

FOR SUBLEASE

# The Pettygrove Building

1400 NW 22nd Avenue / Portland, OR 97210



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**CUSHMAN &  
WAKEFIELD**

1400 NW 22ND AVE  
Portland, Oregon 97210

- First Floor: 6,331 RSF
- Second Floor: 9,144 RSF
- Floors can be rented together or separately

### 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)

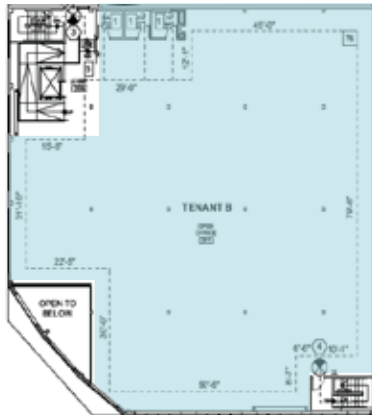
### SECOND FLOOR



### FIRST FLOOR



### SECOND FLOOR



### FIRST FLOOR



NW 22ND AVE

NW PETTYGROVE ST



AMENITY MAP

# SLABTOWN THE BEST NEW NEIGHBORHOOD IN PORTLAND

**● Restaurant/Bar**

- R1** The Matador
- R2** Grassa
- R3** Moberi
- R4** Bull Run Distillery
- R5** Muse Winebar
- R6** St. Jack
- R7** Breakside Brewery
- R8** The Solo Club
- R9** Besaws
- R10** Lucky Labrador Brew Pub

**● Coffee**

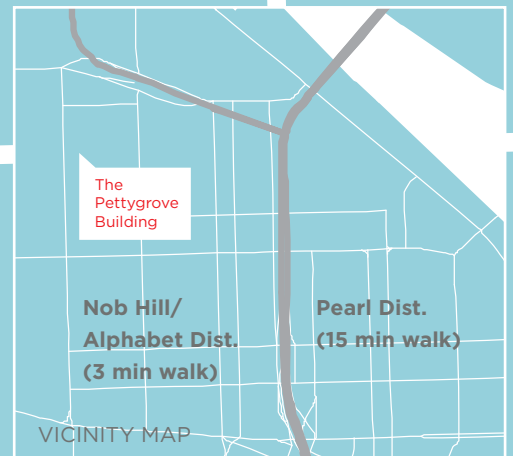
- C1** Starbucks
- C2** Vivace
- C3** New Seasons Market
- C4** Good Coffee

**● Fitness & Health**

- F1** Studio Blue Pilates
- F2** Core Power Yoga
- F3** Orange Theory Fitness

**● Services**

- S1** CVS Pharmacy
- S2** Zoom Care
- S3** Dove Lewis Animal Hospital
- S4** The Joint Chiropractic
- S5** Consolidated Community CU



...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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