

# Carson Building

315 SW 11TH AVE, PORTLAND, OR

CREATIVE OFFICE SPACE FOR SALE OR LEASE  
IN PRIME WEST END LOCATION



CARSONBUILDINGPDX.COM





# Prime West End location, steps from iconic Powell's Books, Brewery Blocks & Pearl District

## PROPERTY SNAPSHOT

ADDRESS 315 SW 11th Ave, Portland, OR

TYPE Creative office, multi-unit (condos)

BUILDING SIZE ±32,752 SF

LAND AREA 0.19 AC (8,188 SF)

YEAR BUILT 1920, renovated 2004

CLEAR HEIGHT 18'

ZONING CX - Central Commercial

CONDO/FLOOR SIZE 7,373 - 7,731 RSF

GROUND FLOOR RETAIL Leased to Patagonia

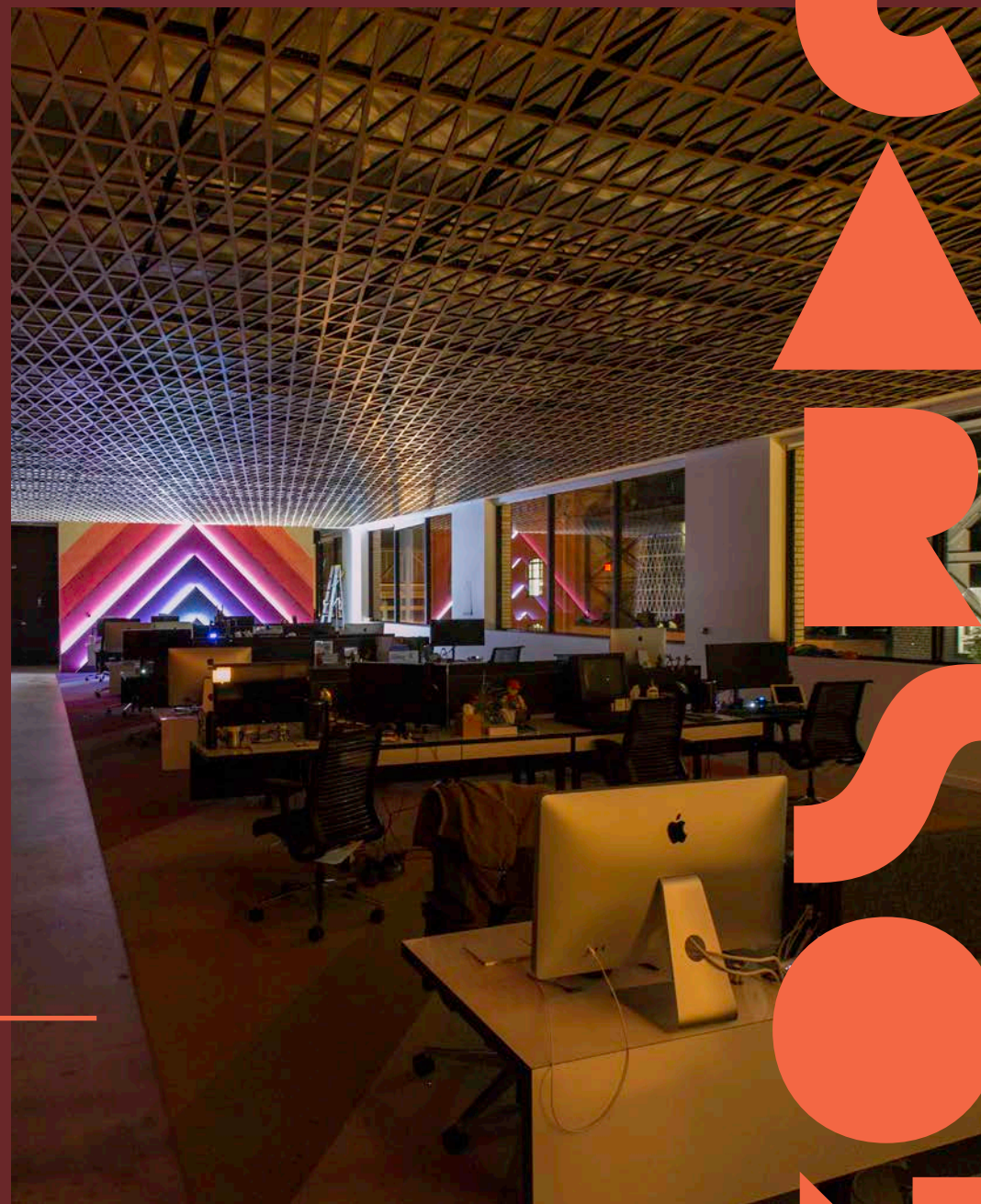
SALE PRICE Contact Brokers

# 22,407 SF

AVAILABLE

# \$27-30/SF

LEASE RATE (FSG)







CONVENIENT LOCATION  
NEAR PORTLAND  
STREETCAR



HIGH CEILING, BRICK  
& BEAM CREATIVE  
OFFICE SPACE



HIGH VISIBILITY WITH  
EXTERIOR SIGNAGE  
OPPORTUNITY



BEAUTIFULLY RENOVATED  
INTERIORS AND  
PRIVATE FLOORS





Carson Building is surrounded by blocks of Portland's top destination retailers and restaurants



### PEARL DISTRICT

Just steps from Carson Building, this vibrant, walkable former warehouse district offers an unbeatable mix of shopping experiences — from iconic national and international brands to unique, locally owned boutiques.

### WEST END

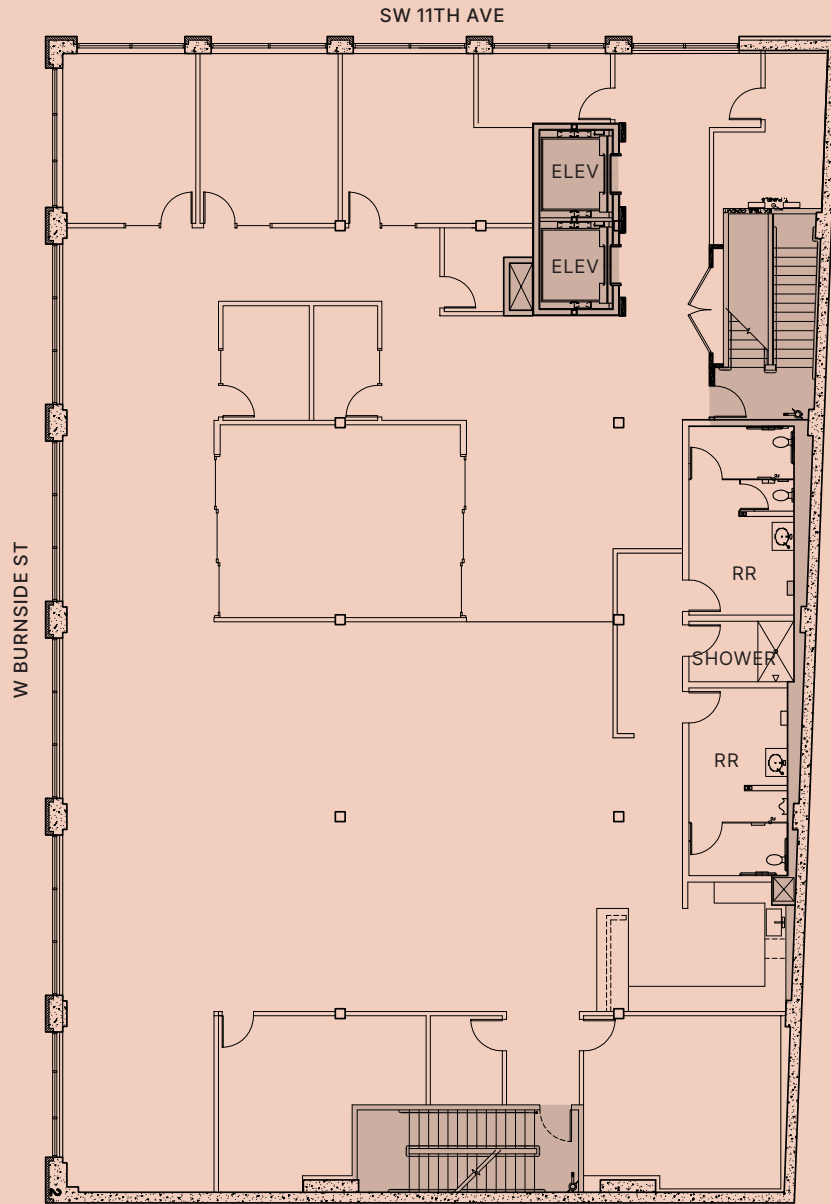
Amid the central city's staid maze of banks, federal buildings, and big name stores hides a vibrant pocket of high-end, locally owned boutiques; fancy, semi-secret bars; amazing food carts; and old-school Portland weirdness.

### THE BREWERY BLOCKS

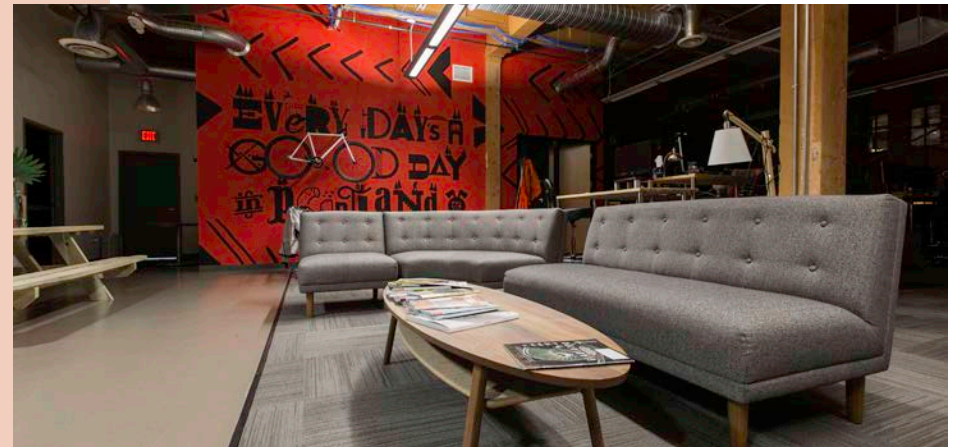
Serving as a bridge between the Central Business District and the River District, the Brewery Blocks offer a mix of urban retail spaces, premier creative office environments, and residential units. Through the preservation of historic landmarks like the Weinhard Brewhouse and the Armory Building, combined with a surge in retail and commercial growth, the area has evolved into a vibrant urban community. Its design remains true to the industrial heritage of both the former Brewery site and the Pearl District, while also embracing principles of sustainable, eco-friendly development.



# Second Floor Plan



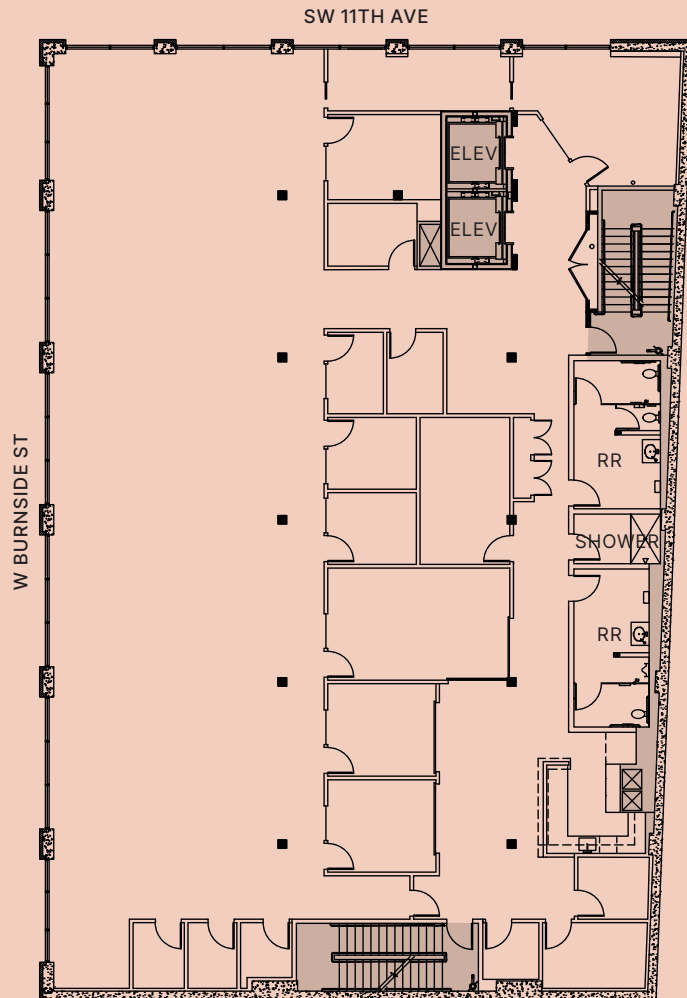
EXTERIOR SIGNAGE AVAILABLE ON W BURNSIDE



**±7,383 SF** **\$27/SF**  
 AVAILABLE SEPT 1, 2025 FULL-SERVICE GROSS

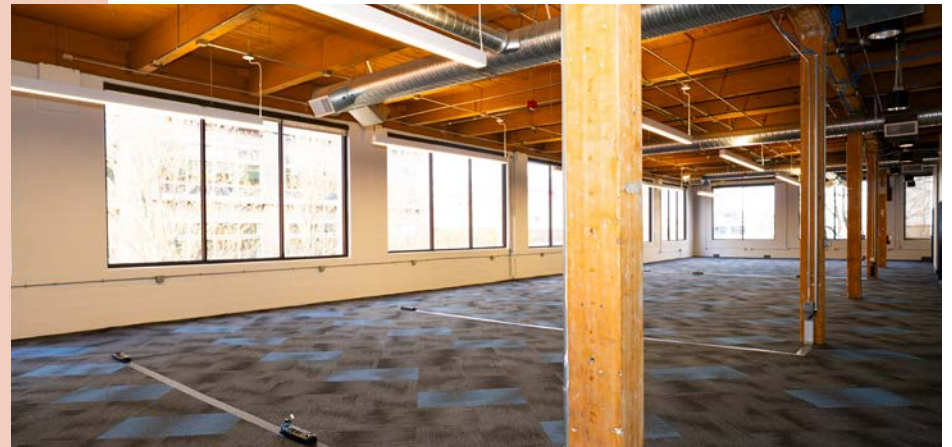


# Third Floor Plan



SCAN OR  
CLICK FOR  
VIRTUAL TOUR

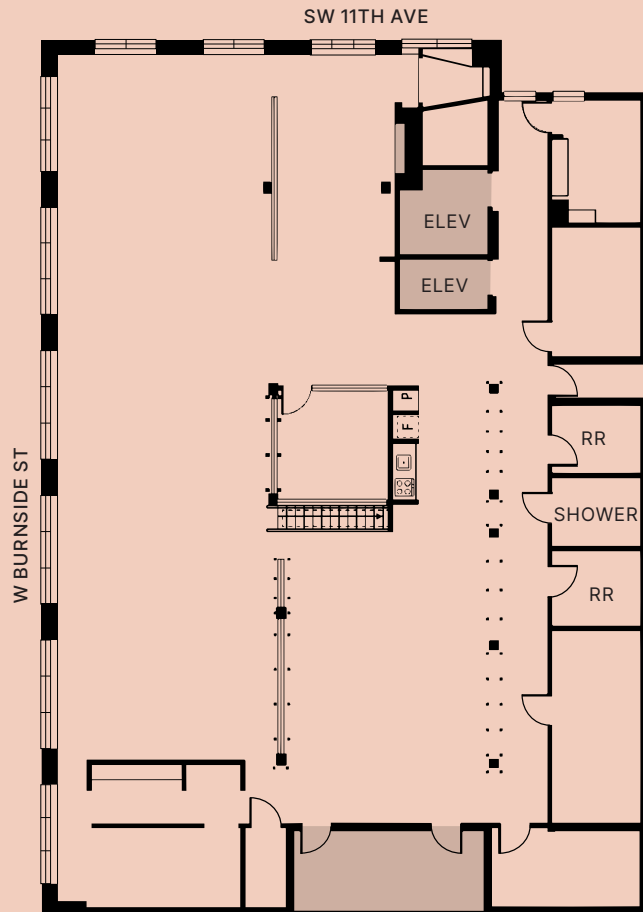
EXTERIOR SIGNAGE AVAILABLE ON W BURNSIDE



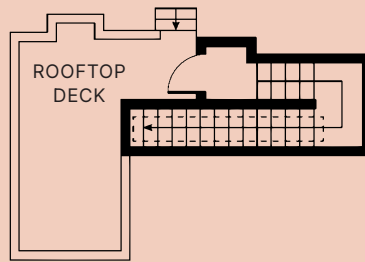
±7,373 SF  
AVAILABLE NOW

\$27/SF  
FULL-SERVICE GROSS

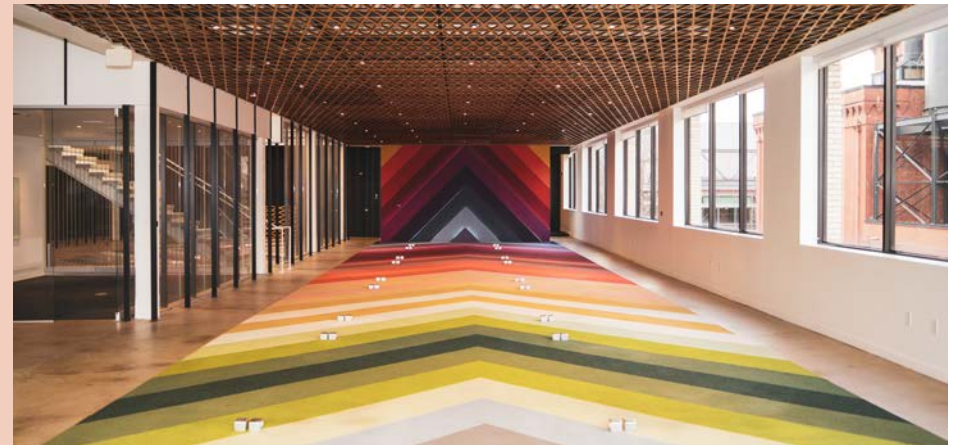
# Fourth Floor Plan



SCAN OR  
CLICK FOR  
VIRTUAL TOUR



EXTERIOR SIGNAGE AVAILABLE ON W BURNSIDE



Includes  
rooftop deck

±7,731 SF  
AVAILABLE NOW

\$30/SF  
FULL-SERVICE GROSS



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