

FOR LEASE

151 NW 9TH AVE.

±1,660 RSF 2nd Gen. Retail / Office | Pearl District, Portland, Oregon | "Couch9"



±1,660
Rentable Sq. Ft.



2nd Gen.
Retail / Office Build-Out



2
ADA Restrooms



Pearl
District Location

\$13.38

Base Rent, Per Sq. Ft.

\$11.92

NNN Charges, Per Sq. Ft.

\$25.30

All-In Rate, Per Sq. Ft.

PROPERTY DESCRIPTION

COUCH9 — 151 NW 9TH AVENUE

Portland, OR 97209 | Retail / Office for Lease

SPACE DESCRIPTION

±1,660 RSF of second-generation retail/office space located in the heart of Portland's vibrant Pearl District.

Currently built out as a modern office with upscale finishes, numerous glass-wall private offices, a conference room, soundproof phone booths, and a fully equipped kitchenette with stainless steel appliances and an end-grain butcherblock-topped island.

High ceilings give the space an airy, open feel, while tall street-facing windows let in abundant natural light. The location is unmatched — restaurants, shops, and neighborhood amenities are all close by.

PROPERTY HIGHLIGHTS

- ±1,660 RSF — 2nd generation retail/office
- Numerous glass-wall private offices
- Dedicated conference room
- Soundproof phone booths
- Fully equipped kitchenette, stainless appliances
- Butcherblock-topped kitchen island
- 2 ADA-compliant restrooms
- High ceilings, abundant natural light
- Close to Pearl District restaurants & shops

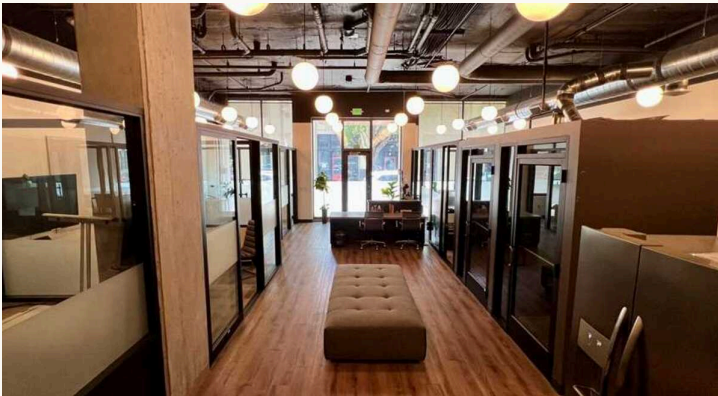


"High ceilings, glass-wall offices, and a true kitchen island — a turnkey, move-in-ready space in one of Portland's most desirable neighborhoods."

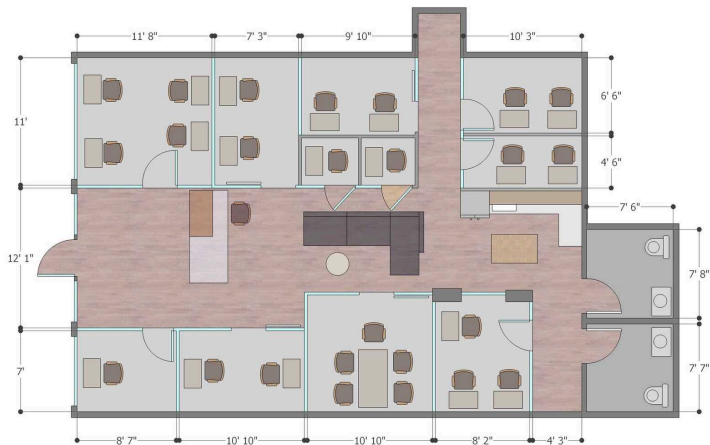
INTERIOR PHOTOS & FLOOR PLAN

COUCH9 — 151 NW 9TH AVENUE

Portland, OR 97209



FLOOR PLAN

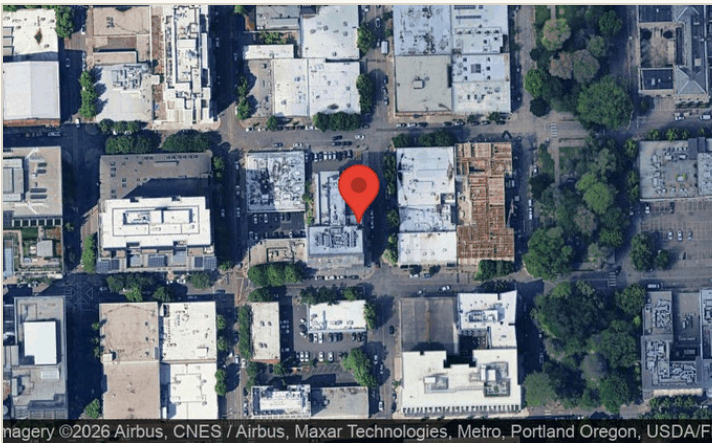


LOCATION

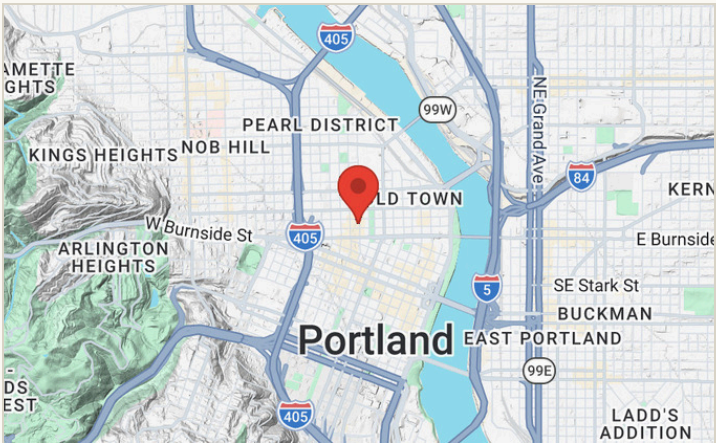
PEARL DISTRICT

/ OLD TOWN

Portland, OR 97209



AERIAL / SITE CONTEXT



REGIONAL MAP

Located at the edge of the Pearl District and Old Town / Chinatown, 151 NW 9th Ave. sits close to Portland's streetcar line, Union Station, and the dense restaurant and retail corridor along NW 9th, 10th, 11th, and 13th Avenues — one of Portland's most amenity-rich neighborhoods.

NEARBY AMENITIES

- Portland Streetcar — NW 10th & Couch
- Powell's City of Books
- Union Station
- Pearl District Retail Corridor
- Old Town / Chinatown
- I-405 Access

7,385

POPULATION, 0.25 MI

41,726

POPULATION, 0.75 MI

72,539

POPULATION, 1.25 MI

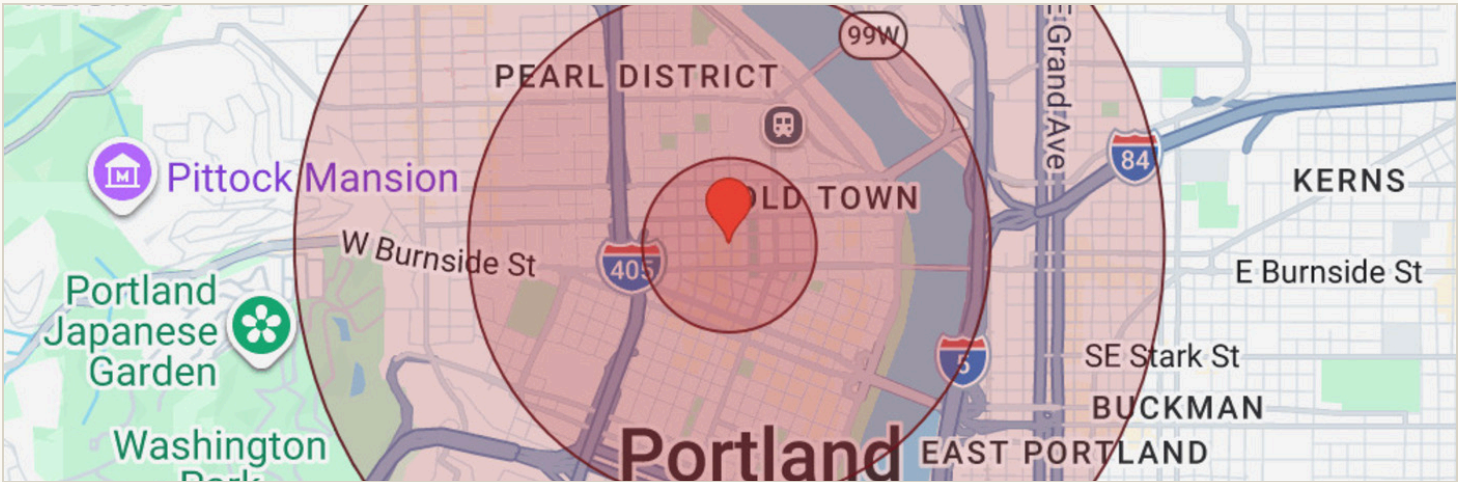
\$72.8k

MEDIAN INCOME, 1.25 MI

DEMOGRAPHICS

TRADE AREA SNAPSHOT

151 NW 9th Avenue, Portland, OR 97209



POPULATION			
	0.25 MI	0.75 MI	1.25 MI
Male	4,394	24,096	40,563
Female	2,991	17,630	31,976
Total Population	7,385	41,726	72,539

HOUSING			
	0.25 MI	0.75 MI	1.25 MI
Total Units	4,020	25,028	46,586
Occupied	3,503	22,196	41,366
Owner Occupied	837	4,207	7,891
Renter Occupied	2,666	17,989	33,475
Vacant	517	2,832	5,220

AGE			
	0.25 MI	0.75 MI	1.25 MI
Ages 0–14	376	2,371	4,509
Ages 15–24	535	3,885	8,410
Ages 25–54	4,052	23,300	40,835
Ages 55–64	1,161	5,269	7,752
Ages 65+	1,262	6,900	11,032

HOUSEHOLD INCOME			
	0.25 MI	0.75 MI	1.25 MI
Median	\$53,629	\$67,987	\$72,823
Under \$15k	849	3,902	6,034
\$50k–\$75k	495	2,611	5,376
\$100k–\$150k	304	2,822	5,850
Over \$200k	477	3,344	6,021

Demographic data sourced from regional census estimates and provided for general informational purposes only — contact the listing broker for a custom trade-area report.