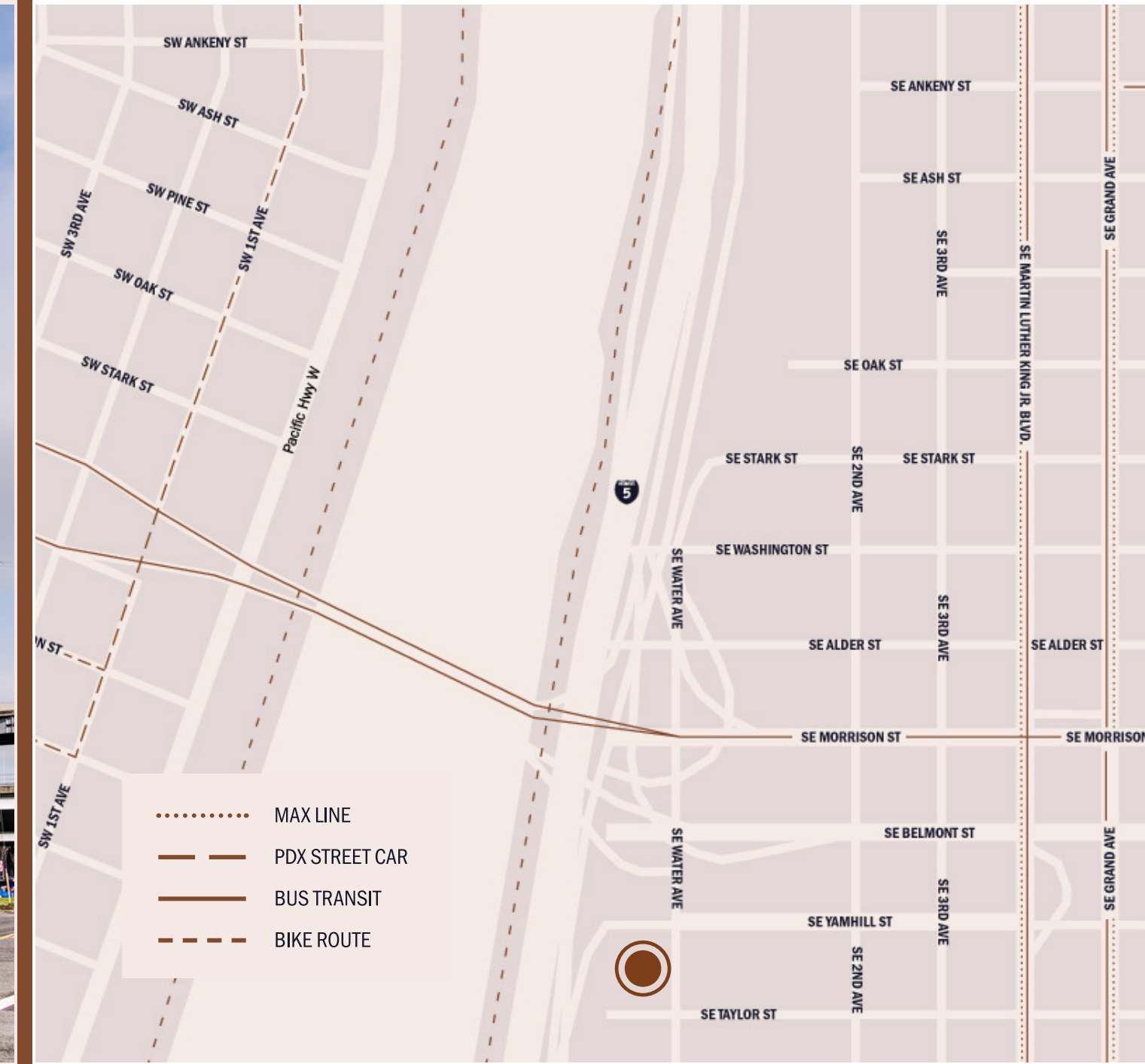


Top Floor Corner Creative Office in the Central Eastside

EASTBANK COMMERCE CENTER
SUITE 420



BEAM



Eastbank Commerce Suite 420

\$16/RSF NNN

2,325 RSF

**AVAILABLE
April 2024**

BUILDING FEATURES

Home to many creative companies and the clarklewis restaurant, the Eastbank Commerce Center (“EBCC”) is located in the Central Eastside, just across the street from other local favorites: Bunk Bar, Boke Bowl, Water Avenue Coffee, Hair of the Dog Brewery, and Shalom Y’All. The Eastbank Commerce Center is easily accessible from the I-5, I-405, Morrison Bridge, Water Avenue ramp, and the Portland Streetcar line.

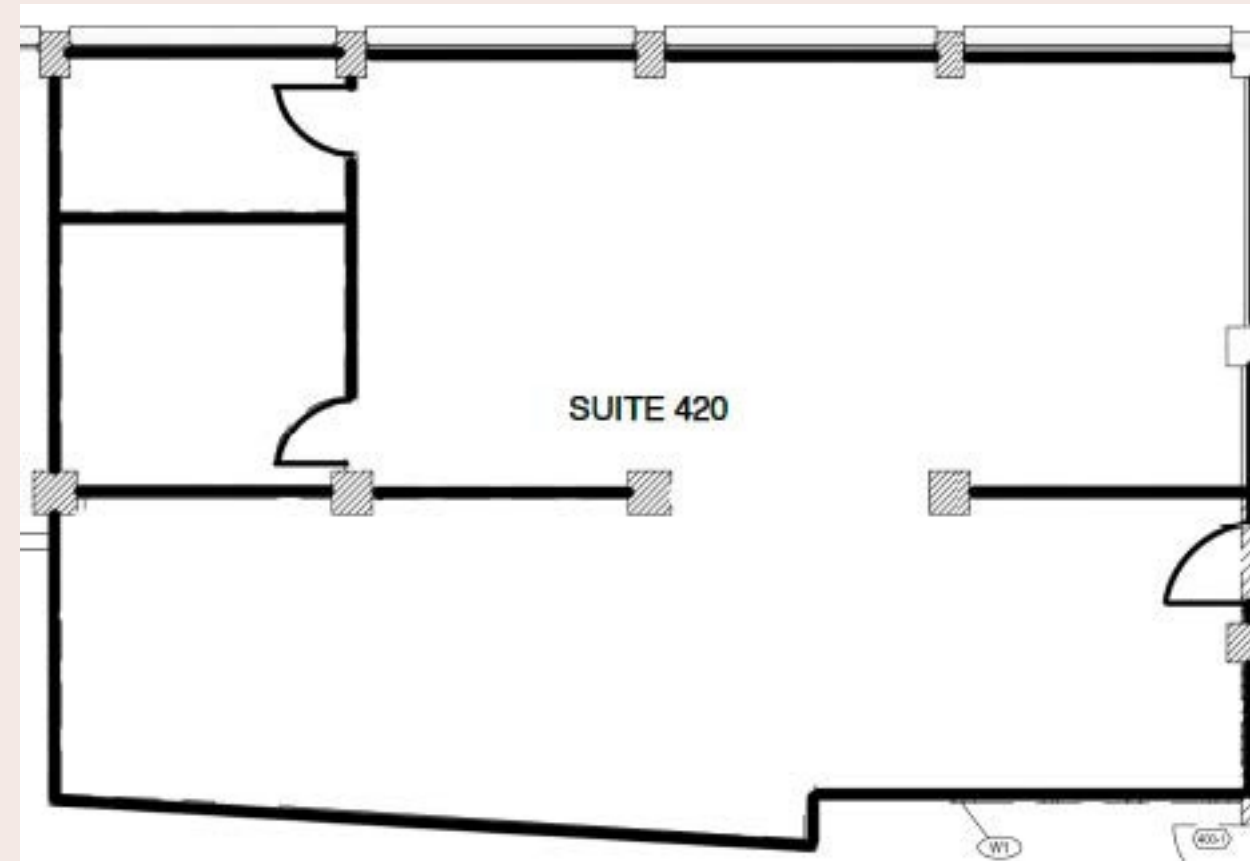
- Outstanding downtown views
- Newly renovated lobby with powered work counter
- Newly renovated suite with fresh paint, modern finishes and upgraded LED lighting
- Pet-friendly building
- Secure indoor bike parking
- On-site parking and storage available for an additional charge



Eastbank Commerce Suite 420

ABOUT THE SPACE

This fourth-floor corner creative suite at the Eastbank Commerce Center (EBCC) has finished concrete floors, tall ceilings, and abundant natural light. Two separate conference rooms / private offices make this suite ideal for a growing company.



Amenities & Tenants

OFFICE TENANTS

- | | | | |
|-------------------|------------------|-------------------------|--------------------|
| 1 Autodesk | 7 Centrl Office | 12 Roundhouse | 17 Spaces |
| 2 Laundry Service | 8 Cascade Energy | 13 Hacker | 18 Liquid Agency |
| 3 Viewpoint | 9 Graybox | 14 Simple | 19 Particle Design |
| 4 Mackenzie | 10 Siteworks | 15 Splash Worldwide | 20 Thread Creative |
| 5 Fully HQ | 11 Revant Optics | 16 NAU International HQ | 21 Grady Britton |
| 6 R/West | | | |

BARS & RESTAURANTS

- | | | | |
|---------------------------|----------------------|--------------------------|--------------------------|
| 1 Noraneko | 10 Revelry | 19 Olympia Provisions | 28 White Owl Social Club |
| 2 Shalom Y'All | 11 Hat Yai | 20 Produce Row Cafe | 29 Le Pigeon |
| 3 Kachka | 12 Hey Love | 21 Wayfinder Beer | 30 Noraneko |
| 4 Clarklewis Restaurant | 13 Bit House Saloon | 22 Renata | 31 Stacked Sandwich Shop |
| 5 Bunk Bar | 14 Dig A Pony | 23 Coava Coffee Roasters | 32 Rum Club |
| 6 Water Avenue Coffee | 15 Trifecta Tavern | 24 The Toffee Club | 33 Palomar |
| 7 Boke Bowl | 16 Lulu | 25 Scotch Lodge | 34 Danwei Canting |
| 8 Hair of the Dog Brewing | 17 Modern Times Beer | 26 Rontoms | 35 Coopers Hall |
| 9 Kure Juice Bar | 18 Afuri | 27 Sizzle Pie | 36 Ladd Taphouse |

SHOPPING

- | | | | |
|-----------------------|----------------------|------------------------|-----------------|
| 1 Next Adventure | 5 Wild Roots Spirits | 9 Redux Boutique | 13 Rejuvenation |
| 2 River City Bicycles | 6 Machus | 10 Sheridan's Fruit Co | 14 Urbanite |
| 3 Rains | 7 evo | 11 Spartan | 15 11:11 Supply |
| 4 Cargo | 8 Lille Boutique | 12 TREW Gear | |

HEALTH & BEAUTY

- | | | | |
|---------------------|----------------------|--------------------------|----------------------------|
| 1 Knot Springs | 4 Bridgetown Fitness | 7 Moda Yoga | 10 Tempo Cycling & Pilates |
| 2 Eastside Strength | 5 Momentum Studio | 8 Crossfit Primal Energy | 11 Yoga Bhoga |
| 3 Portland Rock Gym | 6 Core Power Yoga | 9 Orange Theory Fitness | 12 Get Outdoors Fitness |

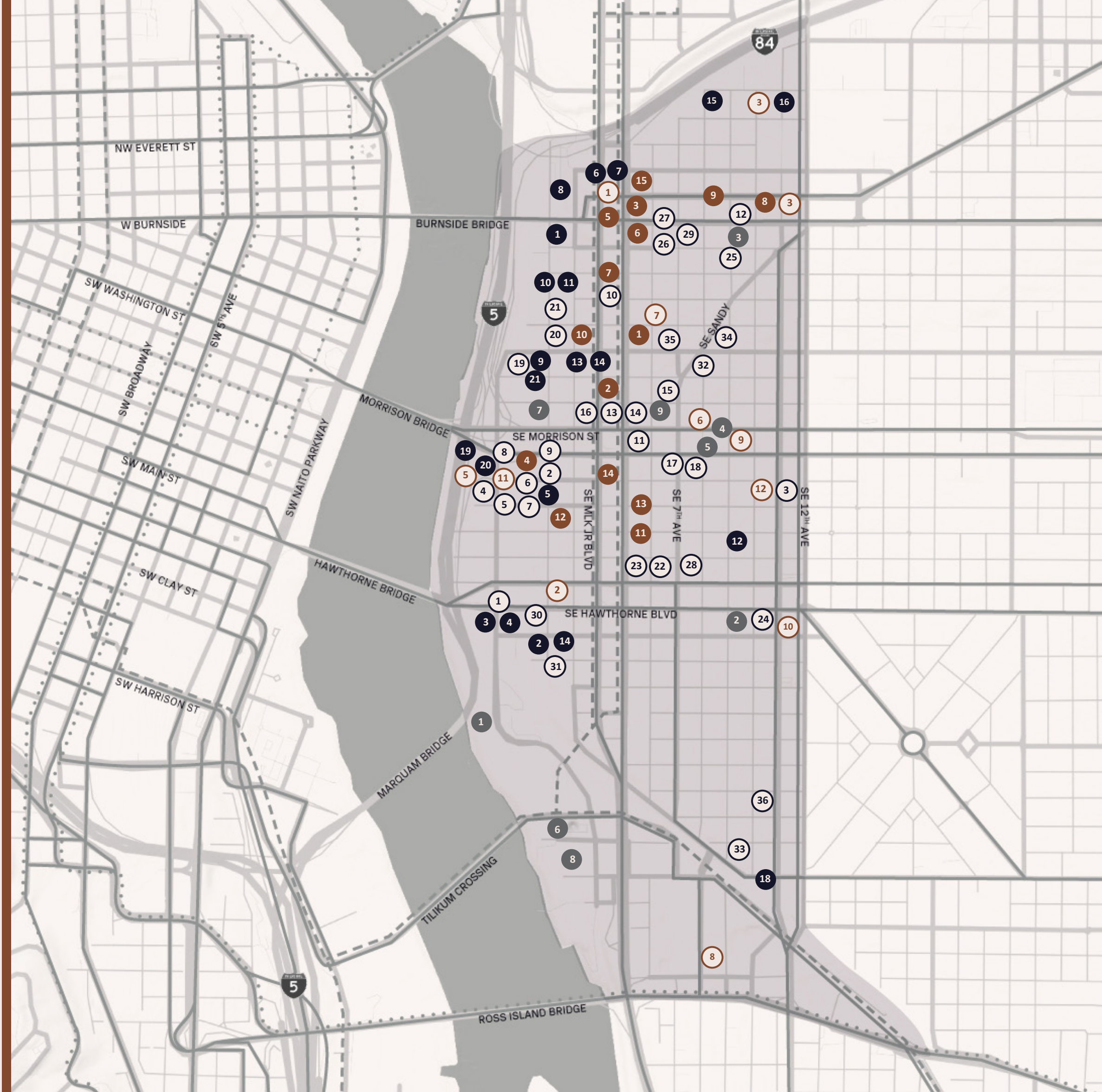
ENTERTAINMENT & ATTRACTIONS

- | | | | |
|----------------------|----------------------|-------------------------|---------------------|
| 1 OMSI | 4 Pips & Bounce | 6 Portland Opera | 8 Empirical Theater |
| 2 Helium Comedy Club | 5 Grand Central Bowl | 7 Portland Night Market | 9 Voicebox Karaoke |
| 3 Doug Fir | | | |

PARTIAL LIST



- PORTLAND STREETCAR
- TRIMET MAX
- TRIMET BUS



Beam Development.

Working to activate the potential of the Central Eastside for over 20 years.

Beam Development is a real estate development and management company located in Portland, Oregon.

Over the past two decades, Beam's development activities have been guided by a few core principles: invest for the long-term in central city neighborhoods, champion smart and inspiring design, and build meaningful connections across our work. Located primarily in Portland's Central Eastside, Beam's development portfolio includes 1,000,000 SF of completed projects and 60,000 SF in pre-development.

Beam is proud of its track record of partnering with tenants to support their success. We look forward to hearing your story and seeing how great workspace can help write the next chapter.

For leasing information contact:

LEASING TEAM

503-542-8420

leasing@beamdevelopment.com

