

# COMMON GROUNDS WORKPLACE

PORTLAND PEARL DISTRICT  
630 NW 14th Ave, Portland, OR 97209  
13,033 SF



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## Portland Pearl District

CommonGrounds Pearl District is such a convenient, favorable location, your day is sure to be rewarding from start to finish. Take a walk in between meetings and check out the legendary Steel Bridge or plush Jamison Park. Grab a pint at one of the many skilled breweries or scout out some exclusive local art for your collection.

### Building Features:

- Ground floor with street-level visibility, with additional Mezzanine level
- Complimentary espresso coffee options
- Located off the 405 Expressway
- Grand 17-ft, light-filled, open entry foyer

### Professional:

- Reception & Communal Areas
- Fully furnished offices with 48" & 60" electronics sit-stand desks and chairs
- Video ready meeting and conference rooms

### WorkLife:

- Nearby parking and entertainment
- Onsite bicycle racks
- Located in Portland Pearl neighborhood
- Nearby streetcar stations and bus stops

## Office Membership Amenities:

- Fully furnished private offices with 48" and 60" electronic sit stand desks, ergonomic office chairs & storage
- Salto fob key to access secured workplace areas and office
- Dual fiber secure, high speed Wi-Fi and ethernet
- Secure IT server infrastructure, private rack space available
- Shared kitchen area with pantry, and assorted complimentary beverages
- Complimentary in-house printing services
- Hand-delivered mail and package service, plus business address
- Accessible parking locations
- Flexible term options from Month-to-Month to 3-year agreements
- All-inclusive membership rates include taxes, fees and utilities
- Video-ready meeting areas and conference rooms



## CG+ APP

- Subscribe to a membership plan
- Manage your billing and invoicing
- Make edits to your membership
- Book a conference room
- Message your team
- Explore all CommonGrounds locations
- Register for an upcoming event, speaker or education



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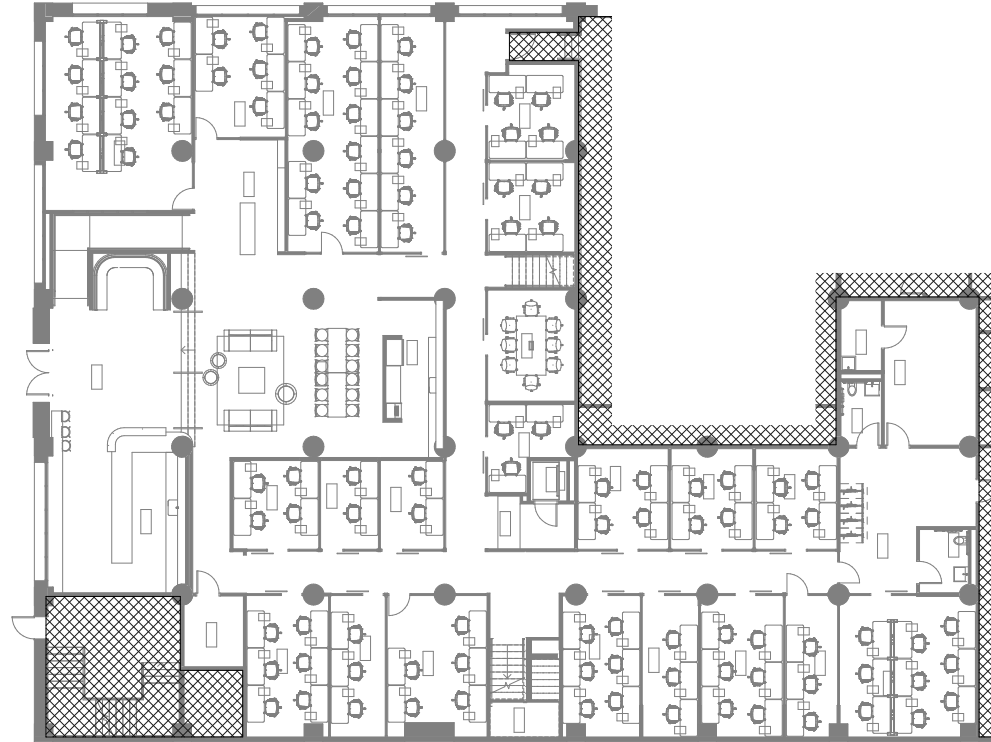
## Why CG:

At CommonGrounds, we are leading the evolution of the workplace away from long-term and stagnant to dynamic and sophisticated. We have designed human-centric workplaces in thriving markets with the latest technologies, services and furnishings; while delivering more frictionless environments to drive the twenty-first-century workforce. Keep your culture, lose the confines.

Where you work matters, that's why we believe that work and life need to be in sync for individuals and teams to perform at their best. We strive to design environments that promote productivity and harmony.

## We offer Workplace-as-a-Service through:

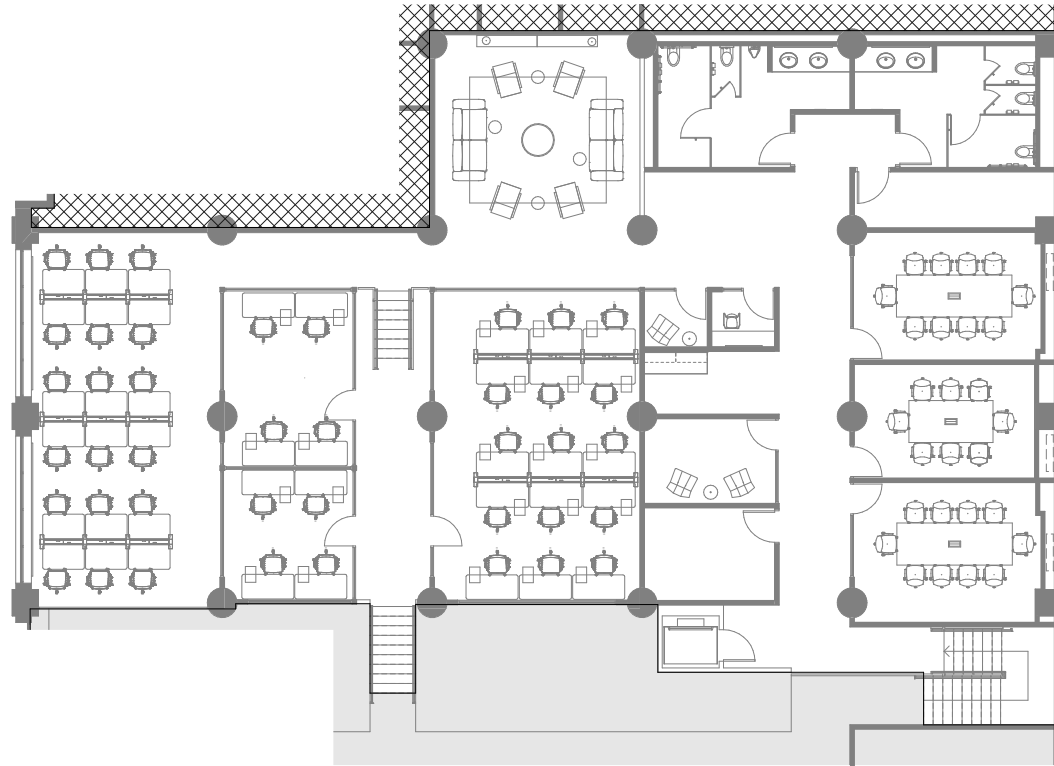
- Dedicated onsite workplace team to curate relationships through an Activated Ecosystem™
- Hackable Environments™ featuring demountable TECNO wall solutions to meet the ever-shifting spatial demands of our clients
- Functional & frictionless environments
- Workspace designs for maximum productivity through varying Work Typologies™
- Hybrid Mobility™ model to promote collaboration through flexible workspaces
- Salto fob key security
- Dual provider gigabyte fiber lines
- Fortinet Firewall system to ensure maximum network security
- Cisco Meraki Switch cloud network management
- Airmidia AV Technology & Crestron hardware
- Our proprietary CG+ mobile app to streamline worklife
- Headquarters-as-a-Service to help create a dynamic branded workplace for your business



- Ground floor access
- Barista serving complimentary espresso beverages
- Conference rooms (1)
- Communal seating
- Secure bike storage
- Shared kitchen & pantry
- Restrooms
- Reception with mail delivery

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## Mezzanine



- Private desks (18)
- Private phone booths (2)
- Conference rooms (3)
- Communal seating
- Print & scan station
- Restrooms




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## ENTERPRISE

- 🕒 24/7 full access to entire workplace
- 📏 Pick and choose from different plans as part of your membership
- 🏠 Furnished workspace with access to in-house design team for alternate layouts and fixtures
- 🏠 Perfect for those with growing, customizable needs

## About Portland Pearl District:

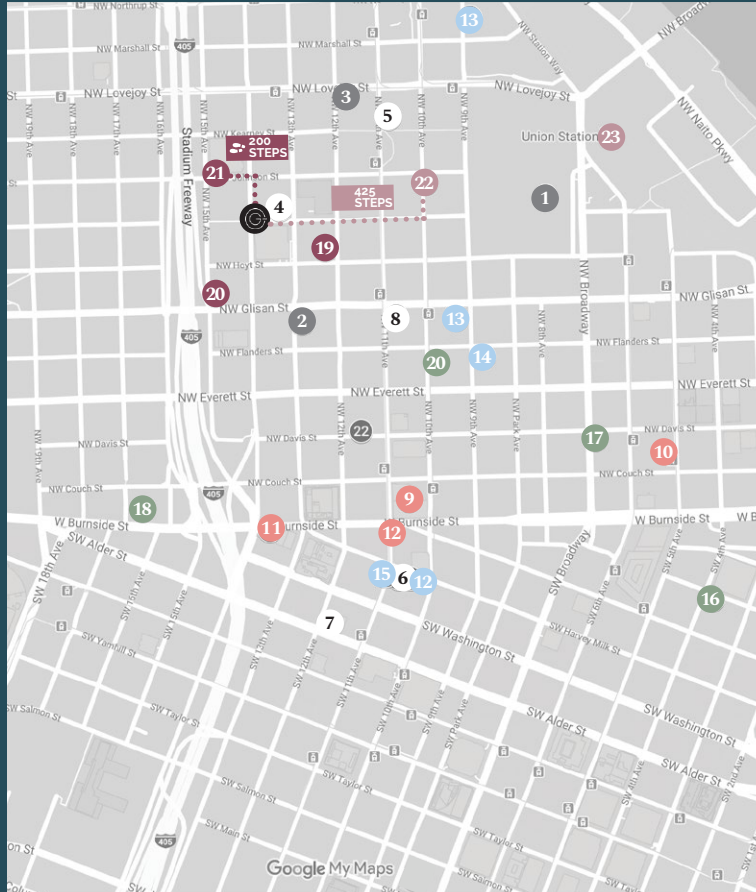
-  A few blocks from Jamison Square
-  Walkable to shops, restaurants, and fitness center
-  Bustling neighborhood centered between the downtown area, green-lined historic Nob Hill, and the up-and-coming industrial Slabtown area.





## Map, parking, transit:

- A few blocks from the TriMet StreetCar
- Located in proximity to I-405, I-5, and Rte 26
- Plentiful street and secured parking garages in the immediate area



## Office Support:

- 1. US Post Office**  
715 NW Hoyt Street,  
Portland, OR 97209  
(800) 275-8777
- 2. The UPS Store**  
422 NW 13th Ave, Portland, OR 97209  
(971) 279-5337
- 3. FedEx Office Print & Ship Center**  
1136 NW Lovejoy Street,  
Portland, OR 97209  
(503) 219-9641

## Restaurants:

- 4. Irving Street Kitchen**  
*Southern inspired comfort fare and creative cocktails*  
701 NW 13th Ave, Portland, OR 97209  
(503) 343-9440
- 5. The Hairy Lobster**  
*Market Fresh American eats*  
900 NW 11th Ave, Portland, OR 97209  
(971) 229-1166
- 6. Kenny & Zukes**  
*Bustling spot serving deli fare*  
1038 SW Stark St, Portland, OR 97205  
(503) 222-3354
- 7. Tasty N Alder**  
*Lively new American small plates, sides, and steaks*  
580 SW 12th Ave, Portland, OR 97205  
(503) 621-9251
- 8. Pixie Retreat – Pearl \$**  
*Vegan café featuring raw, organic, plant-based ingredients*  
423 NW 11th Ave, Portland, OR 97209  
(503) 957-0246

## Local Attractions:

- 9. Powell's City of Books**  
*Landmark, multi-level bookstore*  
1005 W Burnside St,  
Portland, OR 97209  
(800) 878-7323
- 10. Ground Kontrol**  
*Vintage arcade serving beer & light meals*  
115 NW 5th Ave, Portland, OR 97209  
(503) 796-9364
- 11. McMenamins Crystal Ballroom**  
*Concert venue & club with spring-loaded dance floor*  
1332 W Burnside St, Portland, OR 97209  
(503) 225-0047

## Hotels:

- 12. Ace Hotel Portland**  
1022 SW Stark Street,  
Portland, OR 97205
- 13. Residence Inn Downtown/Pearl District**  
1150 NW 9th Ave,  
Portland, OR 97209
- 14. Hampton Inn & Suites Portland Pearl District**  
354 NW 9th Ave,  
Portland, OR 97209

- 15. Mark Spencer Hotel**  
409 SW 11th Ave,  
Portland, OR 97205

## Car Rentals:

- 16. Hertz**  
330 Southwest Pine St,  
Portland, OR 97204
- 17. Dollar Rent a Car**  
132 NW Broadway,  
Portland, OR 97209
- 18. Enterprise Rent a Car**  
1623 W Burnside St,  
Portland, OR 97209

## Parking:

- 19. Pearl Parking**  
1221 NW Hoyt St,  
Portland, OR 97209
- 20. City Center Parking**  
464 NW 15th Ave,  
Portland, OR 98209
- 21. Lot #245 200 STEPS**  
1469 NW Johnston Street,  
Portland, OR 97209

## Public Transit:

- 22. TriMet StreetCar Station 425 STEPS**  
TriMet NW10th & Johnson
- 23. Union Station – Amtrak**  
800 NW 6th Ave, Portland, OR 97209  
(800) 872-7245