

FOR SUBLEASE

BREWERY & TAPHOUSE SPACE

668 N RUSSELL STREET, PORTLAND, OR 97227



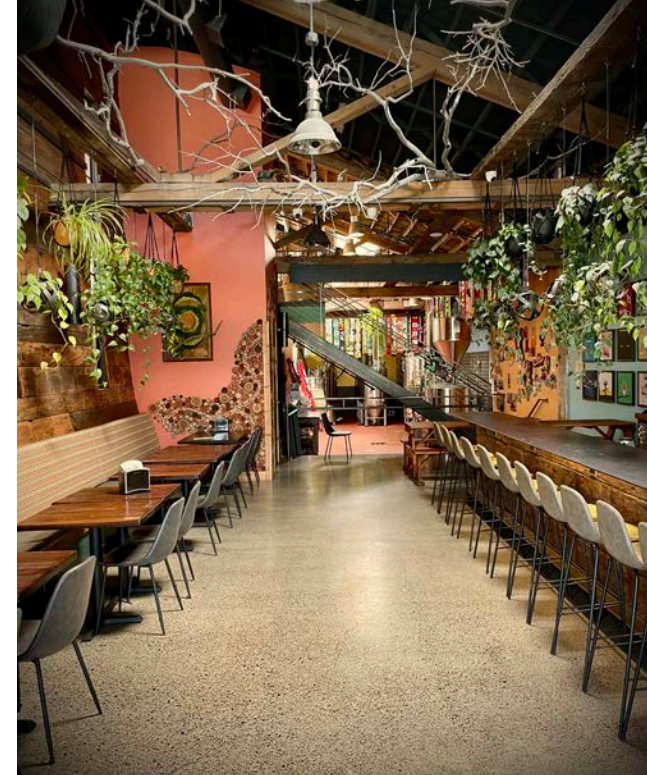
Apex Real Estate Partners
415 NW 11th Avenue, Portland, OR 97209
p. 503.595.2840 / www.apexcre.com

Bruce Garlinghouse, Broker
503.595.2829
Bruce@apexcre.com



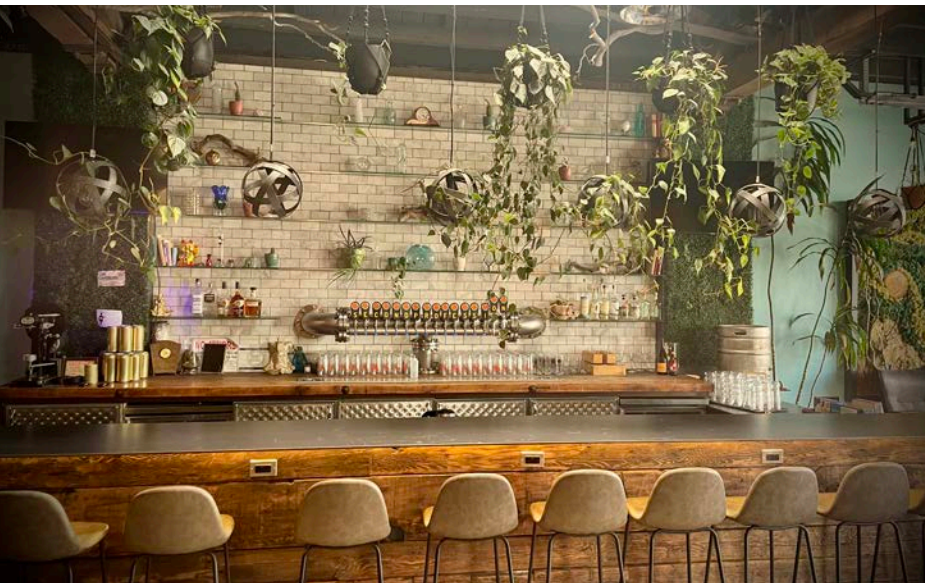
For Sublease

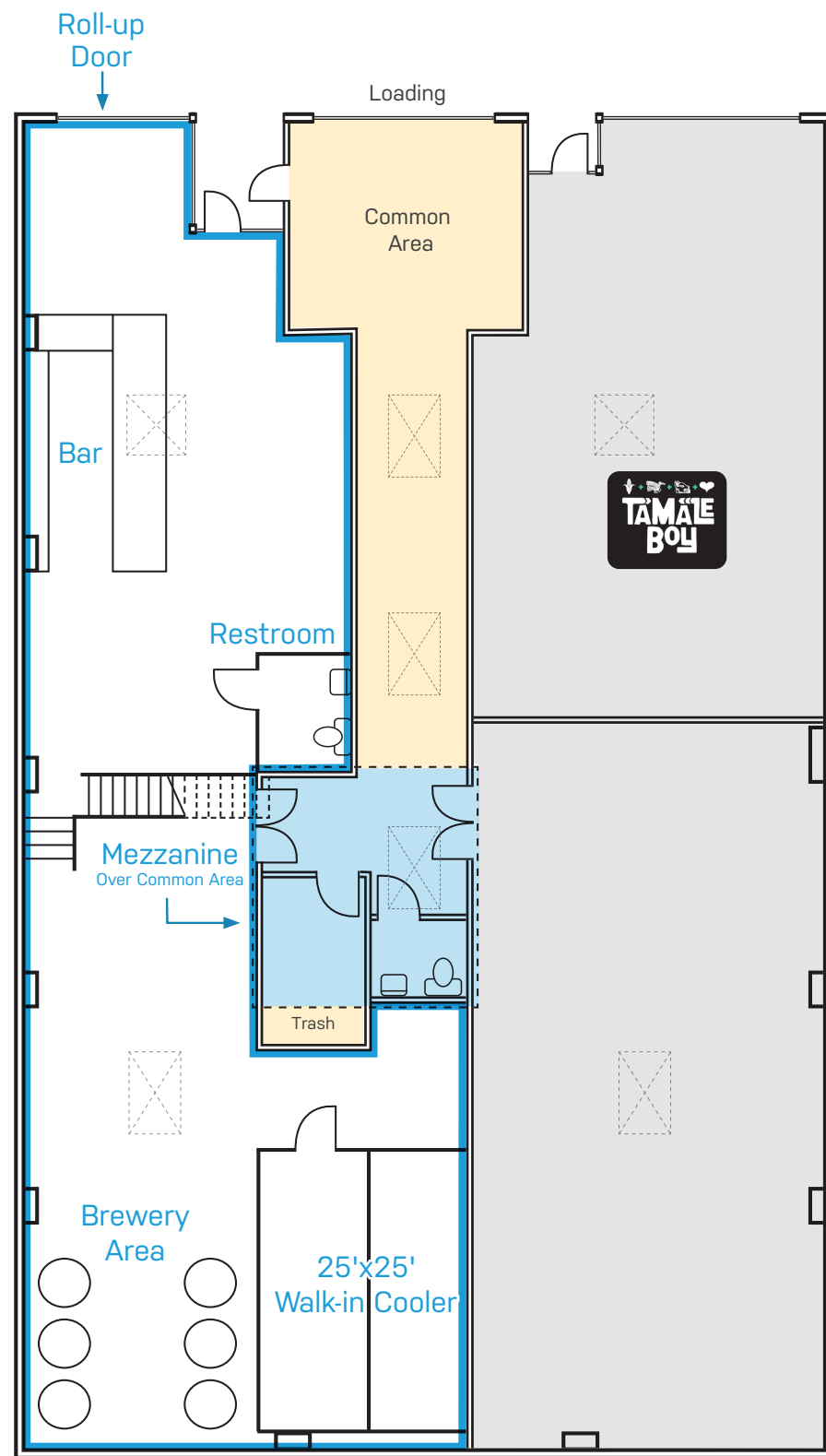
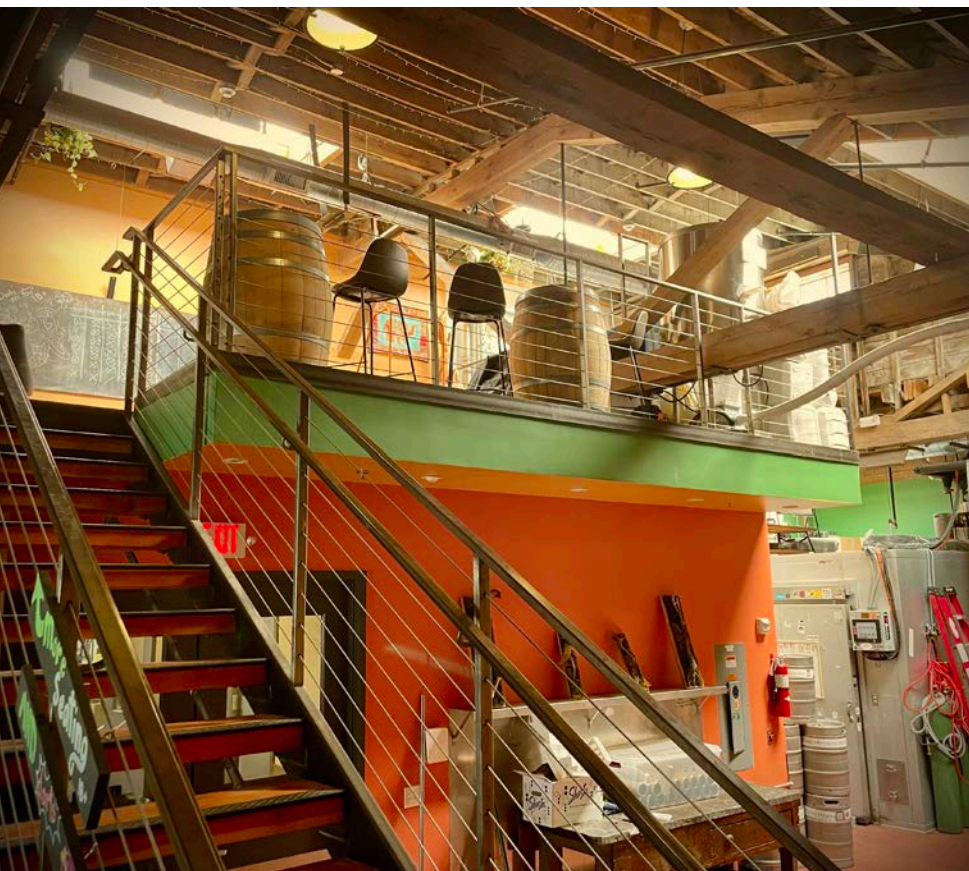
- Total available \pm 3,367 RSF
 - Brewery \pm 2,157 RSF
 - Tasting space \pm 1,210 RSF
- Excellent brewery and taproom space with a beautifully curated design
- Built-in bar with wood front and floor to ceiling tiled backsplash with LED lit glass shelving
- 20' high exposed timber ceilings and skylights allow for abundant natural light throughout
- Large roll-up door is perfect for opening up the space and enjoying the fresh pacific northwest air
- 25' by 25' walk in cooler
- Plug & play opportunity with all brewing equipment available for lease (list available upon request)



Highlights

- Food at the taproom thrived thanks to the neighboring restaurant Tamale Boy, who provided patrons with delicious fare
- Ample street parking available
- ADA compliant single restroom
- Large sidewalk space allows for great outdoor seating
- IG1 - General Industrial 1 zoning
- Easily accessible shared building loading dock





Portland Is Growing



Population (1 mile radius)

- Projected Growth 2010 - 2028 73%
- Median Age 40.3



Money (1 mile radius)

- Average Household Income \$111,972
- Total Consumer Spending \$491,000,000



Households (1 mile radius)

- Projected Growth 2010 - 2028 72%
- Average Size 1.8



Daytime Employment (1 mile radius)

- Total Employees 33,331
- Total Businesses 3,970

Discover the Perfect Brewery/Taphouse Opportunity

Portland, often hailed as the craft beer capital, boasts nearly 100 breweries and a thriving beverage scene, even winning international awards. The Willamette Valley enriches the city with world-renowned wines like Pinot Noir and Chardonnay. Adding to the vibrant mix, cider is making a strong debut, enhancing the array of craft beverages.

668 N Russell Street is an ideal location for a tasting room, brewery, or cidery. With Tamale Boy next door offering authentic Mexican cuisine, you can focus on crafting exceptional beverages while they handle the food. This is your chance to become part of Portland's dynamic craft beverage community!



GREAT AMERICAN
BEER FESTIVAL®



TEXSOM
INTERNATIONAL
WINE AWARDS



MONDIAL
DU CHASSELAS
Gutedel • Fendant

Decanter®
WORLD WINE AWARDS



Convenient Location



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.