

FOR SUBLEASE

# The Pettygrove Building

1400 NW 22nd Avenue / Portland, OR 97210



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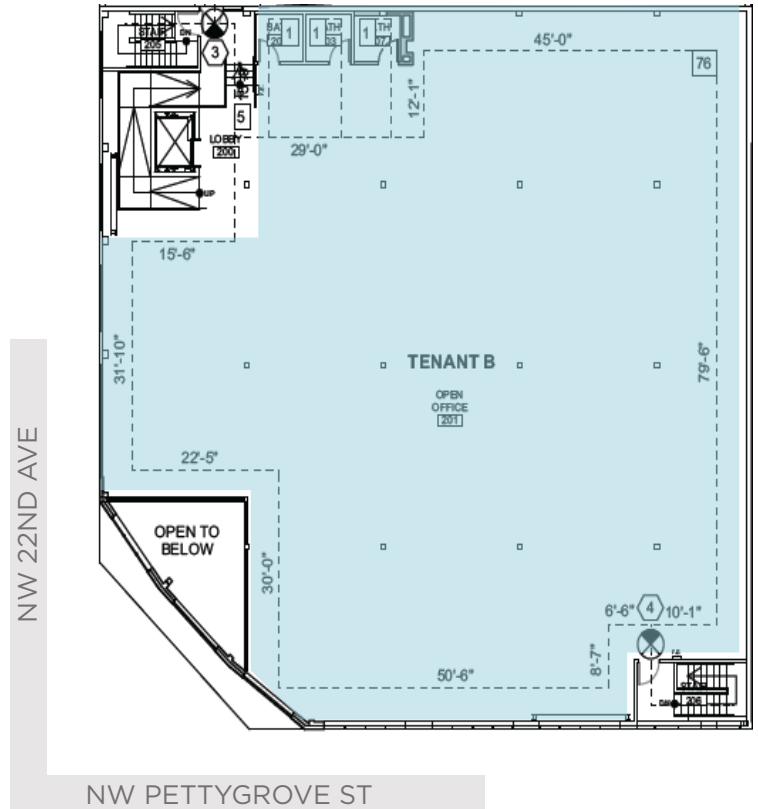
1400 NW 22ND AVE  
Portland, Oregon 97210

## SECOND FLOOR

**Second Floor: 9,144 RSF,  
divisible to 2,500 SF**

### Property Highlights

- Highly visible corner facade with wood laminate vestibule
- Excellent NW District location offers loads of amenities, walking distance to New Seasons Market & easy access to the Pearl
- Home to iconic Northwest brand Tillamook's new Portland office.
- New Northwest chic construction: high ceilings, oversized windows, and exposed wood beams
- Parking available
- Rate: \$25.50 NNN (NNNs estimated to be \$7.50)





AMENITY MAP

## SLABTOWN THE BEST NEW NEIGHBORHOOD IN PORTLAND

- |                                    |                                 |                                      |
|------------------------------------|---------------------------------|--------------------------------------|
| <b>● Restaurant/Bar</b>            | <b>● Coffee</b>                 | <b>● Services</b>                    |
| <b>R1</b> The Matador              | <b>C1</b> Starbucks             | <b>S1</b> CVS Pharmacy               |
| <b>R2</b> Grassa                   | <b>C2</b> Vivace                | <b>S2</b> Zoom Care                  |
| <b>R3</b> Moberi                   | <b>C3</b> New Seasons Market    | <b>S3</b> Dove Lewis Animal Hospital |
| <b>R4</b> Bull Run Distillery      | <b>C4</b> Good Coffee           | <b>S4</b> The Joint Chiropractic     |
| <b>R5</b> Muse Winebar             | <b>● Fitness &amp; Health</b>   | <b>S5</b> Consolidated Community CU  |
| <b>R6</b> St. Jack                 | <b>F1</b> Studio Blue Pilates   |                                      |
| <b>R7</b> Breakside Brewery        | <b>F2</b> Core Power Yoga       |                                      |
| <b>R8</b> The Solo Club            | <b>F3</b> Orange Theory Fitness |                                      |
| <b>R9</b> Besaws                   |                                 |                                      |
| <b>R10</b> Lucky Labrador Brew Pub |                                 |                                      |



...within immediate walking distance.



# TRANSPORTATION MAP

The Pettygrove Building



Walk Score 96



BikeScore 98



2 min

Streetcar Stop

25 min

Union Station

2 min

Line 77

20 min

MAX Red Line



1 min

7 min

1 min

4 min



North/South Streetcar Line



77 Bus Line



B Loop Streetcar Line



MAX Red Line



MAX Yellow Line



MAX Green Line

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