

The Carlyle Building

521 SW 11TH AVE / PORTLAND, OR 97205



PRIME OFFICE SPACE FOR LEASE

CONTACT

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NAI Elliott

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Property snapshot

The Carlyle Building is a turn-of-the-20th-century, four-story landmark undergoing a complete renovation in the heart of downtown Portland. With over \$100,000 in completed seismic upgrades, this character-rich property blends historic charm with modern improvements. The available top-floor space is ready for a custom build-out and features exposed brick, original beams, and open ducting, creating an inspiring environment ideal for a creative office, open concept workspace, or a thoughtfully designed layout with private offices and huddle areas.

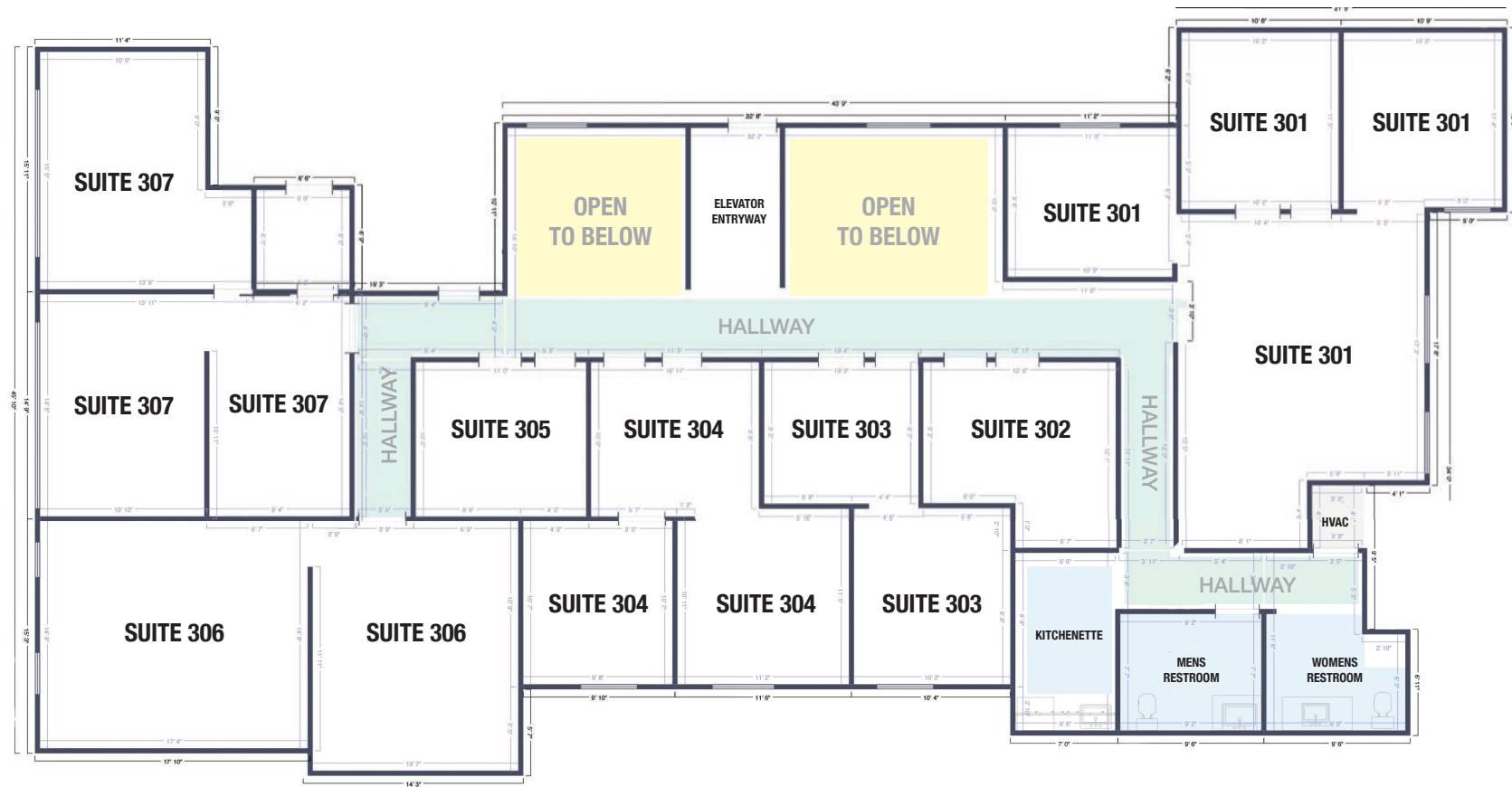
CURRENT AVAILABILITY

- **Suites ranging from 110 SF - 4,500 SF**
Rate: Call for details

HIGHLIGHTS

- Historic 1909 building blending classic character with modern upgrades
- Over \$100,000 in completed seismic improvements
- Fourth floor ready for custom build-out with exposed brick, original beams, and open ducting
- Completely renovated with new lobby, roof, and skylights
- Prime downtown Portland West CBD location with excellent transit access and walkability

Floor Plan - 3rd Floor



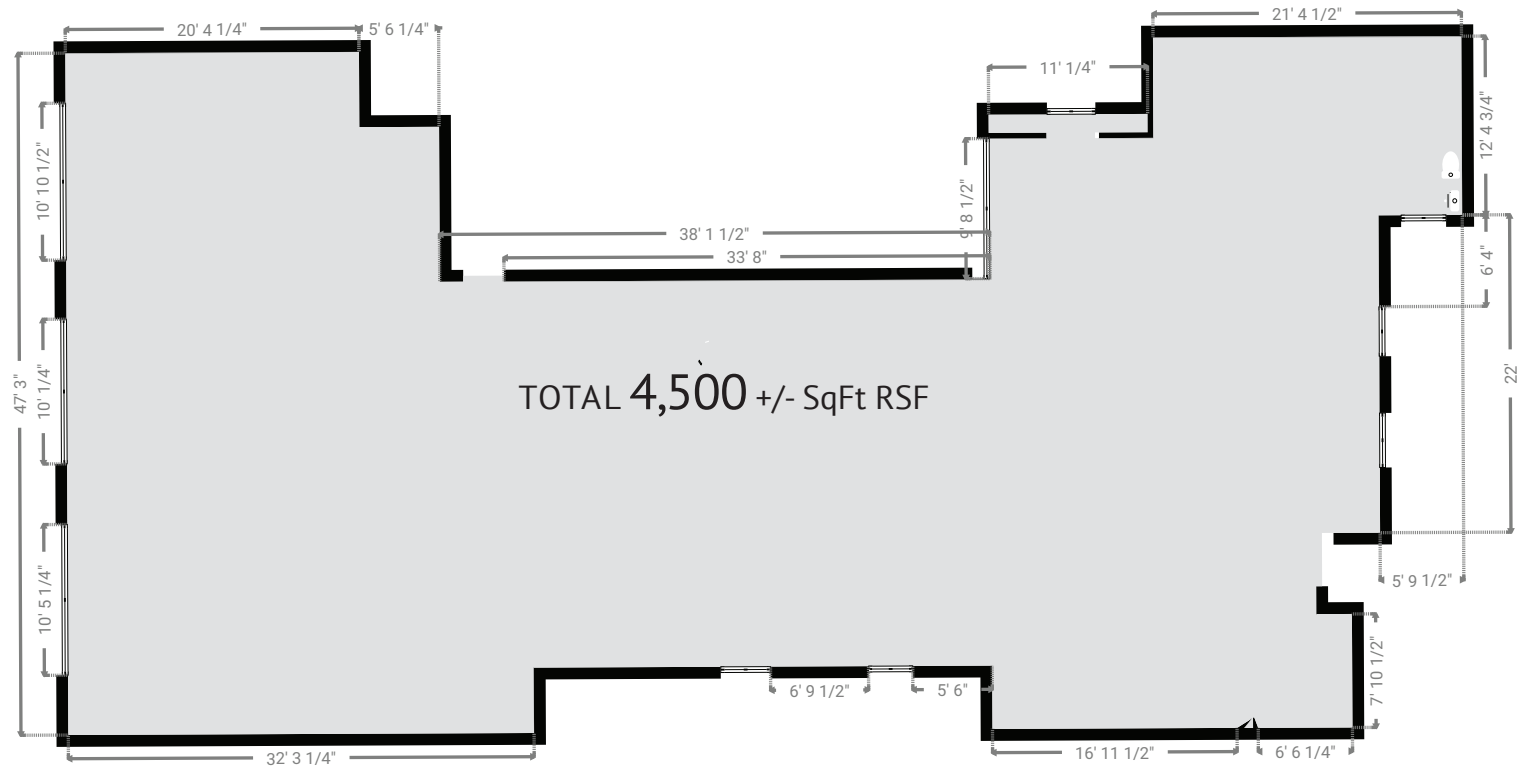
AVAILABILITY

SIZE

DETAILS

Suite 301	648 SF	3 offices + reception/open area
Suite 302	135 SF	1 office
Suite 303	208 SF	1 office + Reception/Open area
Suite 304	333 SF	2 offices + Reception/Open area
Suite 305	110 SF	1 office
Suite 306	550 SF	1 office + Reception/Open Area
Suite 307	476 SF	2 offices + Reception/Open Area

Floor Plan - 4th Floor



AVAILABILITY

4th Floor

SIZE

4,500 SF

DETAILS

READY FOR CUSTOM BUILDOUT

The Fourth Floor retains exposed brick, beams, and ducting making this an incredibly cool and creative space perfect for an open office concept or a buildout including private spaces and huddle areas.

Photos - 3rd floor



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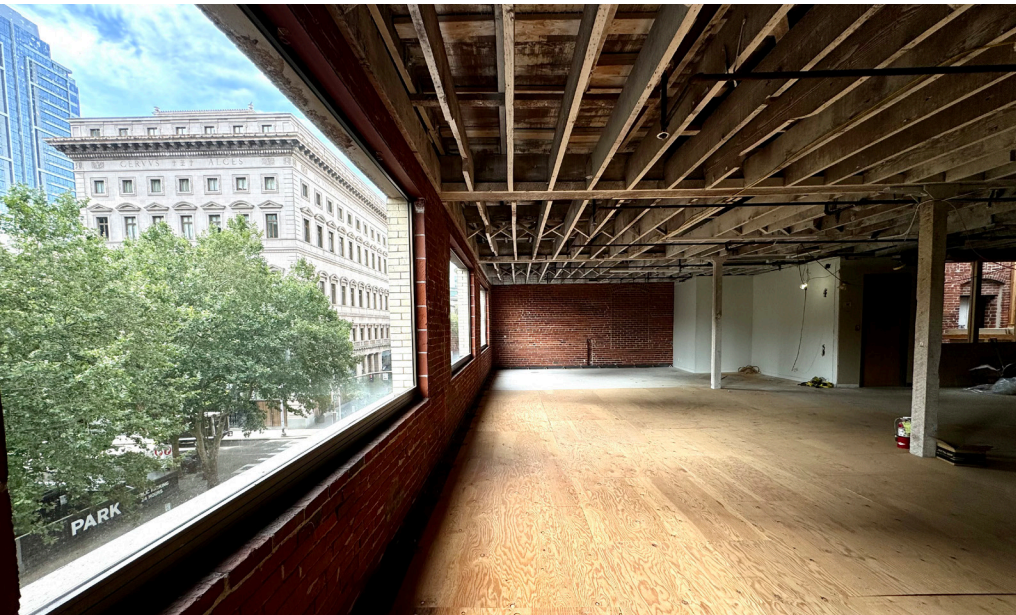
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Photos - 4th floor



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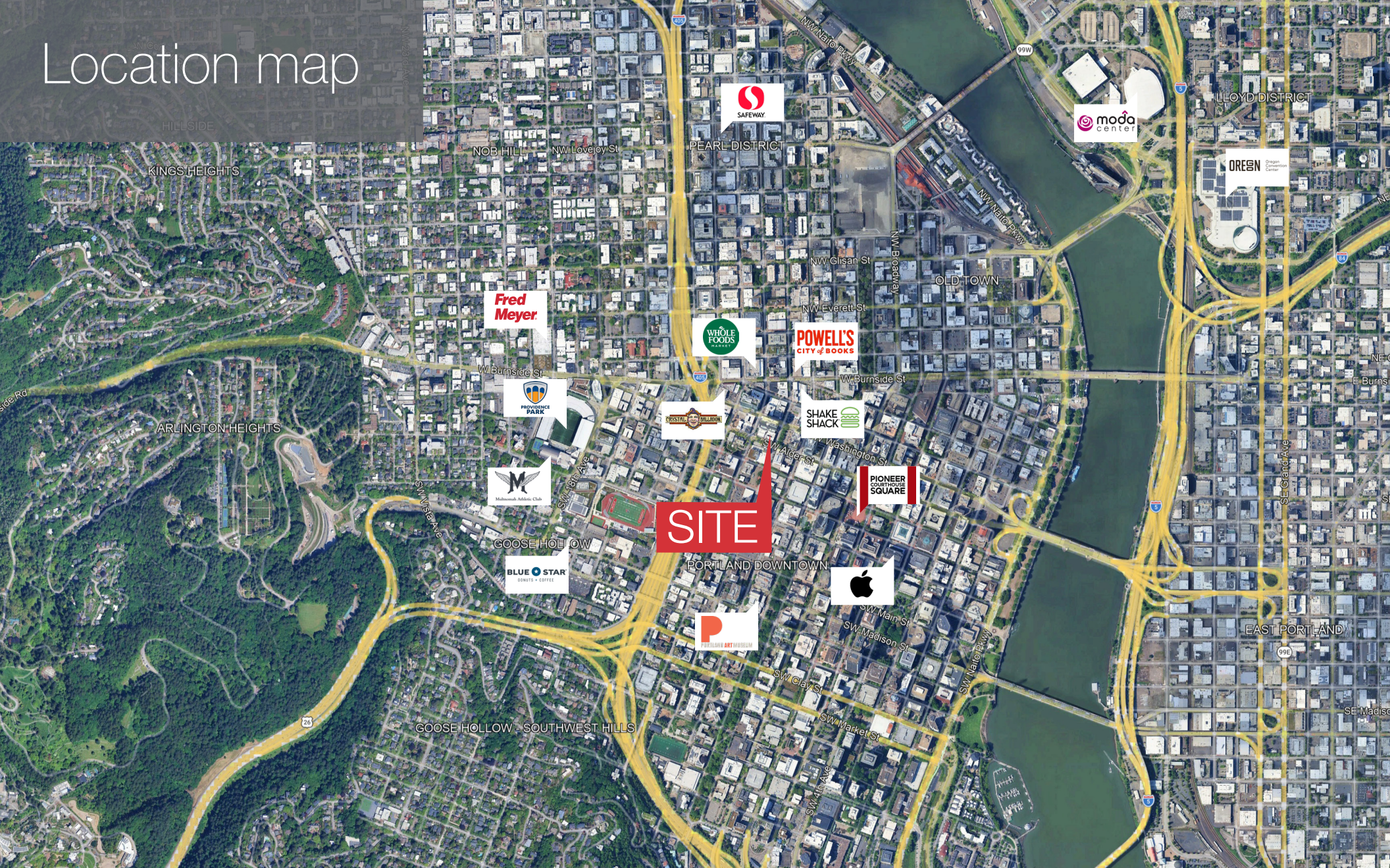
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Location map



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