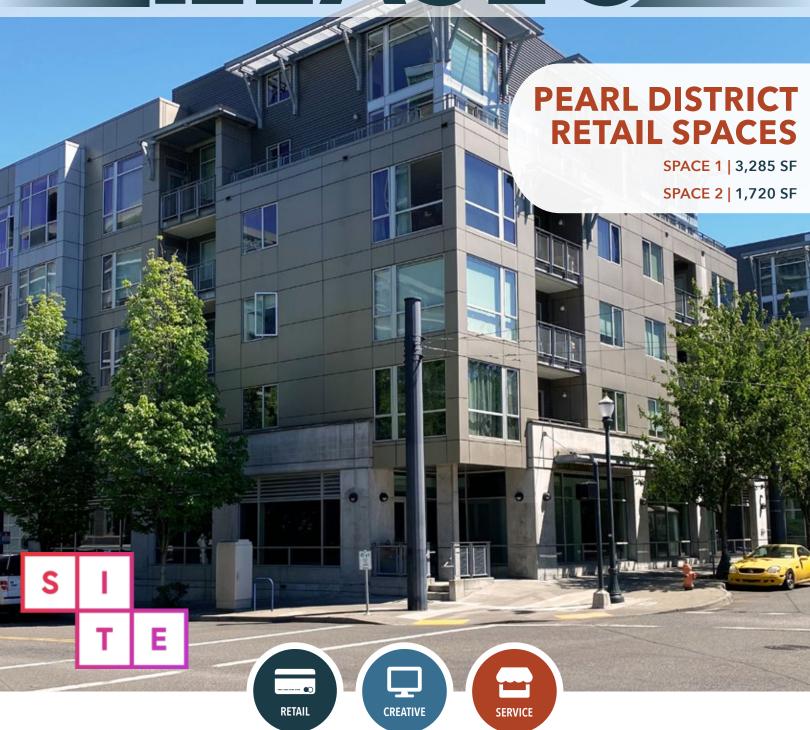
ELEASE WORKS



LEXIS

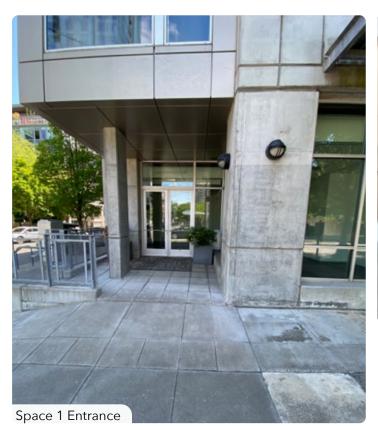
1125 NW 9TH AVE @ NORTHRUP ST

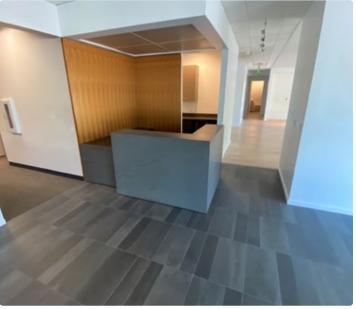
DAN BOZICH | 503.228.3135 dbozich@urbanworksrealestate.com

BRIAN GREELEY | 503.228.3147 bgreeley@urbanworksrealestate.com

LEXIS



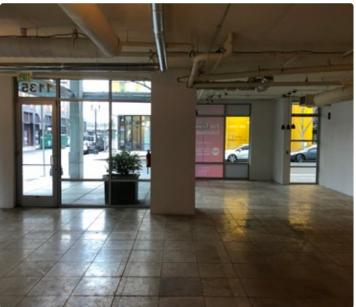




 $\mathsf{Space}\ \mathsf{1}-\mathsf{3,285}\ \mathsf{SF}$

Located on the corner of NW 10th Ave & Northrup St, this beautifully finished turn-key office space features breakroom, kitchenette, conference room and cubical office area.

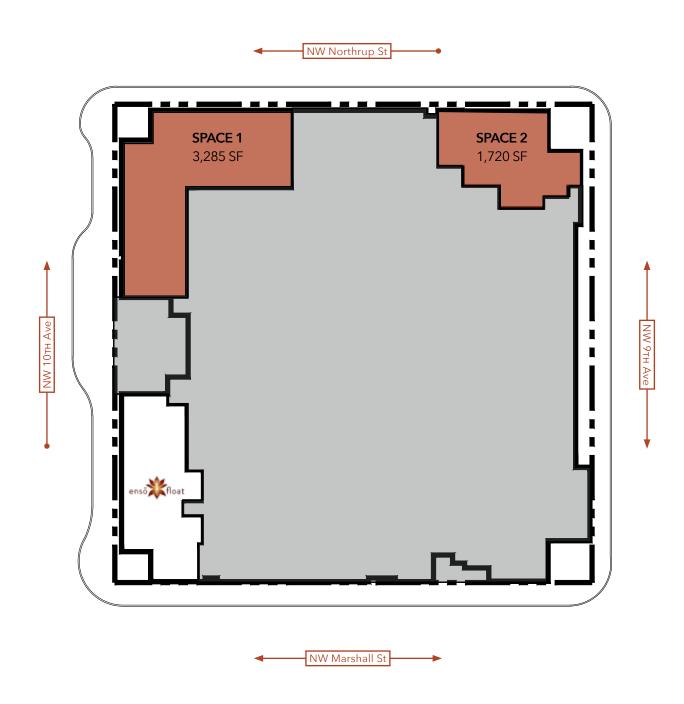




Space 2 — 1,720 SF

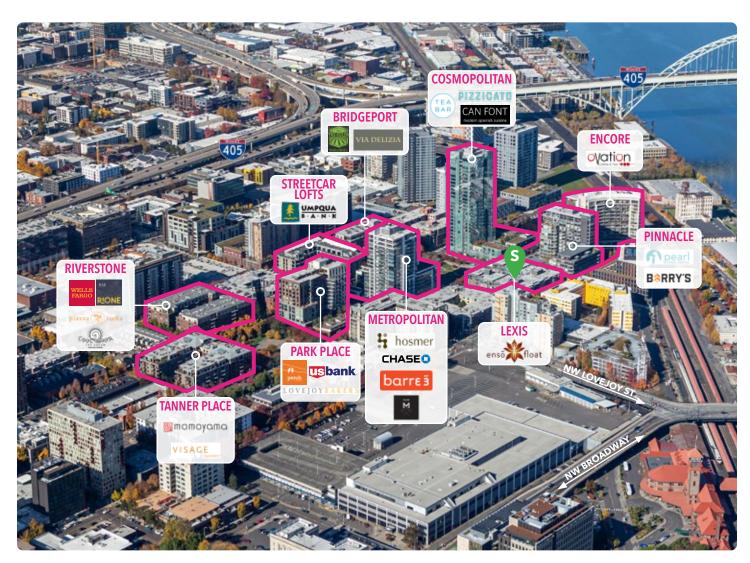
Located at the corner of NW 9th Ave & NW Northrup St, this second generation retail / creative office space features abundant light and floor-to-ceiling glass lines.

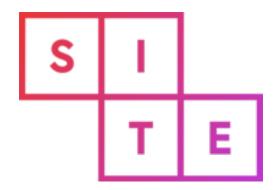




THE BLOCKS







The Blocks

Lexis is part of The Blocks, a collection of ten buildings acquired by SITE Centers in late 2019. The buildings are concentrated in the northern Pearl District neighborhood and include 40 ground floor retail spaces with 94,000 SF of residential space. The Blocks aim to provide excellent neighborhood amenities and create a synergy in the bustling neighborhood.

The Blocks Total Retail Square Footage

Encore	1,400 SF	Streetcar Lofts	9,193 SF
Cosmopolitan	7,876 SF	Metropolitan	16,893 SF
Pinnacle	7,415 SF	Park Place	15,203 SF
Lexis	7,195 SF	Riverstone	10,249 SF
Bridgeport	7,560 SF	Tanner Place	11,346 SF

NEIGHBORHOOD RETAIL



Demographics	1/4 Mile	½ Mile	1 Mile
2022 Population	5,161	14,716	43,064
Total Employees	5,406	31,644	97,510
Total Businesses	655	2,901	8,817
Median Household Income	\$79,958	\$76,451	\$62,369
Median Age	40.6	39.8	39.1
Any College	88.2%	82.7%	84.9%















PEARL DISTRICT



