

# FOR LEASE

URBAN  
WORKS

*Asa*

FLATS + LOFTS

NW 12TH & LOVEJOY ST

SPACE 1 | 1,717 SF

SPACE 2 | 1,000 SF

SPACE 3 | 2,550 SF



FITNESS



SERVICE



RETAIL



CREATIVE



MEDICAL

## SECOND GENERATION OPPORTUNITIES ON HIGH TRAFFIC PEARL DISTRICT BLOCK

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# ASA FLATS + LOFTS



## The Building

<b>Address</b>	1209 NW Lovejoy St
<b>Area</b>	Pearl District
<b>Uses</b>	Fitness / Service / Retail / Office / Medical

Asa Flats + Lofts is a LEED Gold Certified mixed-use project featuring 231 market rate apartments and lofts above retail space. Its central location in Portland's Pearl District is easily accessible to major arterials and freeways.

The Pearl District provides the perfect nexus of new and old, housing and employment, culture and entertainment. Portlanders and tourists alike converge in this neighborhood to experience the blend of national, regional and local retailers with the charm of mixed-use living.

## Space 1 - 1,717 SF

This second generation fitness studio space near the busy intersection of NW 12th & NW Lovejoy Streets is perfect for retail/service users.



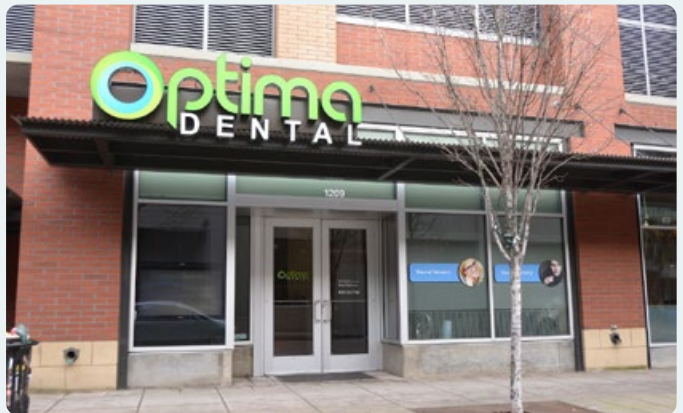
## Space 2 - 1,000 SF

Office space available directly across from Portland's busiest Safeway.



## Space 3 - 2,550 SF

Second generation dental office with bright reception area and built-out treatment rooms.



# SITE PLAN



# NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	6,524	14,679	38,687
Total Employees	5,076	19,092	78,630
Total Businesses	557	1,939	7,565
Median Household Income	\$106,224	\$99,690	\$80,763
Median Age	39.5	38.8	38.9
Any College	89.2%	88.3%	85.1%



Jamison Square



Barry's



Sisters Coffee



Design Within Reach



Carlita's



Cool Moon



Safeway

# RETAIL MAP

