-ready: open plan with private offices and restrooms in place
- Renovation possibilities: refresh the exterior, open up the plan, or build to suit
- Showers on site
- Proven retail history at this address
- Contact brokers for lease rate







The Pearl District

Once Portland's warehouse district, the Pearl is now its most walkable neighborhood: high-end retail, restaurants and breweries, galleries, and a dense residential base. Powell's, Whole Foods, and the Brewery Blocks are minutes away on foot; I-405 and the streetcar are at the door.



99
Walk Score

89
Transit Score

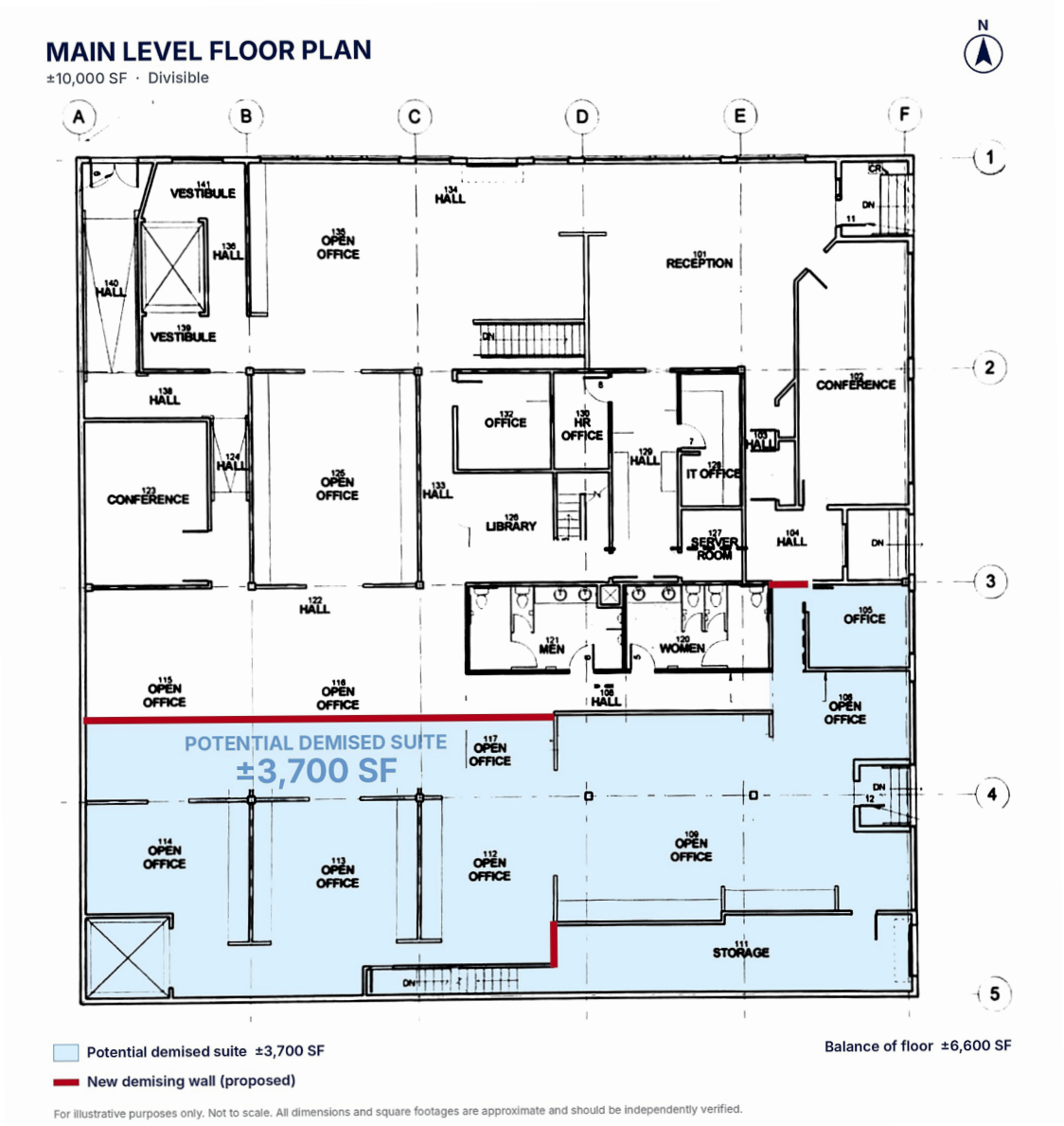
96
Bike Score

0.2 mi
I-405 Access

Main Level Floor Plan

±10,000 SF available, divisible to ±3,700 SF
Floor plan not to scale · Lower level plan available upon request

NW Flanders Street



NW 12th Street

Contact us

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