

OFFICE, RETAIL & CREATIVE SPACE ON MAIN FLOOR WITHIN HOPWORKS BUILDING

2944 SE POWELL BLVD, PORTLAND, OR 97202



AVAILABLE

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OFFICE / RETAIL / CREATIVE SPACE

2944 SE Powell Blvd is home to Portland's iconic Hopworks brewery and restaurant, offering a unique opportunity to lease space within an established, high-traffic destination. With nearly 1,800 guests per week, tenants benefit from built-in exposure and the energy of an active food and beverage environment. Plug into the existing draw, complement the use, or bring your own concept and capitalize on consistent on-site traffic.

The available space offers flexible layouts for office, retail, or creative uses. Exposed timber, great window lines, and an open, inviting feel make it a natural place for people to gather.

Located on SE Powell Blvd with 50,000 vehicles per day, the property delivers exceptional visibility along one of Portland's primary eastside corridors. Strong neighborhood density and ample on-site parking further support a wide range of uses.

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.

HIGHLIGHTS

Type: Office / Retail / Creative Space

Available: ± 1,269 - 3,437 SF
Includes mezzanine space

Outdoor Patio: Additional ± 300 SF available

Built / Renov: 1948 / 2018

Power: ± 200Amp, 3-phase per rental space
Separately metered

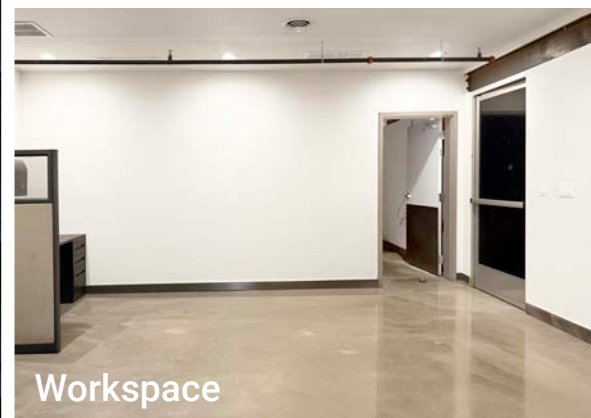
HVAC: High efficiency gas heat and A/C
Ability to separately meter

Parking: ± 100 surface stalls

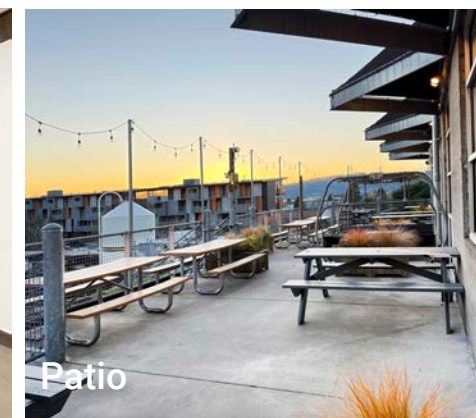
Zoning: CE - Commercial Employment



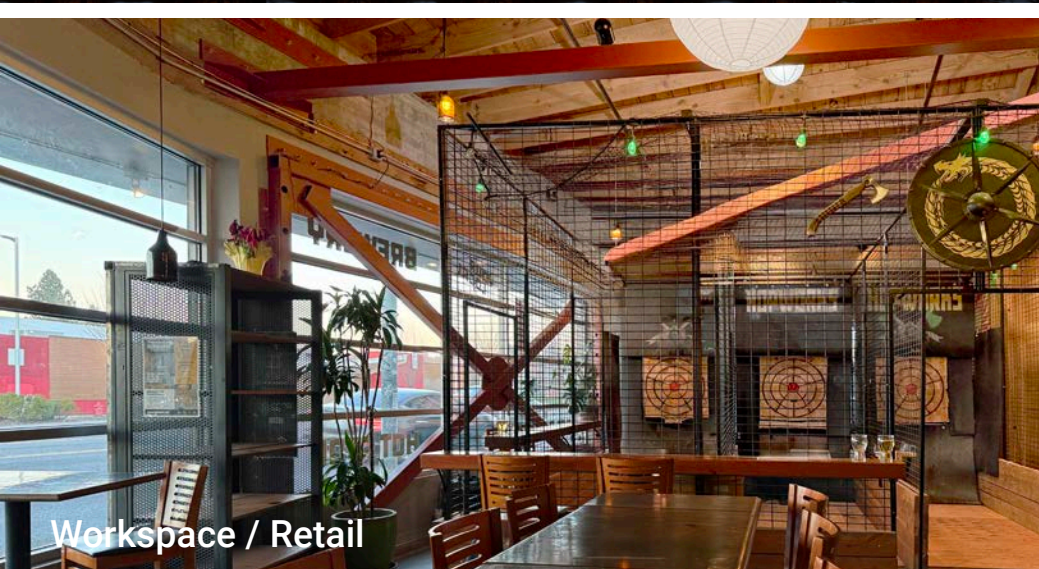
Mezzanine Workspace



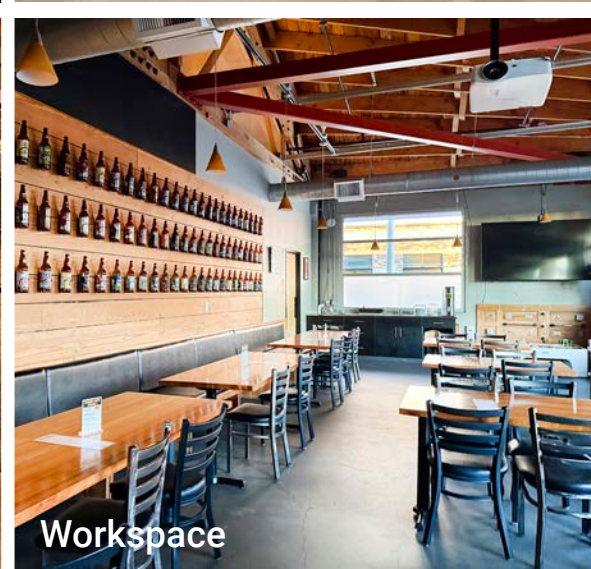
Workspace



Patio



Workspace / Retail



Workspace



Mezzanine Workspace

GROUND FLOOR & MEZZANINE

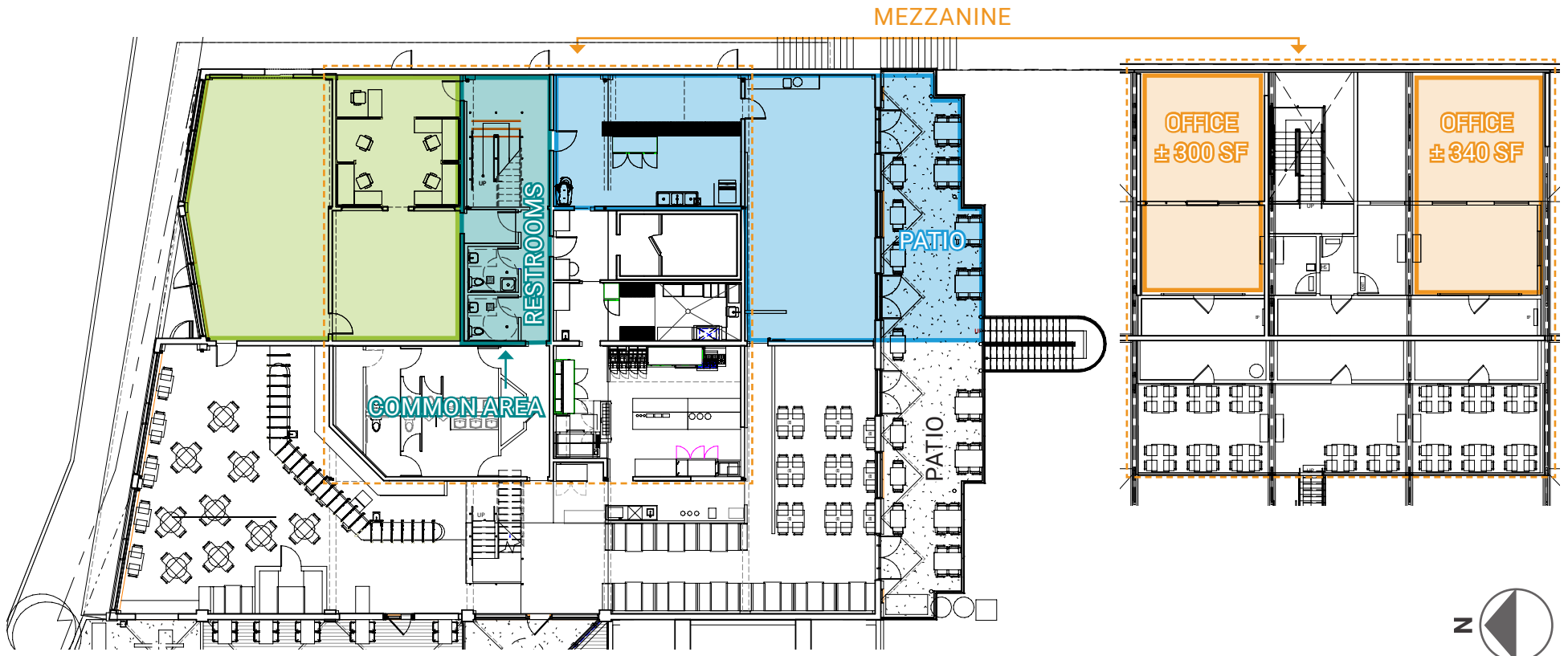
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Flexible configuration offering $\pm 1,269 - 3,437$ SF

SPACE A
 $\pm 1,528$ SF

SPACE B
 $\pm 1,269$ SF
EXCLUDES PATIO SF

MEZZANINE
 $\pm 300 - 640$ SF



PORTLAND IS THRIVING

Portland is known for its vibrant neighborhoods, strong food and beverage culture, and easy access to world-class outdoor recreation. The city's walkable districts, extensive bike infrastructure, public transit, and independent businesses create a dynamic urban environment that supports a thriving restaurant, brewery, and hospitality scene.

With more than 630M residents in the city and 2.5M people in the Portland metropolitan area, the region continues to attract residents and visitors drawn by its quality of life and entrepreneurial culture.

Situated along the Willamette River and surrounded by natural beauty, Portland offers convenient access to the Columbia River Gorge, Mount Hood, and the Oregon Coast. The city also features more than 200 parks and natural areas, including Forest Park, one of the largest urban forest reserves in the United States.

Known for thoughtful land use planning and dense, walkable neighborhoods, Portland continues to foster reinvestment, creative redevelopment, and sustainable urban growth.



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