



Pearl District Plug & Play Office Sublease

The Brewery Blocks (Block 2)

1120 NW Couch Street
Portland, OR 97209

Overview

Available Premises	Total: 11,925 RSF (Available Separately)
	• Suite 550: 6,717 RSF
	• Suite 650: 5,208 RSF

Rental Rate \$30/SF NNN

Availability Suite 550: Immediate
Suite 650: March 1, 2025

Term September 30, 2028

Furniture Included

Parking 2/1,000 SF

Building Amenities:

- Former Brewery now creative Class A office space
- State of the Art Fitness Center, Tenant Lounge, and Outdoor Deck delivering in 2025!
- Underground parking facility directly accessible to building, with EV charging
- Secure bike parking, showers, and lockers
- LEED-Certified Gold, WiredScore Certified, and Fitwel® Viral Response Certified



100 Walk Score



96 Bike Score



92 Transit Score

For more information:



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1355 NW Everett St, Suite 100
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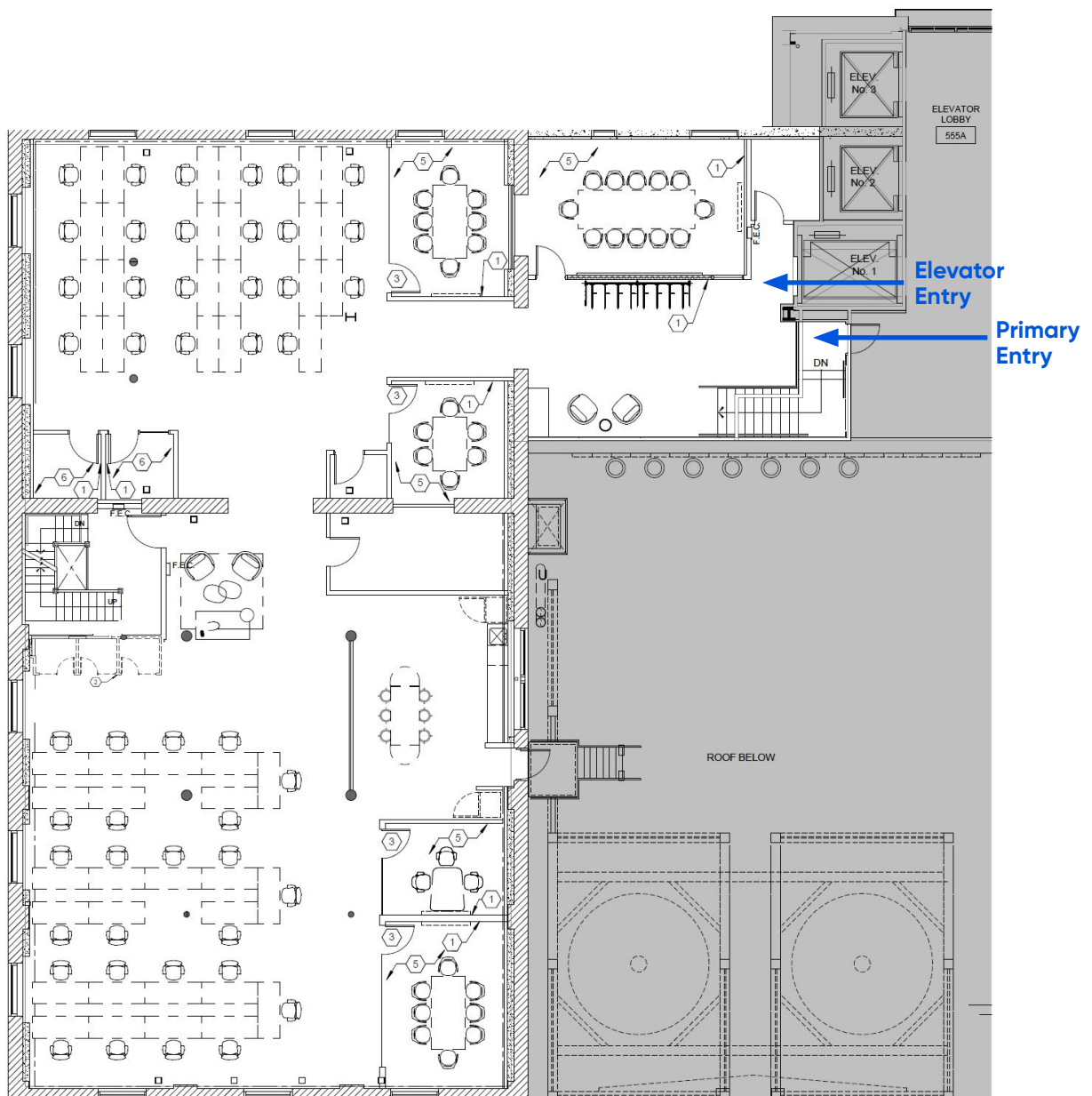
Suite 550: 6,717 SF

Space Specs

Suite 550: 6,717 SF

- 51 Workstations
- 1 Large Conference Room
- 2 Medium Conference Rooms
- 2 Small Conference Rooms
- 2 Huddle Rooms
- 1 Large Storage Room
- 1 Break Room
- Bike Storage
- Direct Elevator Access

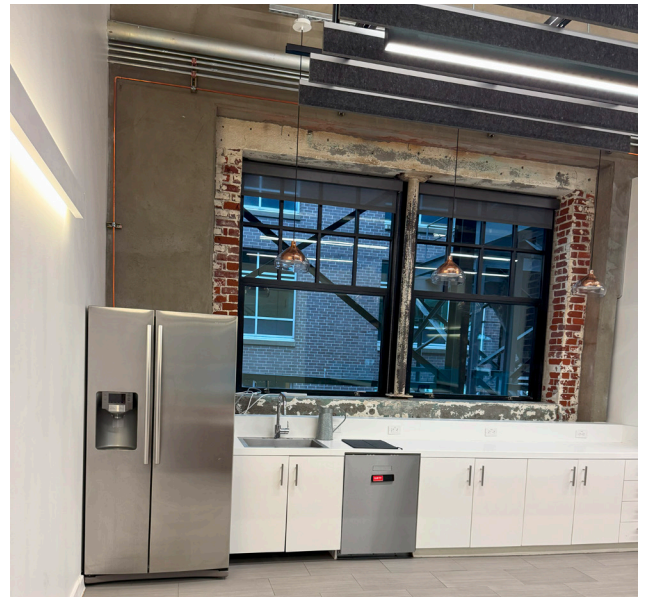
**FF&E to be verified*



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Suite 550: 6,717 SF



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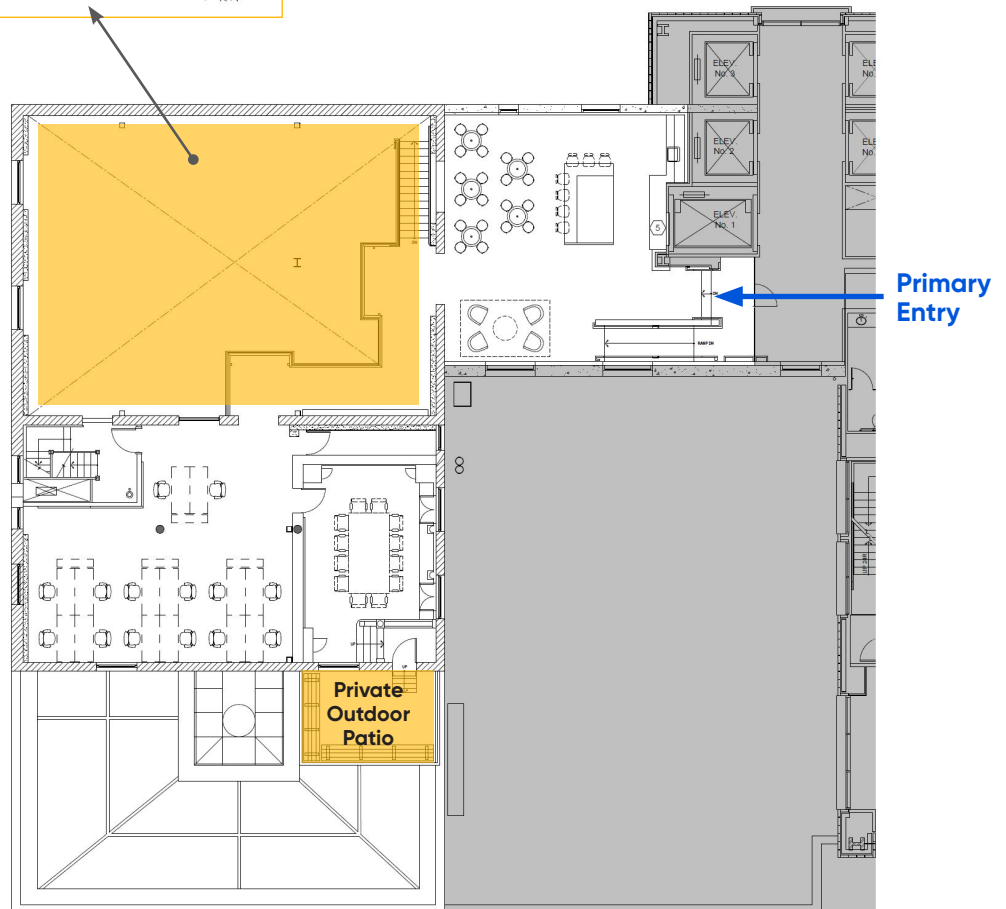
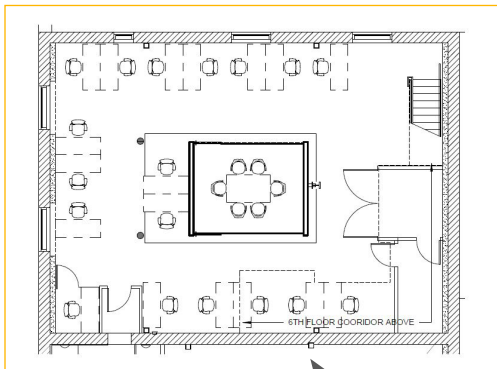
Suite 650: 5,208 SF

Space Specs

Suite 650 (+ Lower Level): 5,208 SF

- 31 Workstations
- 1 Large Conference Room
- 1 Small Conference/Work Room
- 1 Call Room
- 1 Large Break Room
- Private Outdoor Patio

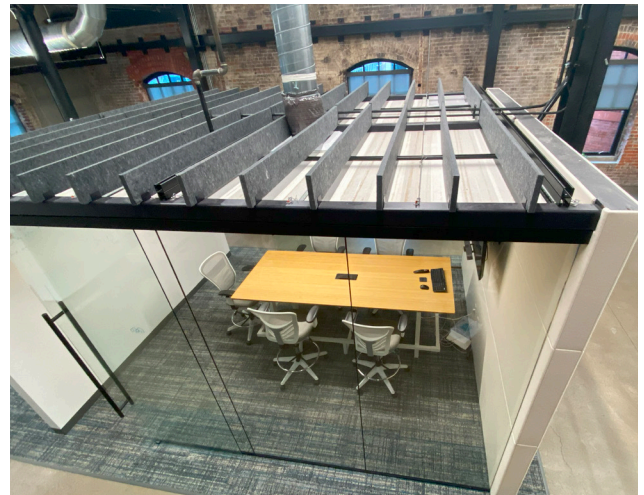
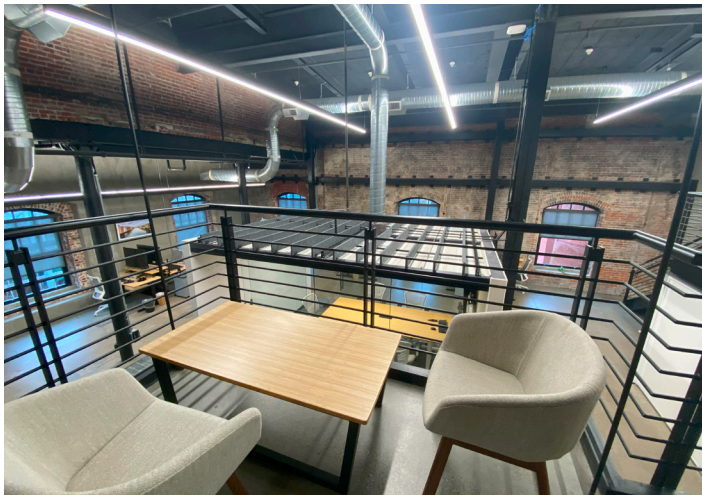
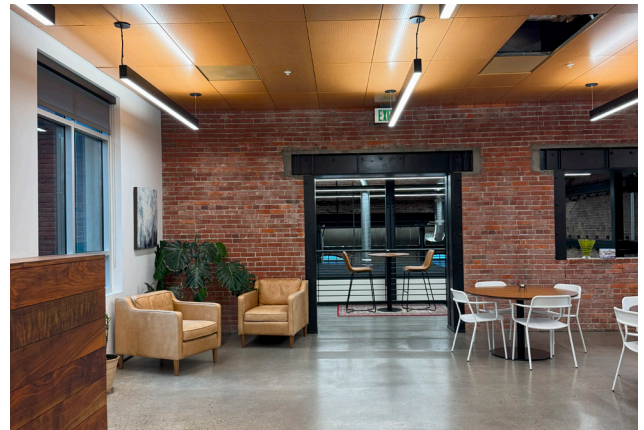
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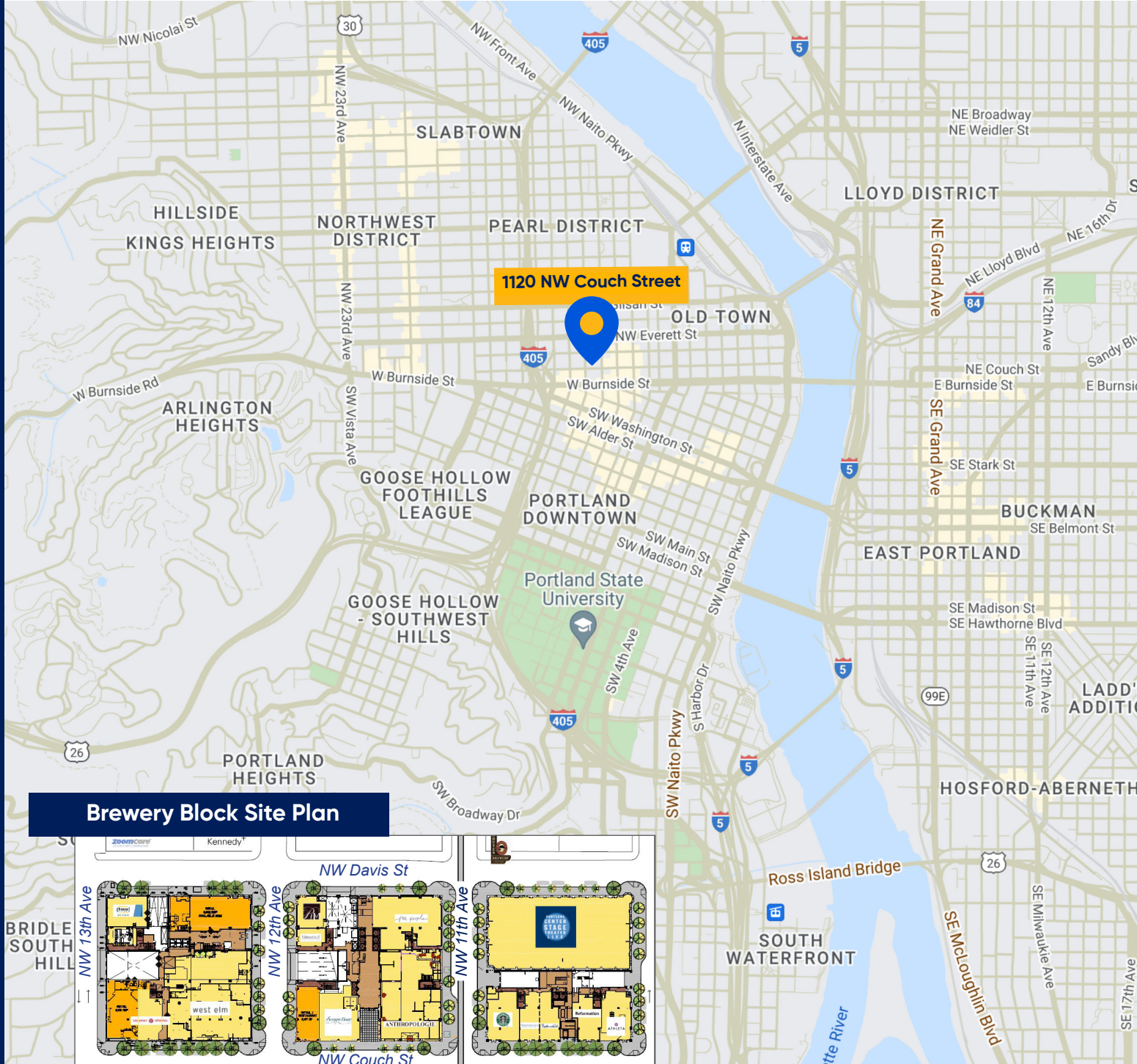


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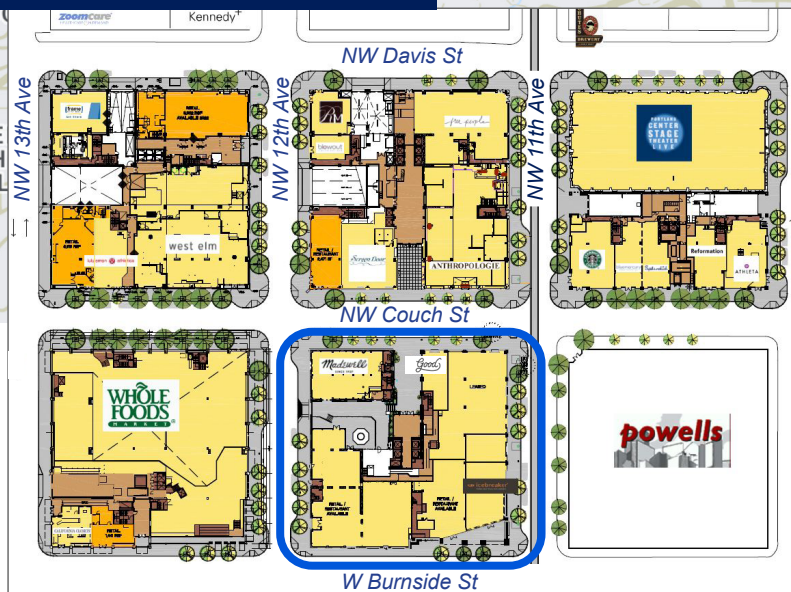
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Suite 650: 5,208 SF





Brewery Block Site Plan



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