

# THE PINNACLE

LIVE/WORK SPACE IN PORTLAND, OREGON



FOR LEASE > PORTLAND, OR

## ADDRESS

1255 NW 9th Avenue, Unit #17/117 | Portland, OR

## AVAILABLE SPACE

+/- 1,620 SF (1st floor: 775 SF | 2nd floor: 845 SF)

## RENTAL RATE

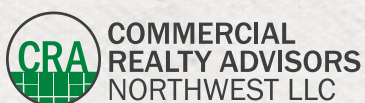
\$3,500/month plus electricity and cable/internet  
(includes one secure off-street parking space in building)

## HIGHLIGHTS

- Located in the North Pearl District
- Tasteful build-out for live/work use with private office, conference room, open workspace, 2 ADA restrooms (one with shower) and full kitchen
- Close proximity to The Fields Park, Tanner Springs Park and other great amenities
- Across the street from Residence Inn Marriott Hotel with 223 guest suites and Cooperativa Modern Italian Market
- Convenient access to Portland Streetcar with a stop just one block away

## TRAFFIC COUNTS

NW Overton St @ 10th Ave | 3,145 ADT ('22)



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**THE PINNACLE**  
**1255 NW 9TH AVENUE**  
PORTLAND, OR



30

405

WILLAMETTE RIVER

**SITE**  
**Cooperativa**  
STATION PLACE LOT 5  
9 STORY OFFICE BUILDING

**THE PINNACLE**  
**1255 NW 9TH AVENUE**  
PORTLAND, OR

NW Savier St

NW Raleigh St

NW Quimby St

NW Pettygrove St

NW Overton St

NW Northrup St

NW Marshall St

NW Lovejoy St

NW 13th Ave

NW 12th Ave

NW 11th Ave

NW 10th Ave

NW 9th Ave

NW Station Way

NW Lovejoy Ct

NW Broadway Bridge

west coast  
event

MODERA | PEARL  
BY MILL CREEK

THE PARKER

VISTA PEARL  
21 STORY CONDO TOWER  
UNDER CONSTRUCTION

THE FIELDS  
PARK

pureSpace

N.V

BLOCK 17  
BY ALTA

ovation  
Coffee & Tea

U.S. Citizenship  
and Immigration  
Services

CHANGE

ecru

COSMOPOLITAN

PIZZICATO  
EST. PDY 1989

pearl

CARLITA'S

TEA BAR

BARRY'S

LA FITNESS

THE WYATT

THE FIELDS  
BAR & GRILL

TANNER  
SPRINGS PARK

Residence  
Inn  
Marriott

Microsoft

Edward Jones

SISTERS COFFEE  
COMPANY

VIA DELIZIA

PROVIDENCE  
Health & Services

RUBY  
receptionists

Starbucks

Bank of America

CHIPOTLE  
MEXICAN GRILL

UMPQUA  
BANK

CHASE

barre3  
an exercise studio

SUBWAY

THAI

basics  
Market

Flagstar  
Bank

FedEx Office

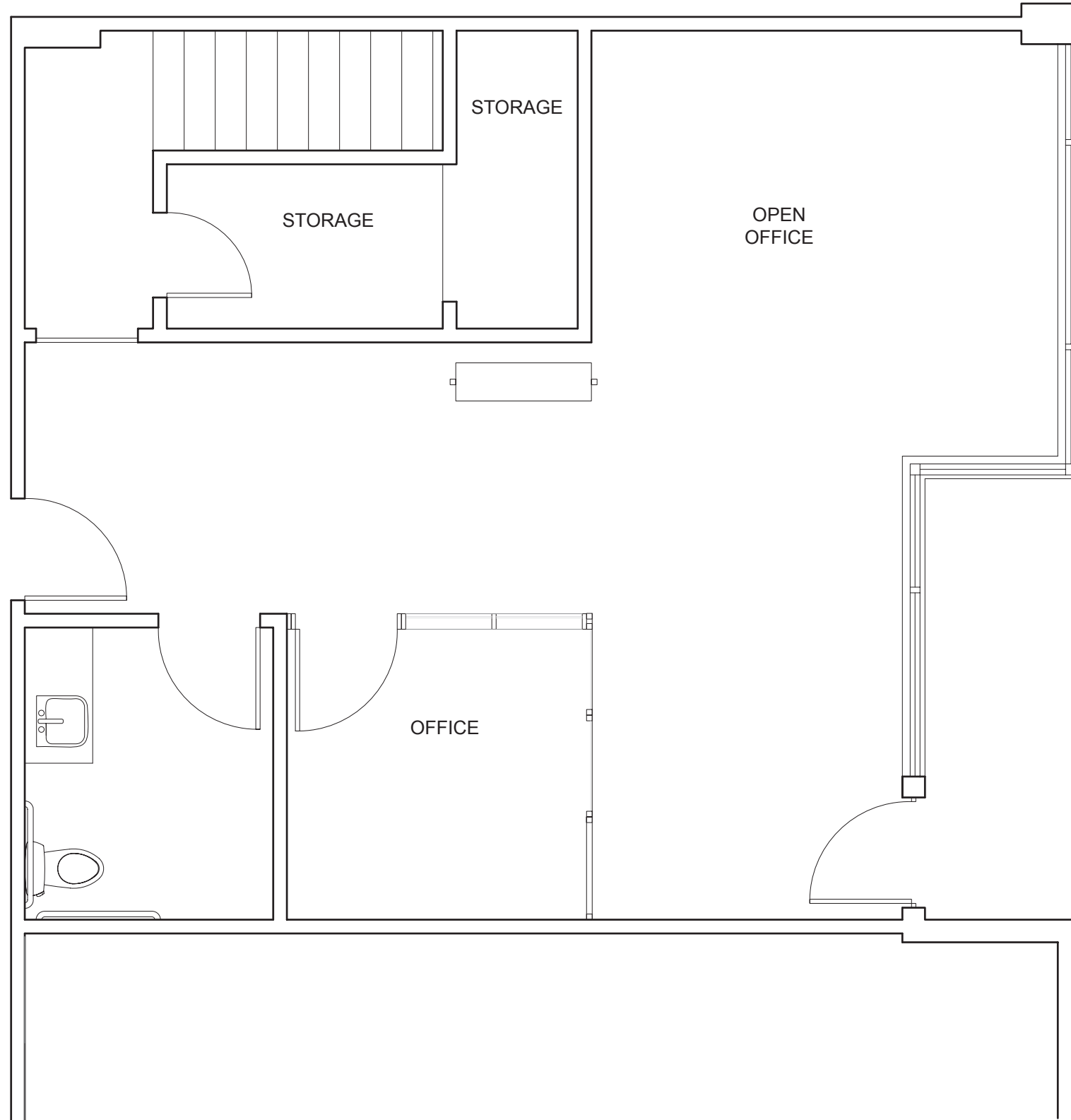
ALCHEMY  
LOVEJOY BAKERS

us bank

perch

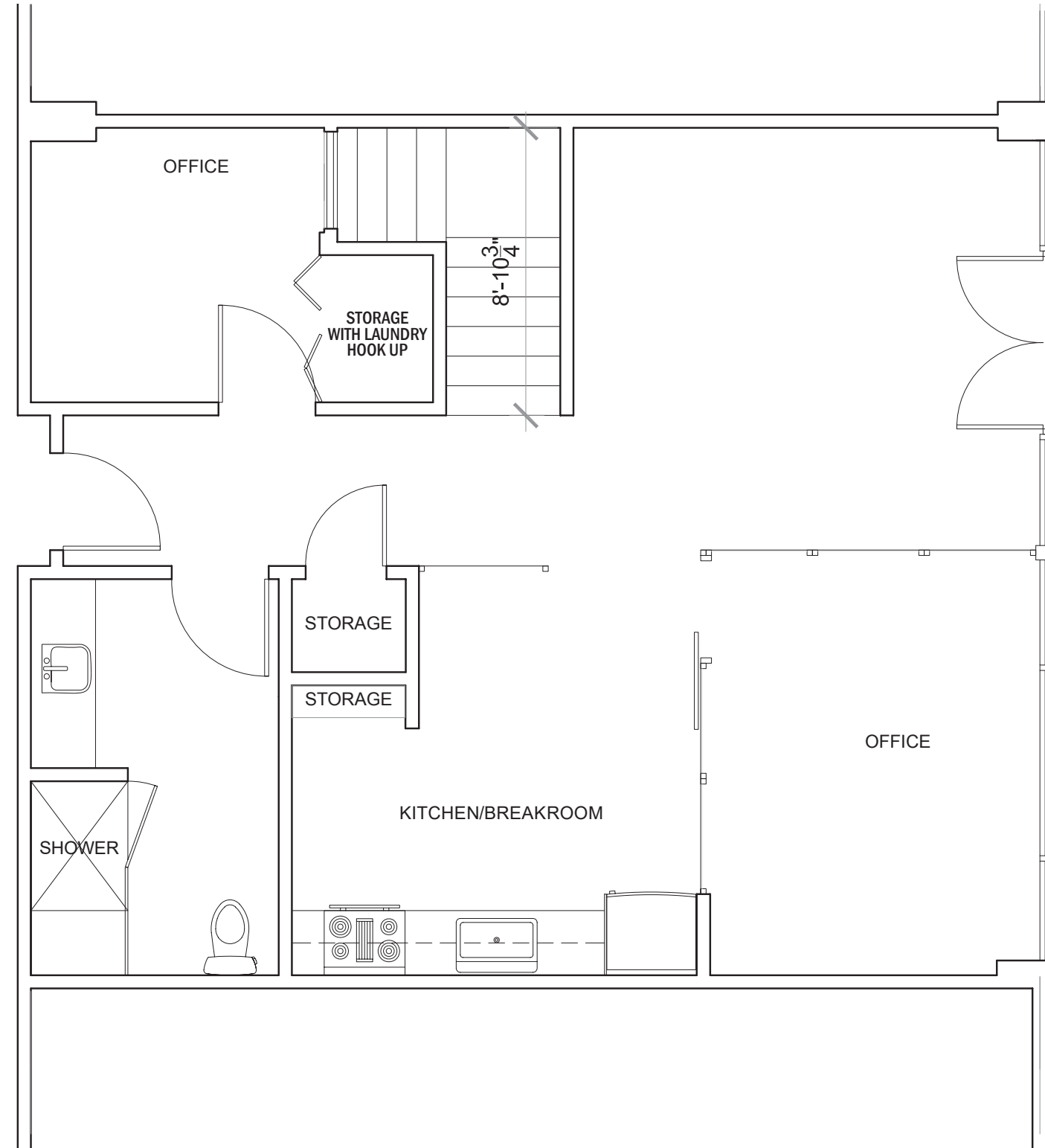
BURN CYCLE





SECOND FLOOR SITE PLAN

THE PINNACLE  
1255 NW 9TH AVENUE  
PORTLAND, OR



# THE PINNACLE

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## INTERIOR IMAGES



KITCHEN



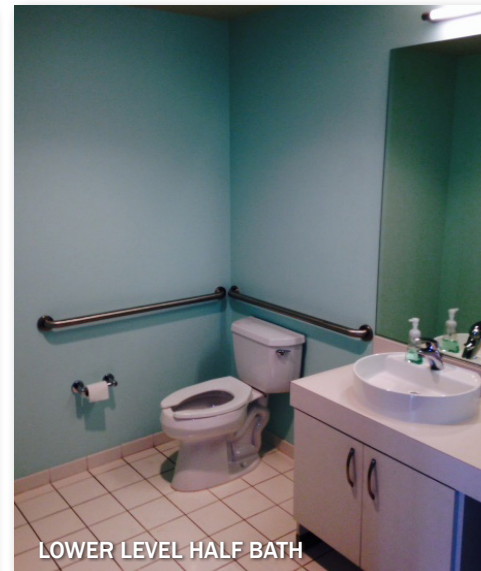
LOWER LEVEL OFFICE



INTERIOR STAIRCASE  
CONNECTING 1<sup>ST</sup> & 2<sup>ND</sup> LEVEL



LIVING/WORK SPACE



LOWER LEVEL HALF BATH



UPPER LEVEL FULL BATH



# THE PINNACLE

## 1255 NW 9TH AVENUE

PORTLAND, OR

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2023)	1 MILE	3 MILE	5 MILE
Estimated Population 2023	35,229	191,274	415,606
Projected Population 2028	35,942	200,638	429,794
Average HH Income	\$114,420	\$138,388	\$143,308
Median Home Value	\$604,641	\$645,102	\$598,841
Daytime Demographics 16+	87,746	266,267	416,526
Some College or Higher	84.2%	87.4%	85.8%

**\$114,420**  
Average Household Income  
1 MILE RADIUS

**38.2**  
Median Age  
1 MILE RADIUS



# Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5321/-122.681

<b>The Pinnacle</b>	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
<b>Portland, OR 97209</b>	<b>radius</b>	<b>radius</b>	<b>radius</b>
<b>Population</b>			
2023 Estimated Population	35,229	191,274	415,606
2028 Projected Population	35,942	200,638	429,794
2020 Census Population	35,355	191,317	417,841
2010 Census Population	25,331	156,548	363,249
Projected Annual Growth 2023 to 2028	0.4%	1.0%	0.7%
Historical Annual Growth 2010 to 2023	3.0%	1.7%	1.1%
2023 Median Age	38.2	37.7	38.2
<b>Households</b>			
2023 Estimated Households	23,019	99,927	196,507
2028 Projected Households	23,792	105,562	205,708
2020 Census Households	22,959	98,939	195,116
2010 Census Households	16,107	78,807	166,714
Projected Annual Growth 2023 to 2028	0.7%	1.1%	0.9%
Historical Annual Growth 2010 to 2023	3.3%	2.1%	1.4%
<b>Race and Ethnicity</b>			
2023 Estimated White	72.3%	75.3%	75.0%
2023 Estimated Black or African American	5.4%	5.9%	5.4%
2023 Estimated Asian or Pacific Islander	7.9%	6.6%	7.3%
2023 Estimated American Indian or Native Alaskan	1.2%	0.7%	0.7%
2023 Estimated Other Races	13.2%	11.4%	11.5%
2023 Estimated Hispanic	15.3%	10.5%	10.4%
<b>Income</b>			
2023 Estimated Average Household Income	\$114,420	\$138,388	\$143,308
2023 Estimated Median Household Income	\$79,154	\$101,197	\$104,903
2023 Estimated Per Capita Income	\$75,990	\$72,764	\$68,147
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	0.7%	1.2%	1.7%
2023 Estimated Some High School (Grade Level 9 to 11)	3.0%	1.8%	2.2%
2023 Estimated High School Graduate	12.1%	9.5%	10.3%
2023 Estimated Some College	17.6%	16.0%	17.2%
2023 Estimated Associates Degree Only	4.8%	4.8%	5.4%
2023 Estimated Bachelors Degree Only	35.9%	38.8%	36.9%
2023 Estimated Graduate Degree	25.9%	27.8%	26.3%
<b>Business</b>			
2023 Estimated Total Businesses	6,855	22,726	36,180
2023 Estimated Total Employees	76,556	216,042	305,867
2023 Estimated Employee Population per Business	11.2	9.5	8.5
2023 Estimated Residential Population per Business	5.1	8.4	11.5

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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