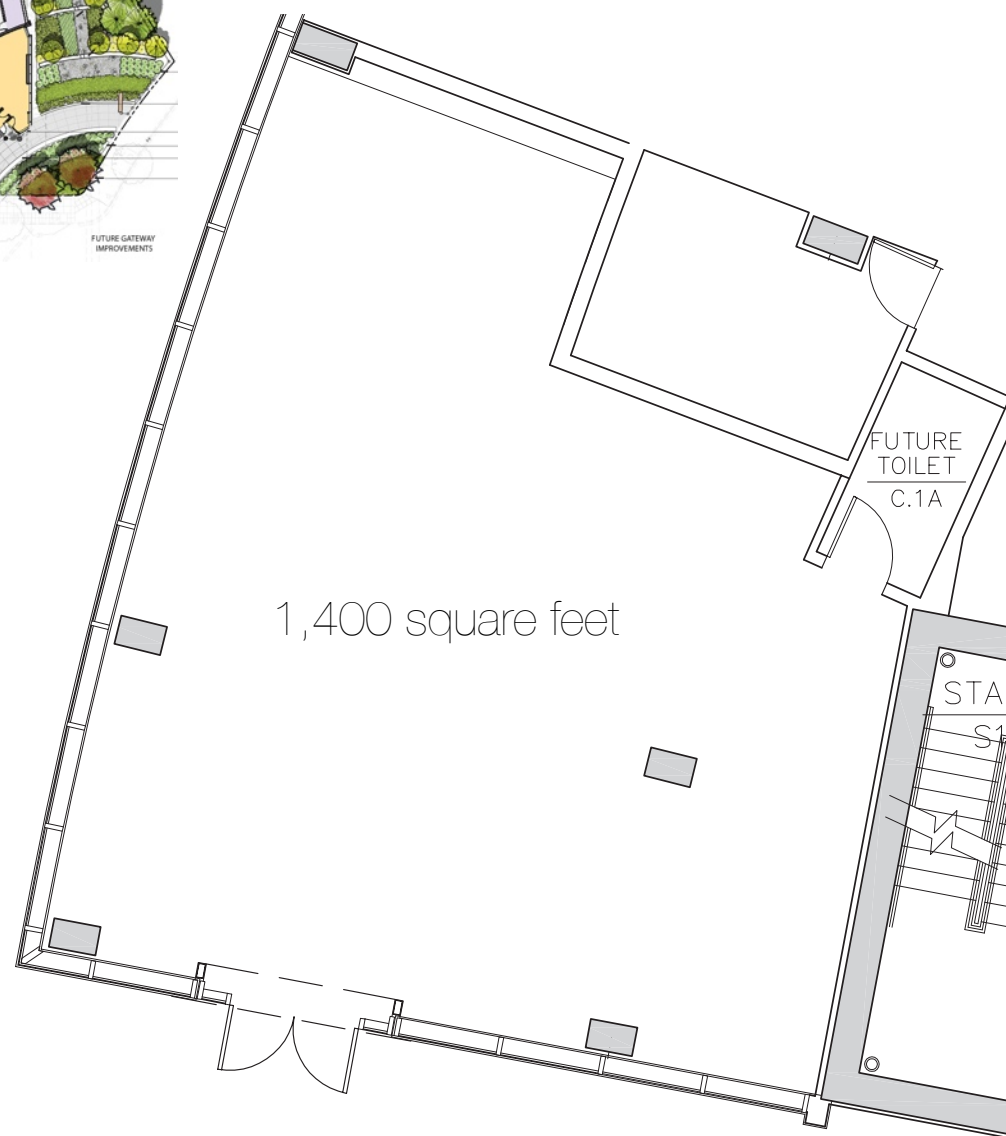


for lease | pearl district



**AT A GLANCE**

- Corner retail space
- 1,400 square feet
- \$21/SF NNN
- Across from The Fields Park, to be constructed in 2012

The information contained herein has been obtained from sources we deem reliable. We do not guarantee its accuracy. All information should be verified prior to purchase or lease.

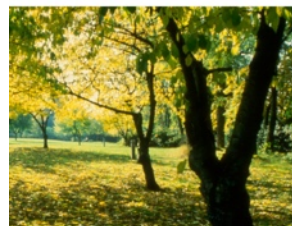
# the encore

## BUILDING INFORMATION

The Encore is the new northern gateway to the Pearl. With 177 modern homes above, and a planned three acre park at its front doorstep, the building is the latest icon developed by Hoyt Street Properties.

With floor to ceiling windows spanning over twenty feet high, this corner retail space is filled with natural light and perfectly situated for a variety of uses. Facing NW Overton at 10th Avenue, the property has great visibility and is on a high-traffic street for runners and cyclists.

“The Fields” Park is scheduled to begin construction in the spring of 2012, with completion near the end of the year. The design consists of an open meadow, with a variety of activity areas and pathways, making it a Pearl destination and greenway.



## BUILDING HIGHLIGHTS

### 941 NW Overton

- 1,400 square feet
- \$21/SF NNN
- 1st generation space
- High ceilings with expansive glass and natural light
- Overlooking the planned park: The Fields, coming in 2012

## AREA FEATURES

### Dining & Cafes

- Lovejoy Bakers
- Metrovino
- Via Delizia
- Sinju
- Piazza Italia
- Irving St. Kitchen
- Daily Cafe
- Sisters Coffee Co.
- Starbucks
- Urban Grind
- Bridgeport Brewing

### Services

- Safeway
- 24-Hour Fitness
- L.A. Fitness
- Hoyt Street Properties
- Barre 3
- Pearl Animal Hospital
- Banking: Chase, U.S. Bank, Umpqua, Wells Fargo

### Shopping

- Little Urbanites
- Posh Baby
- REI
- Lizard Lounge
- Keen Footwear
- Patagonia
- Mabel and Zora
- Alchemy
- Green Frog Toys
- Physical Element
- Sammy's Flowers
- Parallel



### GREEN

With the adjacent three-acre “The Fields” Park about to begin construction and Tanner Springs Park nearby, the Encore is surrounded by urban greenery.



### GO BY STREETCAR

The Portland Streetcar connects over 10,000 homes within two blocks of the line, and an expansion to the east side of the Willamette River is nearing completion. Since its inception in 2001, ridership has been four times the original estimate.



### LIVE/WORK

Unlike many other urban locales, the Pearl has fused livability with workability. Many of the residents spend their time by day and by night among the eclectic mix of shops, galleries and restaurants.

DEBBIE THOMAS | deb@debbiethomas.com  
 ALEX HUGHES | alex@debbiethomas.com  
 DAN CARLSON | dan@debbiethomas.com

DEBBIE THOMAS REAL ESTATE  
 402 NW 13th Ave.  
 Portland, OR 97209  
 503-226-2141