

# FOR LEASE

URBAN  
WORKS

## PEARL DISTRICT

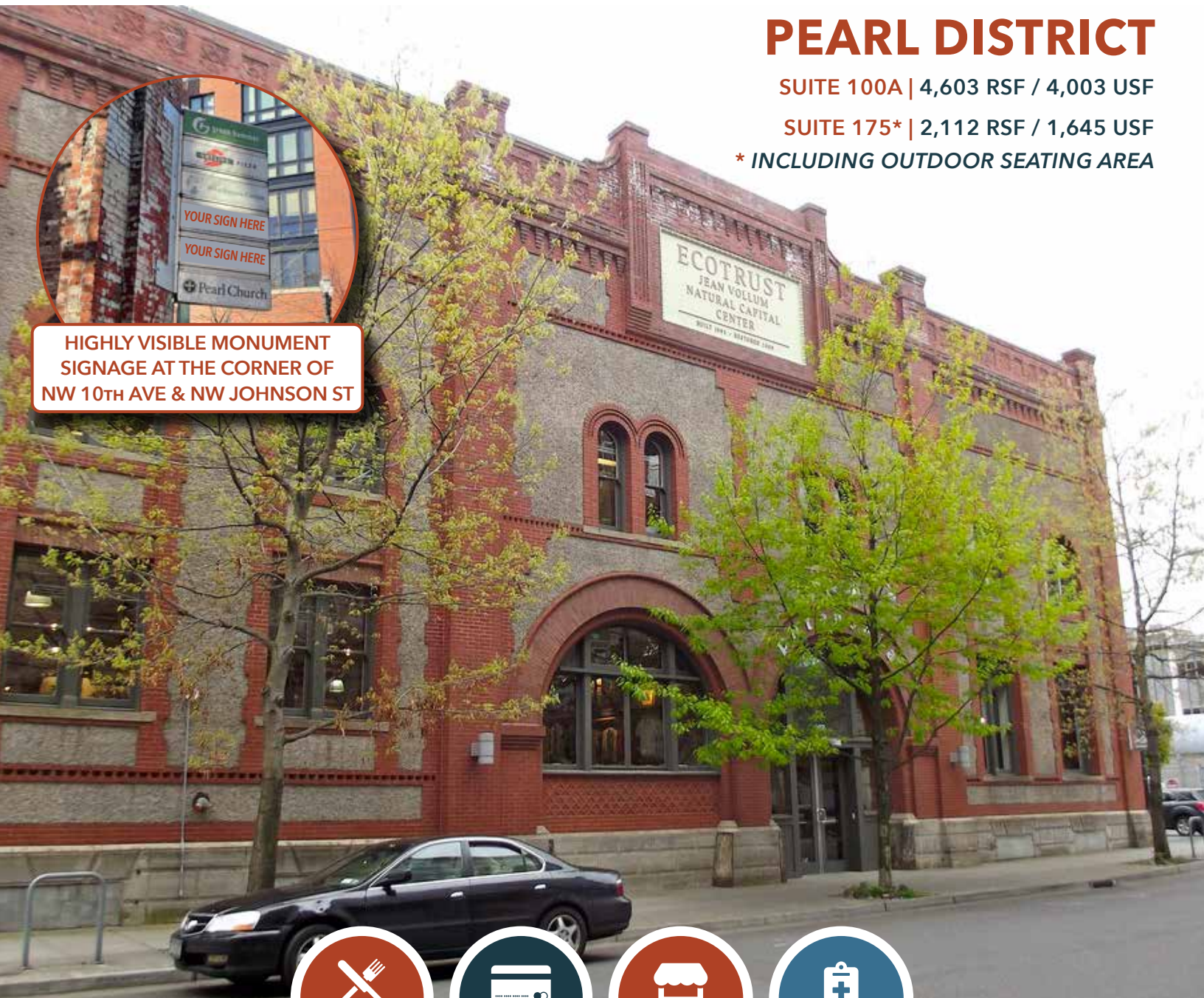
SUITE 100A | 4,603 RSF / 4,003 USF

SUITE 175\* | 2,112 RSF / 1,645 USF

\* INCLUDING OUTDOOR SEATING AREA



HIGHLY VISIBLE MONUMENT  
SIGNAGE AT THE CORNER OF  
NW 10TH AVE & NW JOHNSON ST



## NATURAL CAPITAL CENTER

721 NW 9TH AVE @ JOHNSON ST

DAN BOZICH | 503.228.3135 | [dbozich@urbanworksrealestate.com](mailto:dbozich@urbanworksrealestate.com)  
[urbanworksrealestate.com](http://urbanworksrealestate.com)

# NATURAL CAPITAL CENTER



Restaurant Entrance & Patio

## About the Building

The Natural Capital Center was originally constructed as a warehouse in 1895. 98% of the original materials were used in the repurposing of this incredible green building. The building is the first restoration of a historic building to receive a LEED Gold rating. The materials, water, and lights are all ecosystem services that contribute to the life of the building and the people within it. The building serves as an incredible amenity to the Pearl District and hosts over 500 events per year.

## Address

721 NW 9th Ave

Suite 100A   

4,603 RSF / 4,003 USF

## Area

Pearl District


Suite 175 

2,112 RSF / 1,645 USF  
Including Outdoor Seating

## Uses

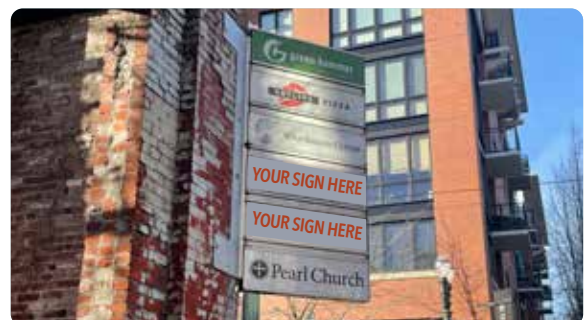
Restaurant / Retail / Office / Medical

## Space Features

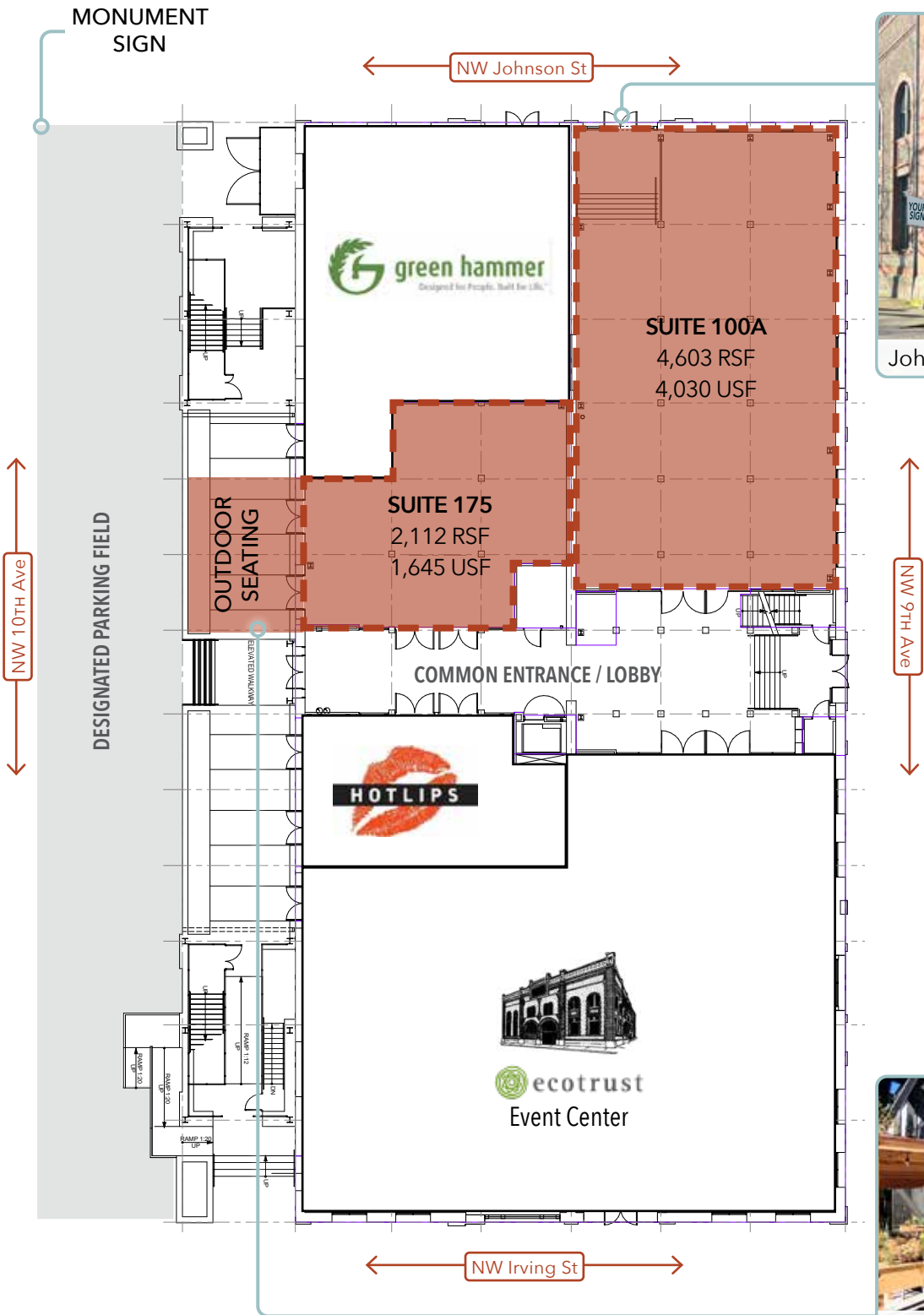
- Exposed brick
- Reconditioned hardwood floors
- Recessed round arched entries
- Arched window openings
- Dramatic ceiling heights
- Sandblasted ceilings
- Exposed circular duct work
- Monument signage opportunity at the corner of NW 10th Ave and NW Johnson St 



Suite 100A | Johnson Street Entrance



# SITE PLAN



# SUITE 100A PHOTOS



Suite 100A | Front Entrance / Lobby Area



12 Offices Total  
7 Exam Rooms with Water and Capped Ceilings



Entry from NW Johnson St



Two ADA Restrooms

# SUITE 175 PHOTOS



Suite 175 | Common Entrance / Lobby Area

# NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2023 Population	5,306	16,277	45,647
Total Employees	5,515	29,048	95,734
Total Businesses	665	2,727	8,689
Median Household Income	\$100,576	\$97,657	\$82,264
Median Age	40.3	39.3	38.9
Any College	86.4%	83.1%	84.8%



Jamison Square Park



Momoyama



Carlita's



Keen



24 Hour Fitness

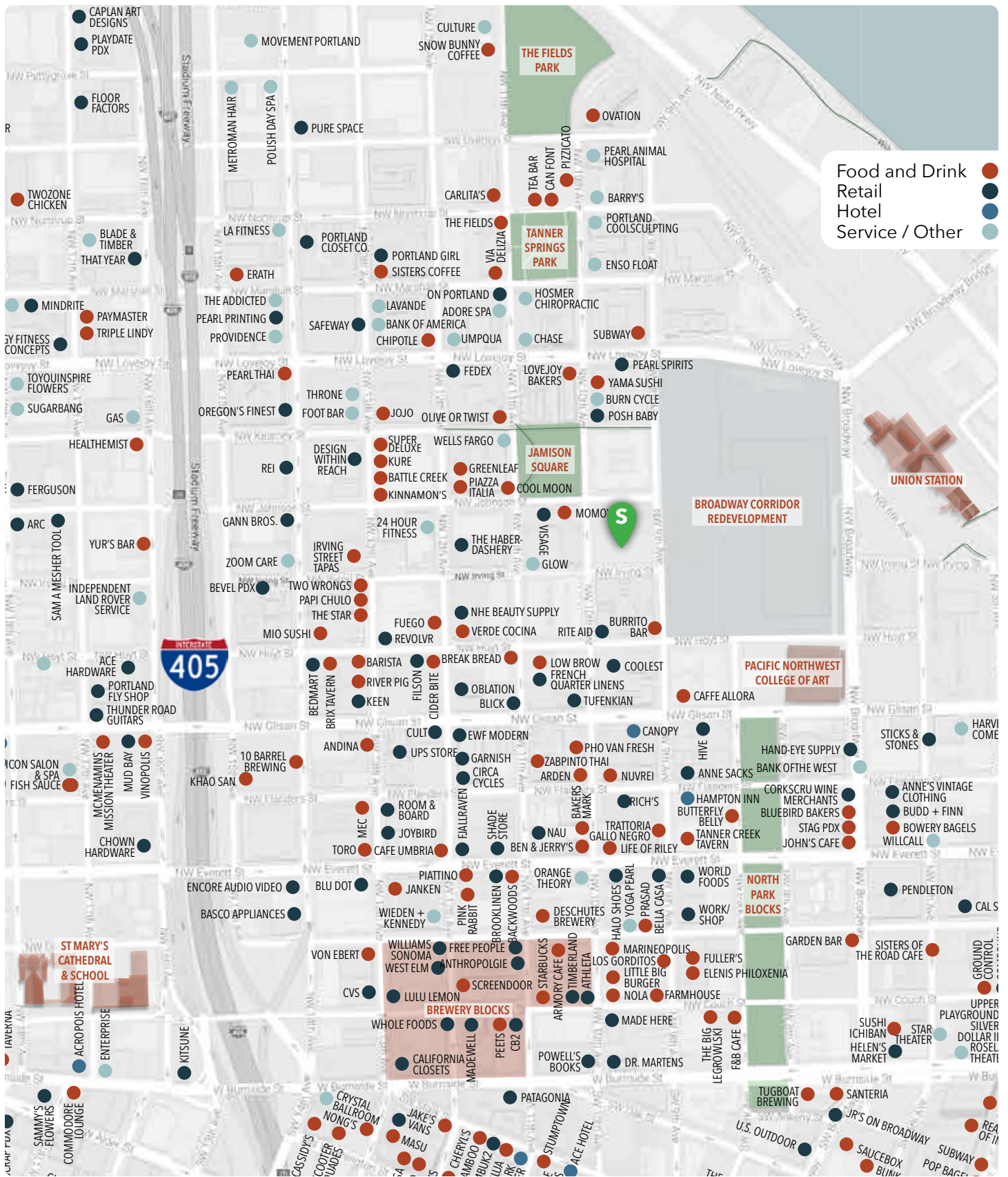


Andina



Design Within Reach

# RETAIL MAP



INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.