

CREATIVE SPACE - FOR LEASE OR SALE

Irwin Paul Building

1532 SW MORRISON STREET • PORTLAND



For information, please contact:

Travis Parrott • 503.972.5535 • travis.parrott@nmrk.com

Trozell Benware • 971.266.4956 • trozell.benware@nmrk.com

NEWMARK

CREATIVE SPACE - FOR LEASE OR SALE

Irwin Paul Building

1532 SW MORRISON STREET • PORTLAND

Centrally located between the West End in the Goose Hollow neighborhood - between NW Portland and Downtown's West End

- Large operable windows and great natural light
- Exposed brick with fireplace on each floor
- High ceilings ($\pm 14'-15'$) with open floor plans
- Secure lobby and elevator served
- Secure in-building parking
- Located directly on downtown MAX Light Rail
- Responsive local ownership
- Building Size: 20,416 SF on three floors (usable garage/basement not included)
- Great owner/user opportunity with income in place until 3/31/2030
- Zoning: CX – Central Commercial
- Taxes: \$40,664.73 (FY 2022)

CALL FOR SALE PRICE DETAILS

For information, please contact:

Travis Parrott • 503.972.5535 • travis.parrott@nmrk.com

Trozell Benware • 971.266.4956 • trozell.benware@nmrk.com

NEWMARK

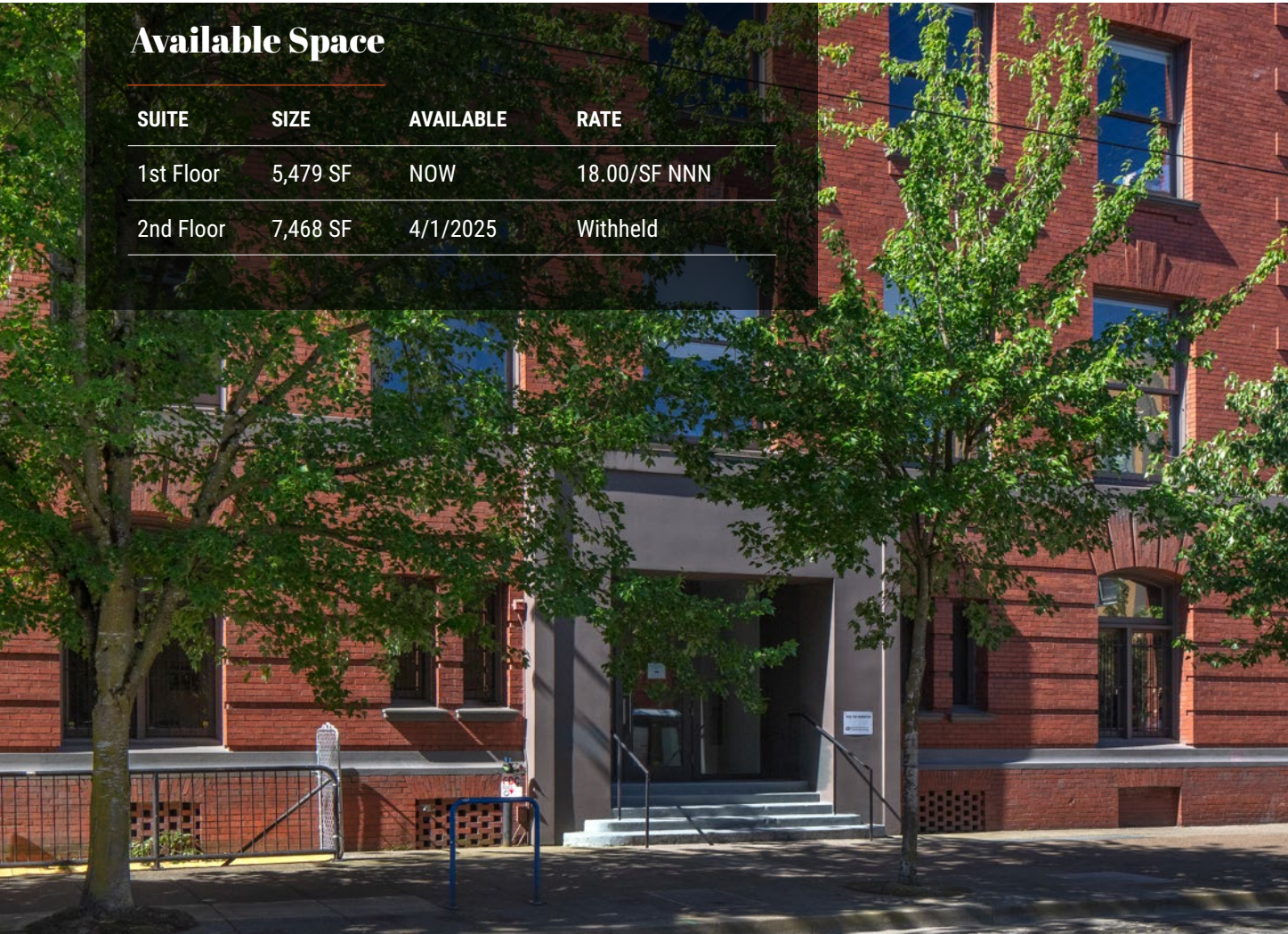
CREATIVE SPACE - FOR LEASE OR SALE

Irwin Paul Building

1532 SW MORRISON STREET • PORTLAND

Available Space

SUITE	SIZE	AVAILABLE	RATE
1st Floor	5,479 SF	NOW	18.00/SF NNN
2nd Floor	7,468 SF	4/1/2025	Withheld



For information, please contact:

Travis Parrott • 503.972.5535 • travis.parrott@nrmk.com

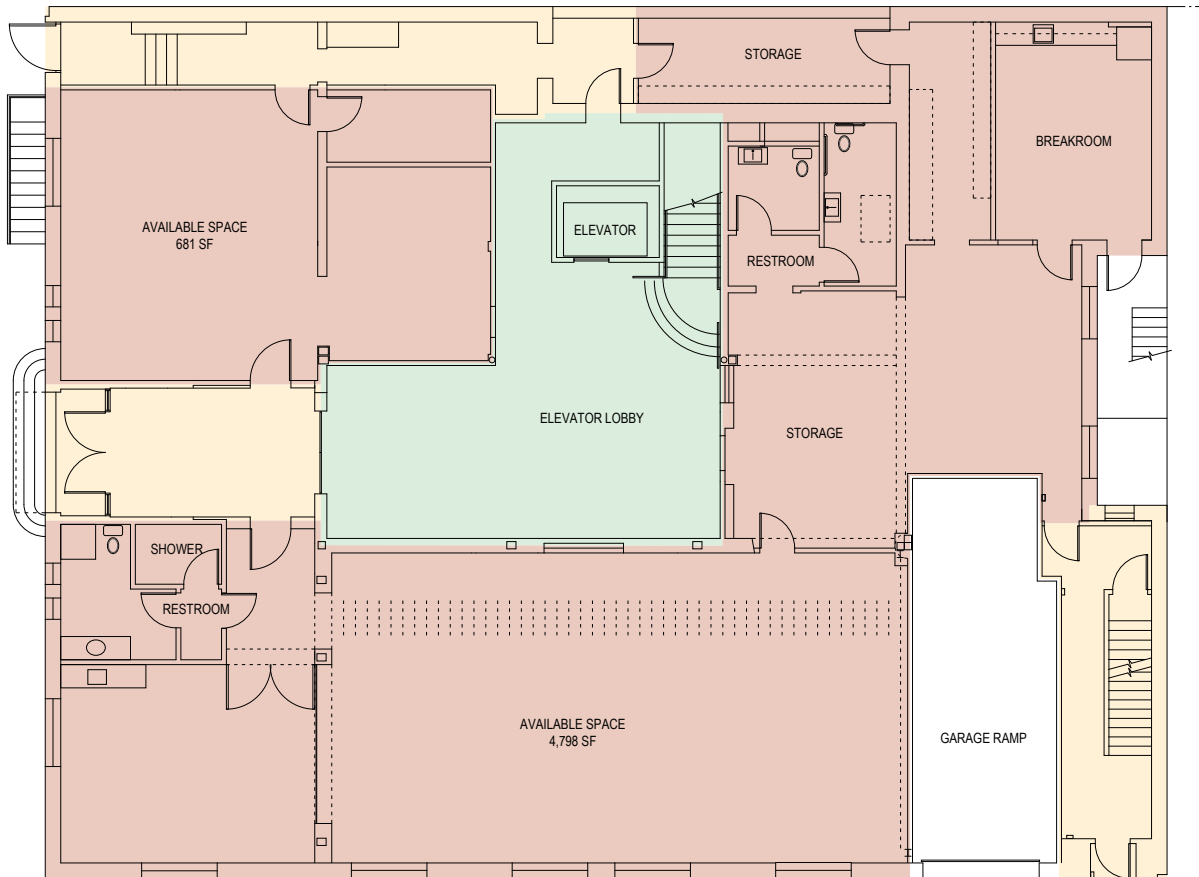
Trozell Benware • 971.266.4956 • trozell.benware@nrmk.com

NEWMARK

CREATIVE SPACE - FOR LEASE OR SALE

Irwin Paul Building

1532 SW MORRISON STREET • PORTLAND



1st FLOOR



- **5,479 RSF AVAILABLE FOR LEASE**
- Creative space with mostly open floorplan
- Large, operable windows with abundant natural light
- Hardwood floors, exposed brick
- Conference rooms and meeting areas
- Shower, restrooms, storage kitchenette within space

\$18.00 PER RSF, NNN (NNN = \$7.67)

For information, please contact:

Travis Parrott • 503.972.5535 • travis.parrott@nmrk.com

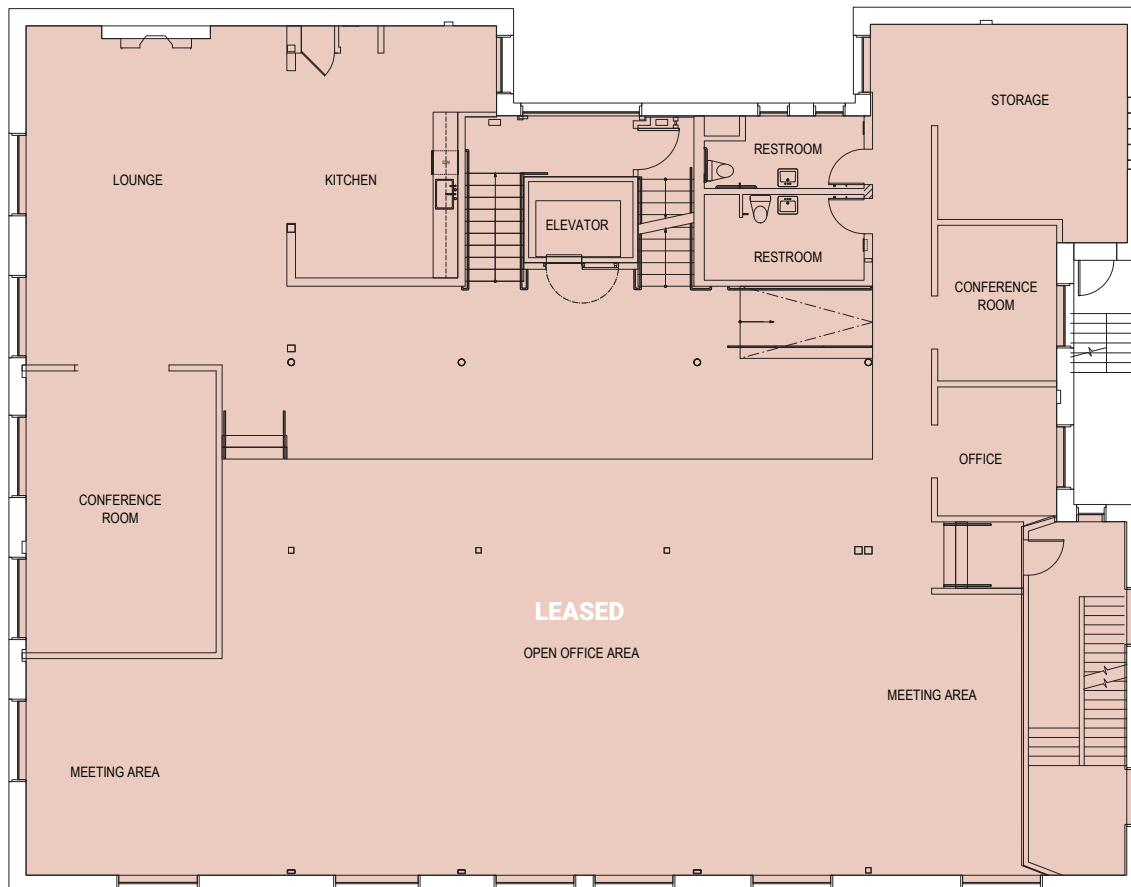
Trozell Benware • 971.266.4956 • trozell.benware@nmrk.com

NEWMARK

CREATIVE SPACE - FOR LEASE OR SALE

Irwin Paul Building

1532 SW MORRISON STREET • PORTLAND



2nd FLOOR



- **7,468 SF**
- Raised floor system
- Open ceilings throughout
- Large operable windows
- Great open floor plan

For information, please contact:

Travis Parrott • 503.972.5535 • travis.parrott@nmrk.com

Trozell Benware • 971.266.4956 • trozell.benware@nmrk.com

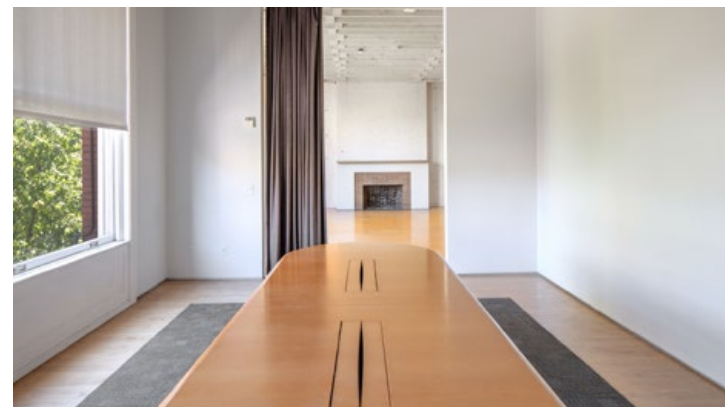
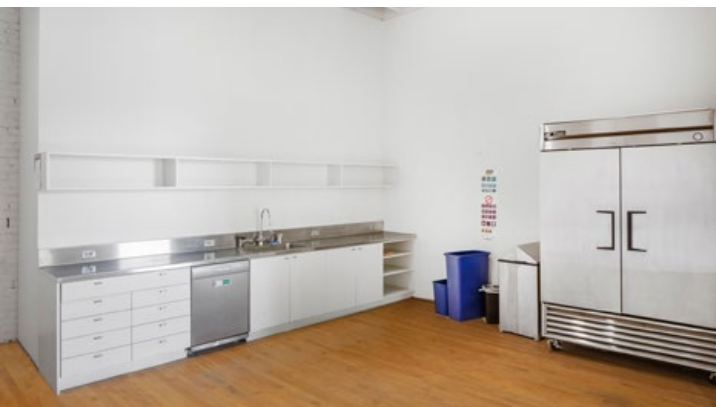
NEWMARK

CREATIVE SPACE - FOR LEASE OR SALE

Irwin Paul Building

1532 SW MORRISON STREET • PORTLAND

2nd
FLOOR
SPACE



For information, please contact:

Travis Parrott • 503.972.5535 • travis.parrott@nrmk.com

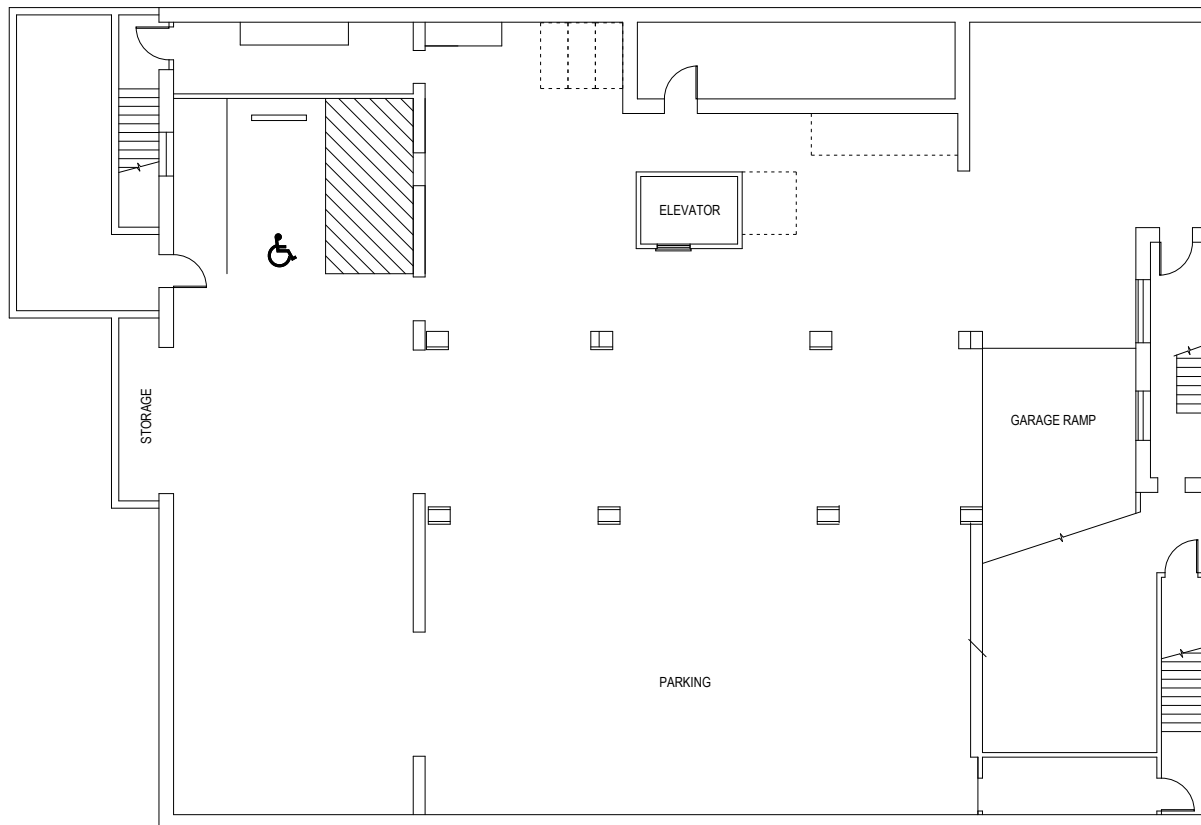
Trozell Benware • 971.266.4956 • trozell.benware@nrmk.com

NEWMARK

CREATIVE SPACE - FOR LEASE OR SALE

Irwin Paul Building

1532 SW MORRISON STREET • PORTLAND



Basement FLOOR



- Parking and storage available in basement

For information, please contact:

Travis Parrott • 503.972.5535 • travis.parrott@nrmk.com

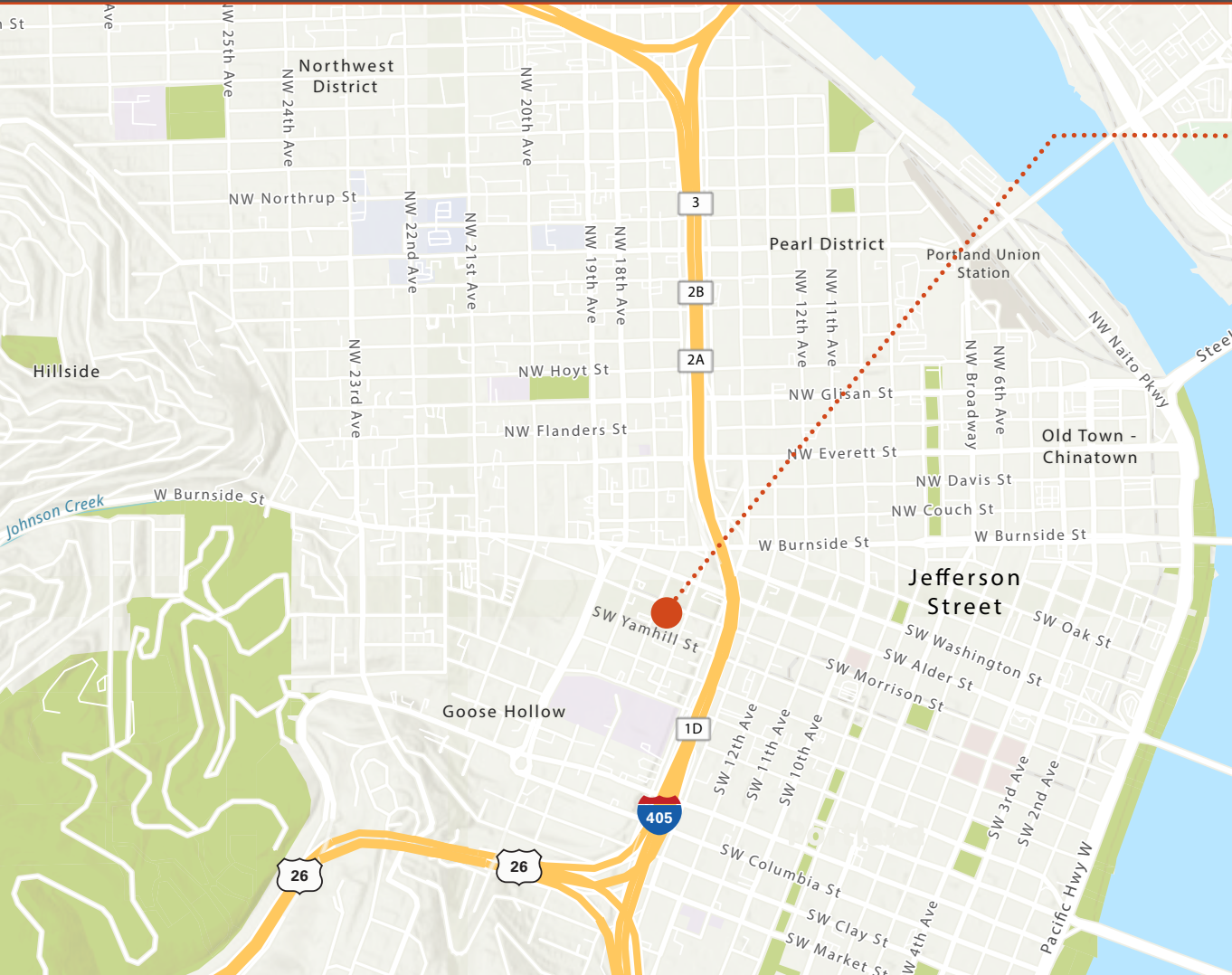
Trozell Benware • 971.266.4956 • trozell.benware@nrmk.com

NEWMARK

CREATIVE SPACE - FOR LEASE OR SALE

Irwin Paul Building

1532 SW MORRISON STREET • PORTLAND



Centrally located close to world-class amenities, including fine restaurants, cafe's, venues and local shops. Walking distance to downtown, Providence Park, Lincoln High School and Mutlnomah Athletic Club. Located directly on MAX Light Rail line and close freeway access to i-405.



For information, please contact:

Travis Parrott • 503.972.5535 • travis.parrott@nmrk.com

Trozell Benware • 971.266.4956 • trozell.benware@nmrk.com

NEWMARK