

FLANDERS // PDX

1010



Up to  
**51,434 SF** of  
high character  
office space in  
the Pearl

**CBRE**

1010 NW FLANDERS ST. PORTLAND, OR 97209



Incomparable Pearl location with amenities at your fingertips



Light-filled spaces with operable windows



Shower & locker facilities



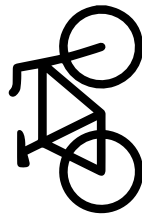
Located directly on the Portland Streetcar Loop



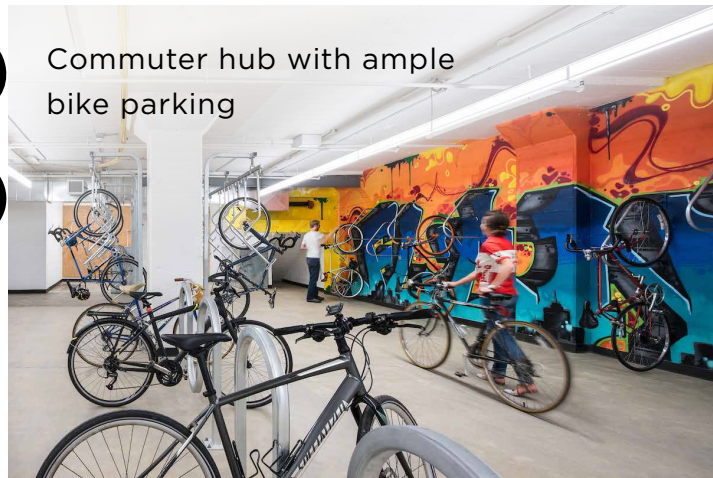
Transit-oriented location with nearby parking options



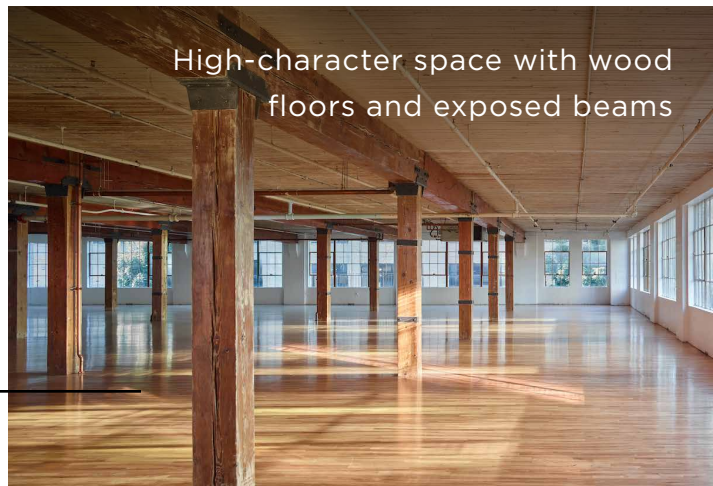
Flexible office configurations with expansion potential

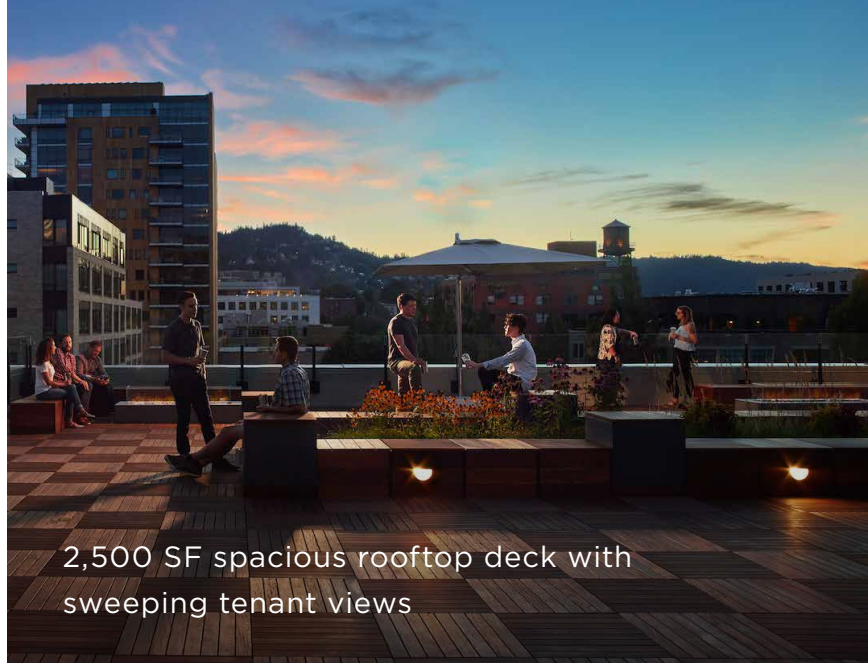


Commuter hub with ample bike parking



High-character space with wood floors and exposed beams



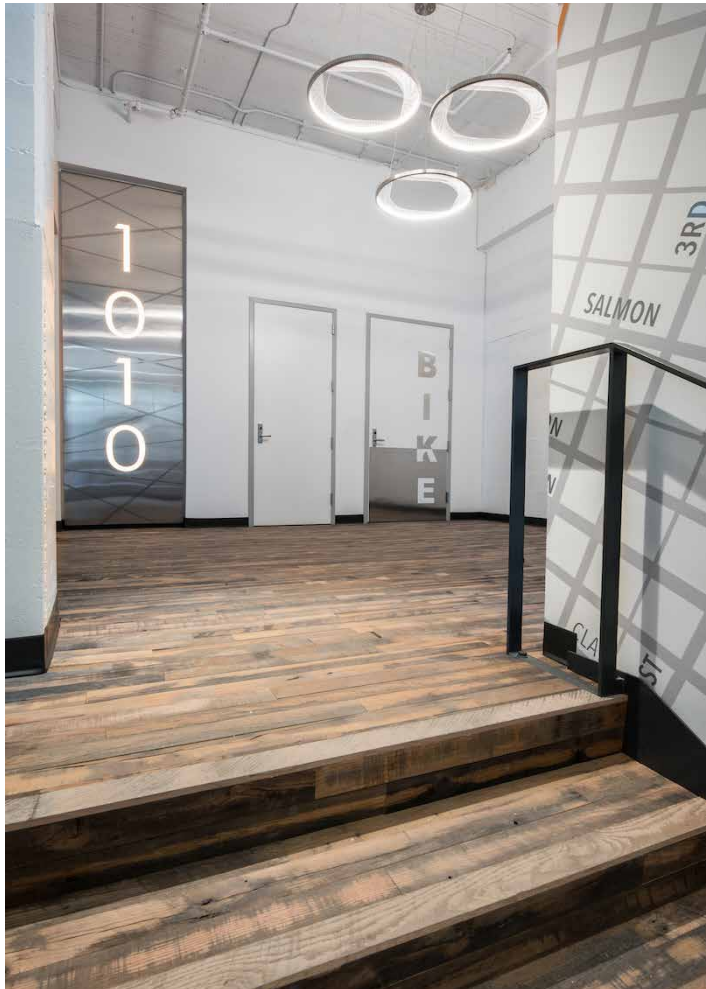


2,500 SF spacious rooftop deck with sweeping tenant views

## TOTAL AVAILABLE

± 51,434 RSF

Creative Office / Retail



**LEVEL 4 & 5** // ±21,078 RSF

(Connected with internal staircase)

**LEVEL 3** // ±10,496 RSF

**LEVEL 2** // ±10,497 RSF

\*Spec Suite Move-In Ready November 2018

**GROUND LEVEL** // ± 5,204 RSF

**LOWER LEVEL** // ± 4,160 RSF

**\$41.00 - \$43.00/RSF**

Full Service Gross Equivalent

(Leases will be structured as triple net, with estimated 2018 operating expenses of \$9.33/RSF)



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WALK SCORE  
**100**



TRANSIT SCORE  
**92**



BIKE SCORE  
**97**

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