

FOR LEASE

URBAN
WORKS

FLAGSHIP OPPORTUNITY

SHADOW ANCHORED BY THE BREWERY BLOCKS

FREESTANDING BUILDING

TOTAL SPACE | 8,200 SF

(DIVISIBLE TO 1,682 SF - 3,510 SF SUITES)

EXCELLENT SIGNAGE

CORNER SIGNAGE ON NW 13TH AVE & NW DAVIS ST

PROPOSED RENDERING OF DEMISED STOREFRONTS



SIGNAGE



PROPERTY OWNED BY:


Schnitzer
PROPERTIES
SchnitzerProperties.com



131 NW 13TH AVE @ NW DAVIS ST

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131 NW 13TH AVE



Property Highlights

- Flagship freestanding building opportunity
- Excellent corner signage
- Bowtruss ceilings
- Restaurant infrastructure in place
- Dock high, covered loading on NW Davis St
- Immediate access to over 1,200 secured, subgrade parking spaces within the Brewery Blocks
- Shadow Anchored by the Brewery Blocks - home to the largest concentration of National tenants in the Pearl District

Address

131 NW 13th Ave
@ NW Davis St

Area

Brewery Blocks /
Pearl District

Available Space

Total Space | 8,200 SF
Divisible to 1,682 SF - 3,510 SF Suites

Uses

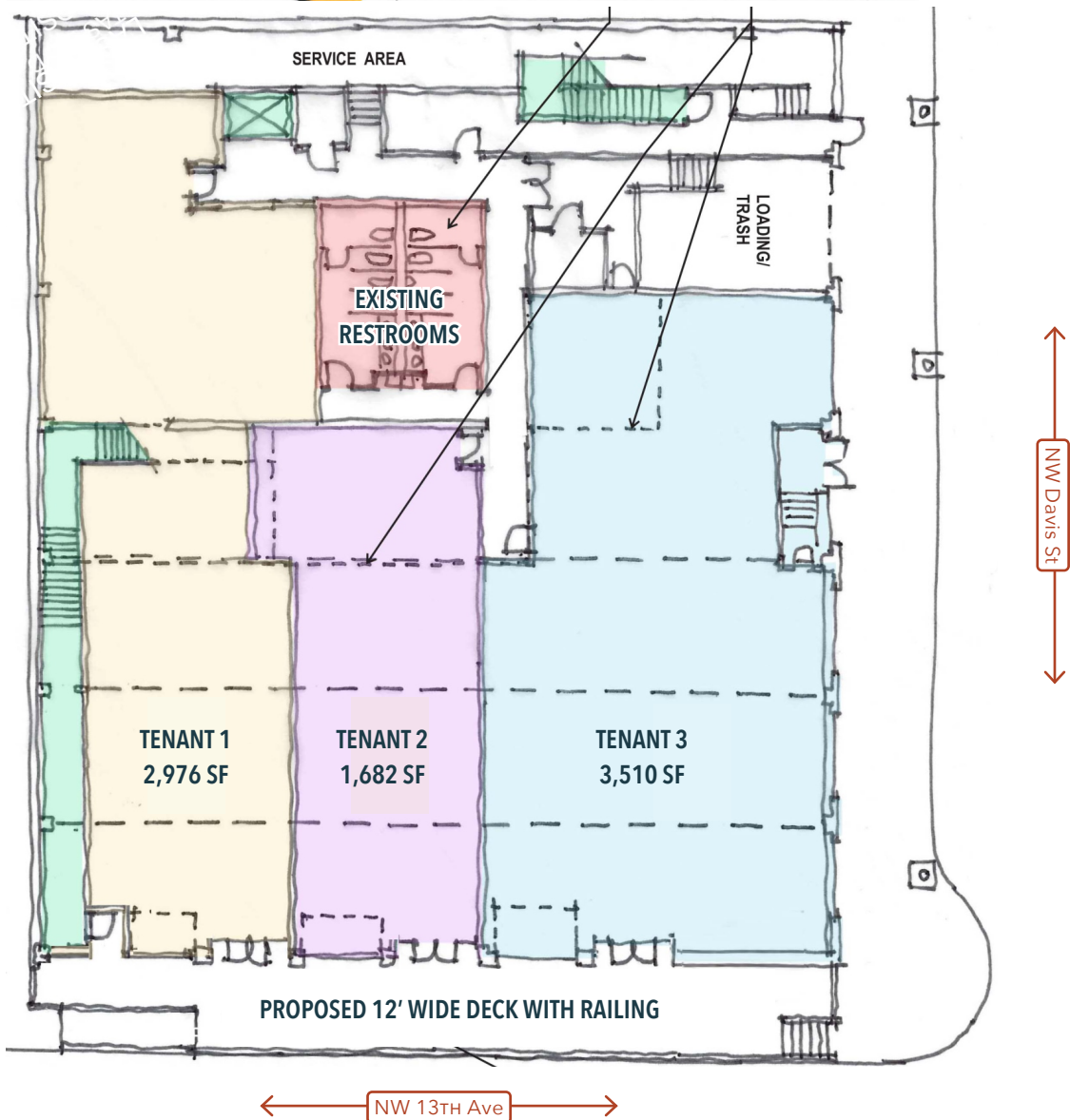
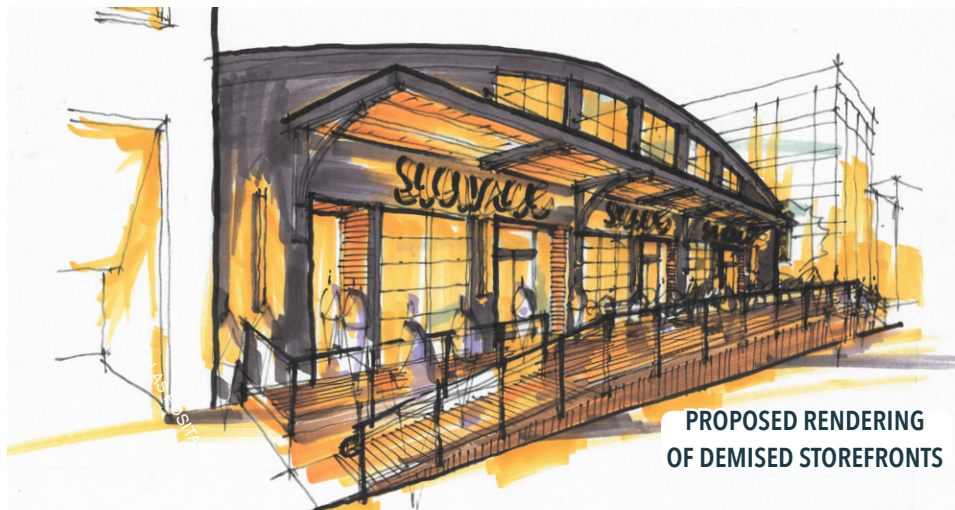
Restaurant / Retail / Service / Creative / Entertainment

PROPERTY OWNED BY:



DEMISING OPTION

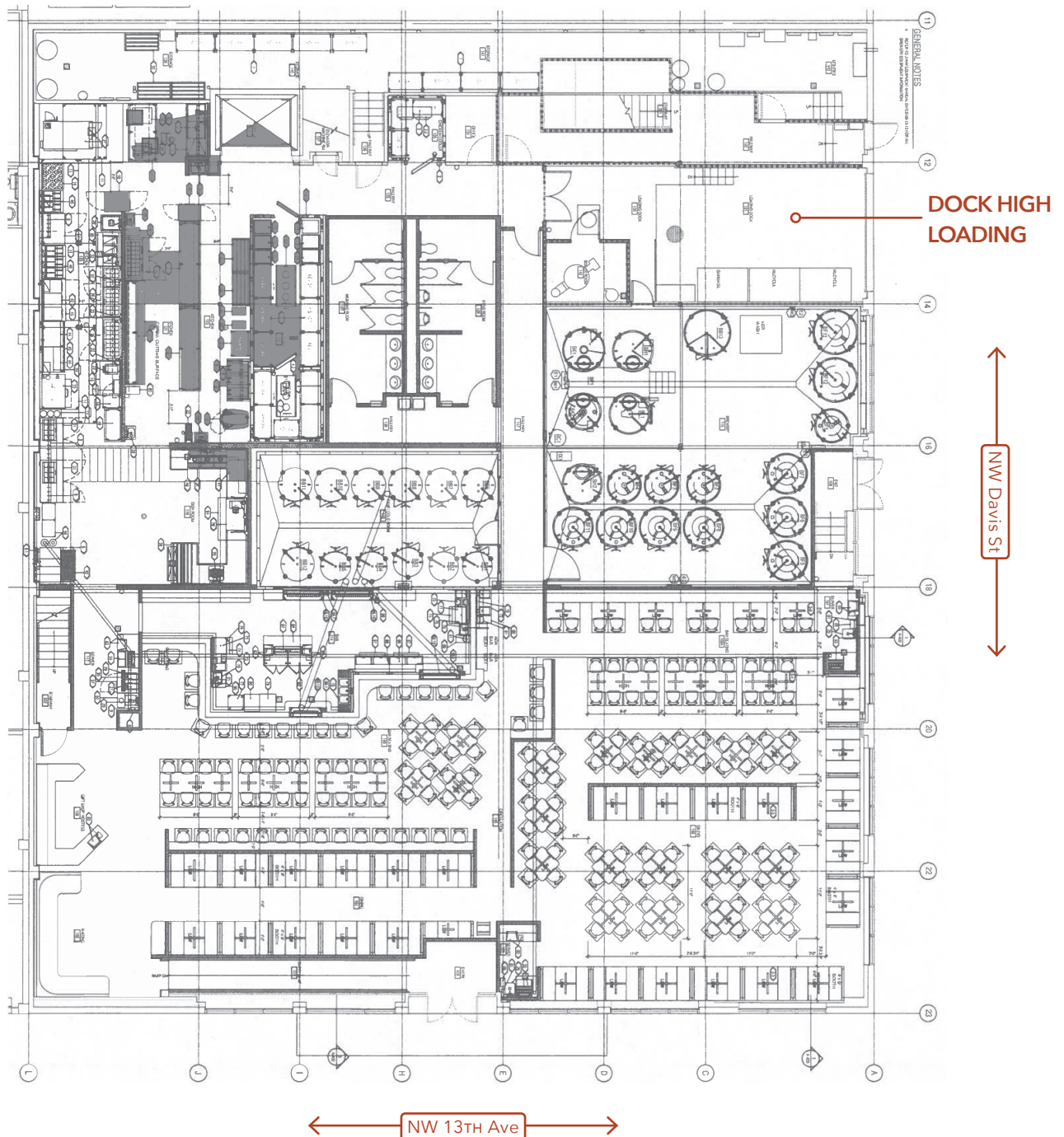
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CURRENT FLOOR PLAN



TOTAL SPACE | 8,200 SF
EXISTING CONDITIONS SHOWN
ALL FF&E REMOVED



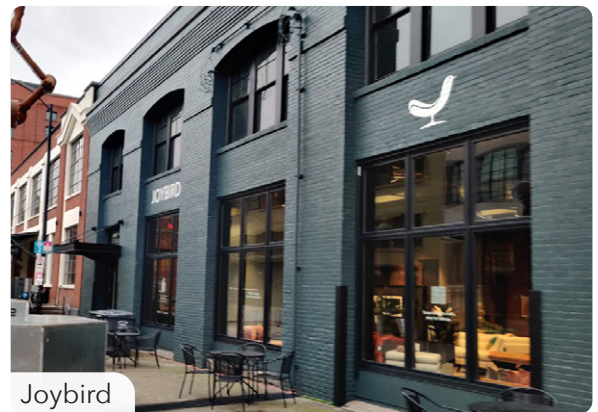
NEIGHBORHOOD

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Demographics	¼ Mile	½ Mile	1 Mile
2026 Population	5,568	25,207	61,682
Total Employees	12,945	42,503	98,541
Total Businesses	1,166	3,988	8,822
Median Household Income	\$94,842	\$79,259	\$81,529
Median Age	40.1	41	38.9
Any College	88.4%	83.7%	82.5%



Powell's



Joybird

The Pearl District

The Pearl District provides the perfect nexus of new and old, housing and employment, culture and entertainment. The conversion of this warehouse district to new retail and mixed-use space presents beautifully renovated historic warehouse spaces with state-of-the-art new housing, retail and office projects. 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.

