

GENERAL AUTOMOTIVE BUILDING

411 NW Park Avenue
Portland, OR 97209

FOR LEASE

Broker Bonus!
\$1.00/SF for every year
of lease term on
new deals

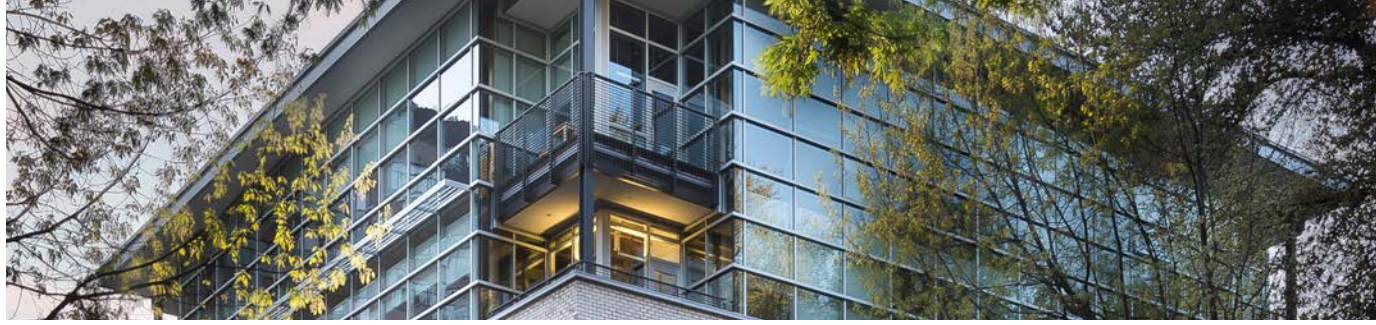
Apex Real Estate Partners
415 NW 11th Avenue, Portland OR 97209
p. 503.595.2840 / www.apexcre.com

Rennie Dunn, SIOR, Director
503.595.2845
Rennie@apexcre.com



APEX
REAL ESTATE PARTNERS

GENERAL AUTOMOTIVE BUILDING



BUILDING CHARACTER

- High-end modern finishes
- Exposed timber beams throughout every suite
- On-site showers & bike storage
- Building extensively remodeled in 2009 / 2010 to LEED Gold standards



AVAILABLE

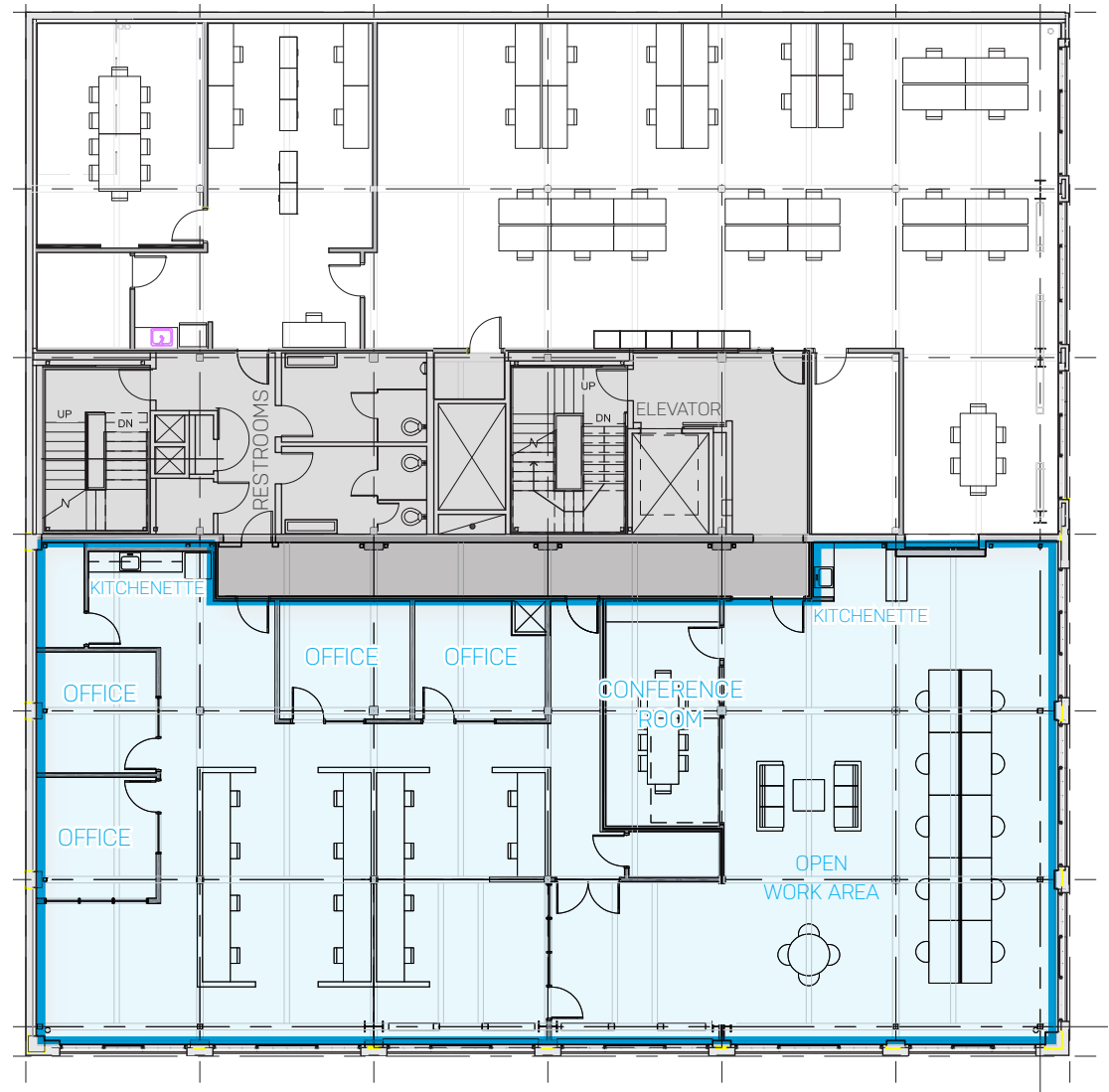
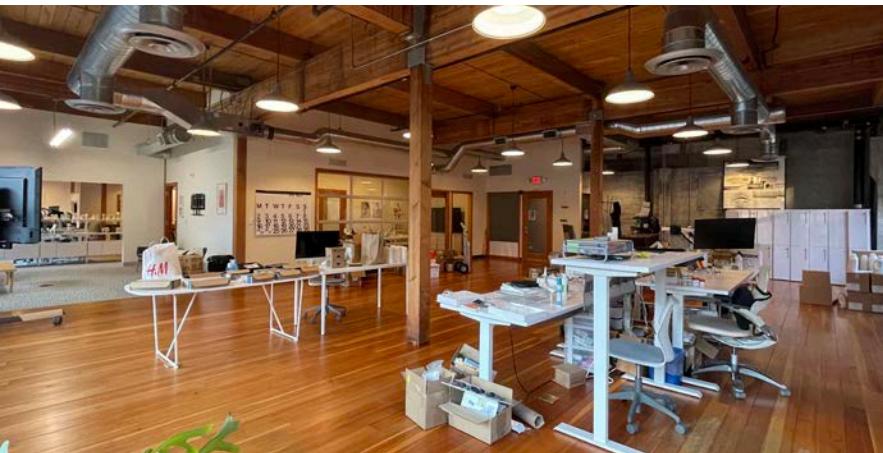
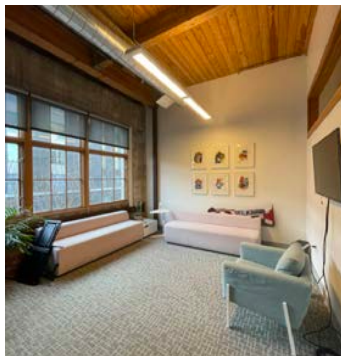
- Suite 301: $\pm 2,094$ - 5,308 RSF
 - Suite 400: $\pm 2,265$ RSF
 - Suite 401: $\pm 5,266$ RSF
 - Suite 402: $\pm 1,265$ RSF
 - Suite 500: $\pm 9,300$ RSF
 - Asking Rate: \$25.00 / RSF, Full Service*
- $\pm 8,796$ RSF Contiguous

**Rate quoted as Full Service Equivalent, deals will be structured as NNN leases*



SUITE 301: ± 2,094 - 5,308 RSF

- Open collaborative layout with ample window lines and high, exposed timber ceiling
- 1 large conference room, 4 offices, lounge area and 2 kitchenettes



SUITE 301

Floor plans subject to change and may not reflect current build-out.

SUITE 400: ± 2,265 RSF

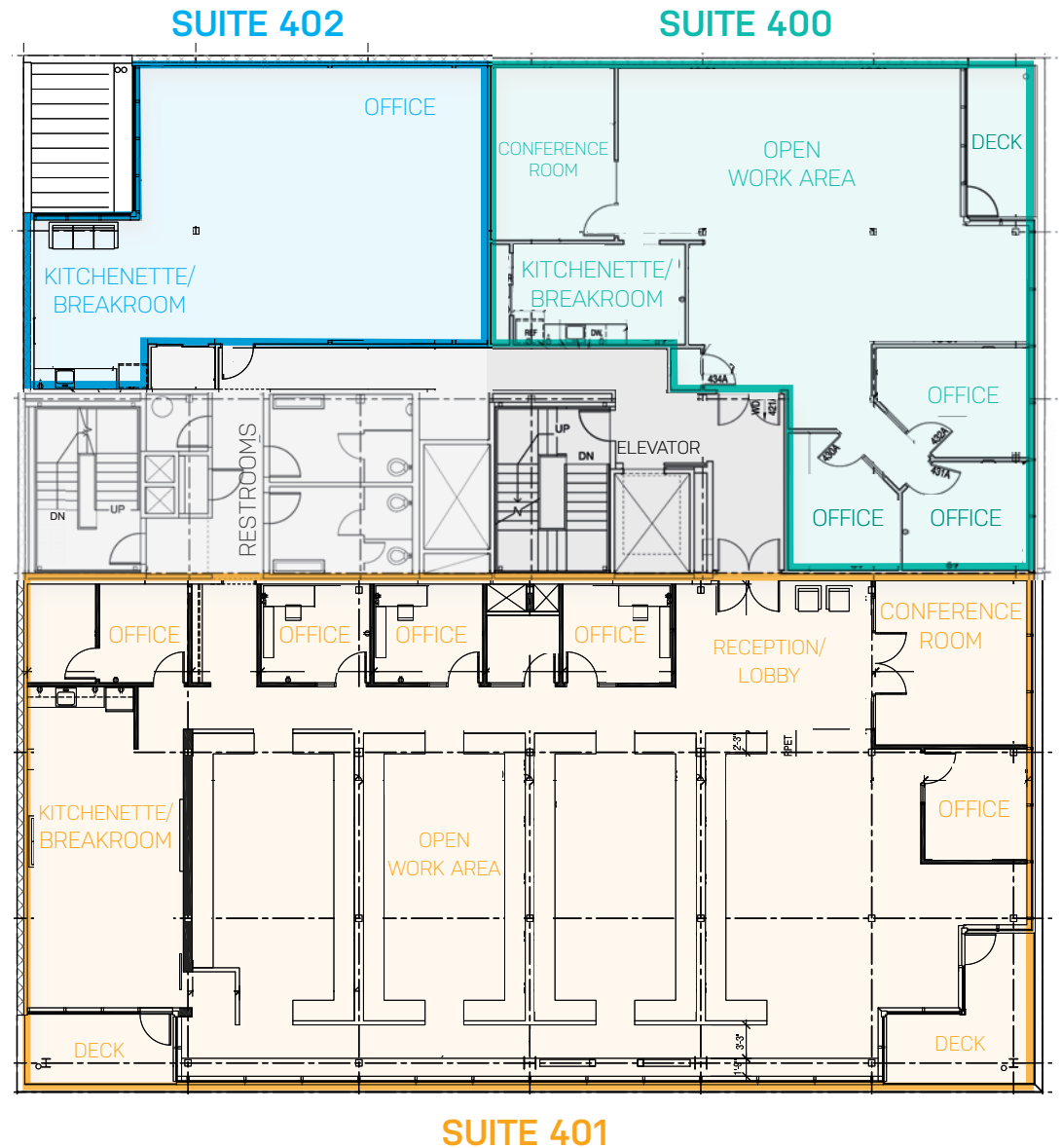
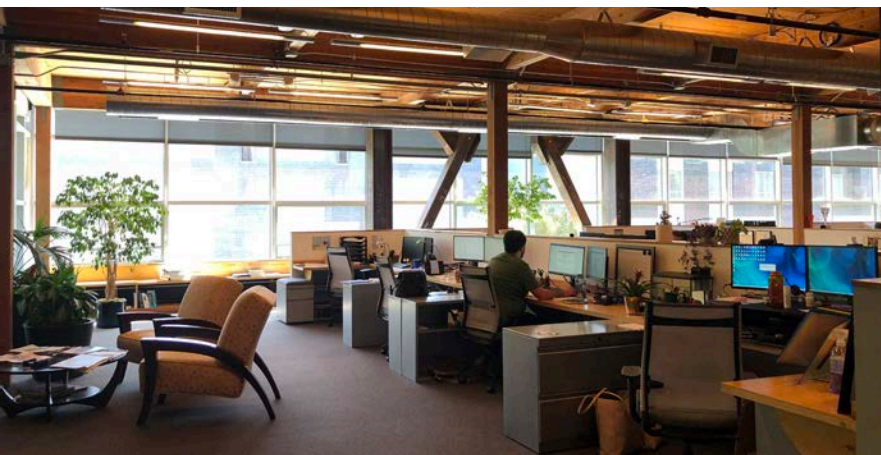
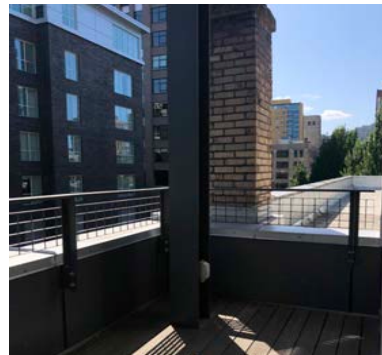
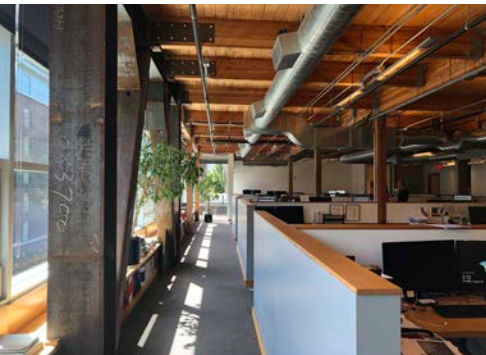
- Open layout with 1 conference room, 3 offices, kitchenette and deck

SUITE 402: ± 1,265 RSF

- 3 offices and kitchenette/breakroom

SUITE 401: ± 5,266 RSF

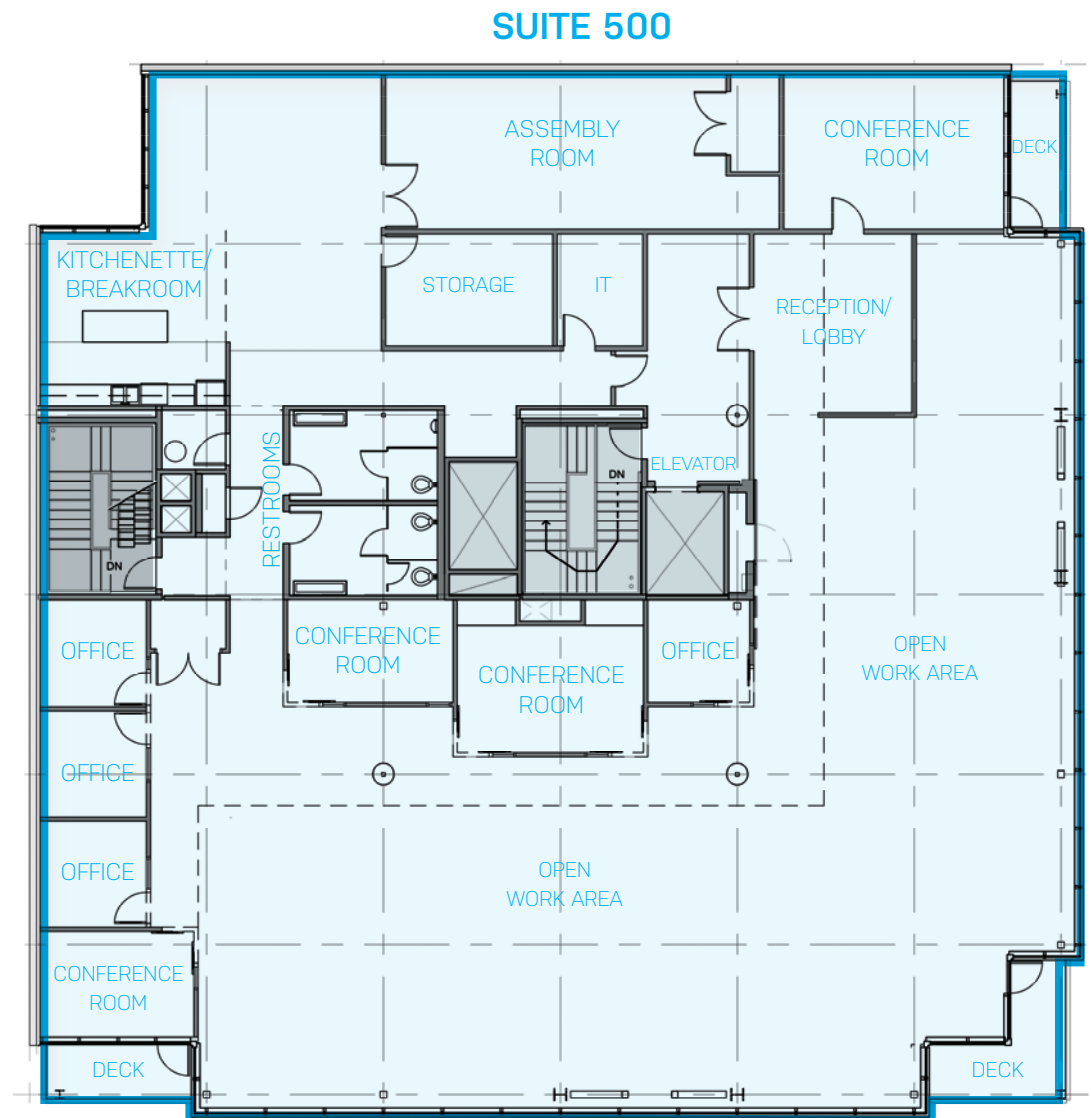
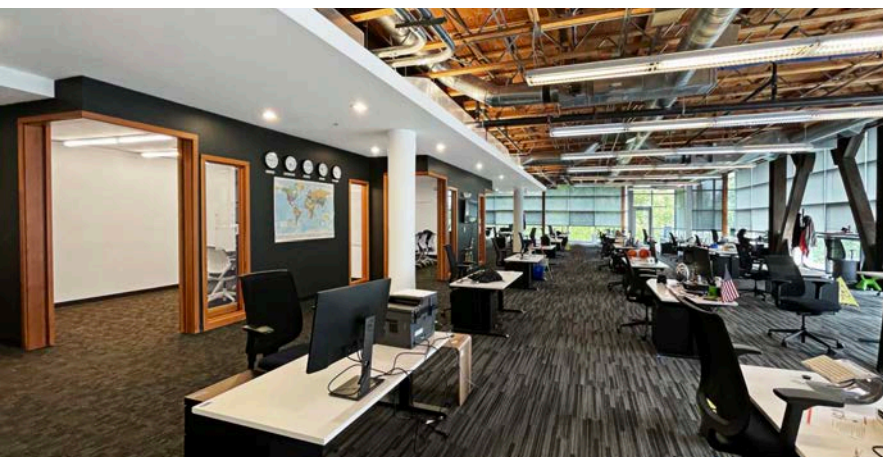
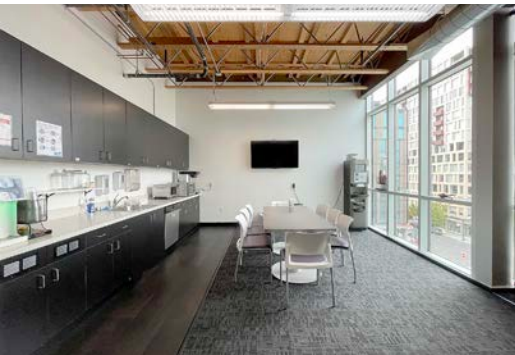
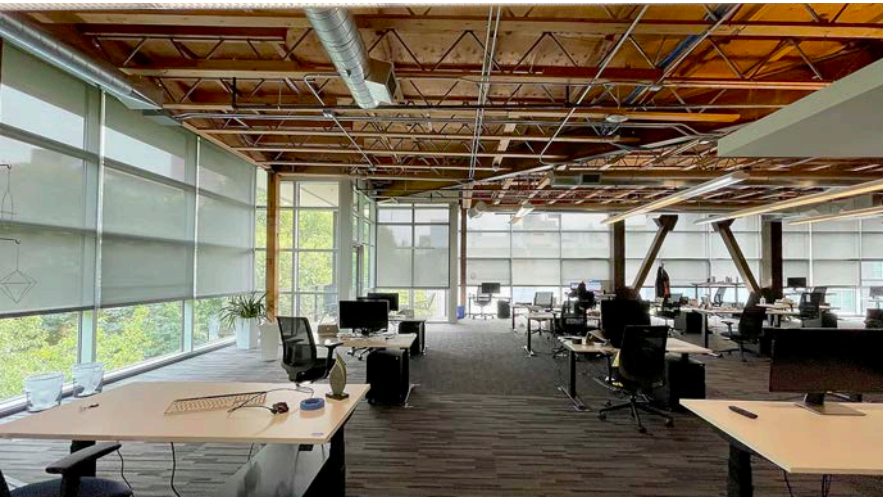
- Open collaborative layout with multiple offices, conference rooms, a large kitchenette/breakroom and 2 outdoor decks



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SUITE 500: ± 9,300 RSF

- Open collaborative layout with multiple conference rooms and offices
- Large kitchenette and breakroom
- 3 outdoor decks
- Plug & play opportunity



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PEARL DISTRICT

The General Automotive Building is in an excellent location in the heart of Portland's creative Pearl District.

It is situated along the same block as the TriMet bus line and Portland Streetcar. The building is mere steps from Portland's premiere mix of art galleries, restaurants, boutiques and amenities. The Pearl District provides the one of the most vibrant, dynamic and energetic entertainment areas within the City of Portland. It's central location makes it very accessible for employees and clients commuting from all over the Portland area with easy access to surrounding freeways, bridges and mass transit.

- TRIMET BUS
- PORTLAND STREETCAR
- TRIMET MAX

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