

CREATIVE SPACE FOR LEASE

BAKERY BUILDING

2222 NE OREGON STREET
PORTLAND, OR 97232

+/-2,447-5,479 RSF

PLEASE CALL FOR RATES

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LICENSED IN OREGON, WASHINGTON, AND TEXAS

LOCATION

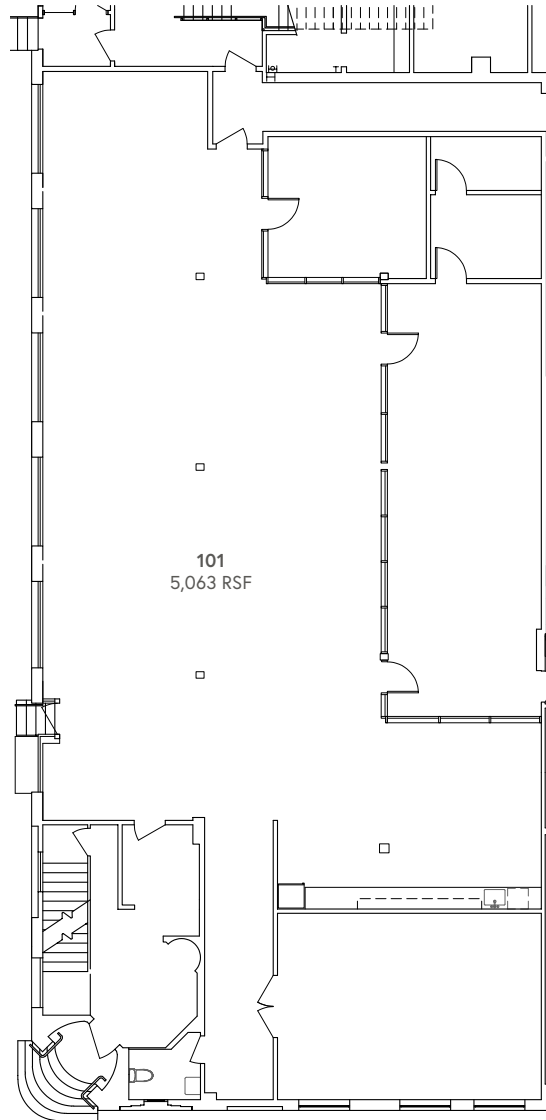
Businesses benefit greatly from this close-in Eastside location with proximity to numerous restaurants, brew pubs, coffee shops, creative peers and housing options. Commuting is also convenient with access to I-84, NE Sandy Boulevard, the NE 21st Avenue overpass and public transportation options. Non-permitted street parking is a plus.

FEATURES

- Monthly food-truck lunch provided to all tenants
- Fully renovated historic building with authentic architectural features
- Two common area conference rooms with state-of-the-art media equipment including 82" display, video teleconferencing capabilities, microphone, 4K camera, and soundbar with Bluetooth connectivity
- Common area phone booths
- Common area bicycle parking with Dero repair station, shower, kitchenette, and mother's room
- Common grade-level loading area and freight elevator access
- Close proximity to many food and beverage options including Providore, The Zipper, The Ocean, Culmination Brewing, and Jasmine Pearl Tea



SUITE 101 +/-5,063 RSF



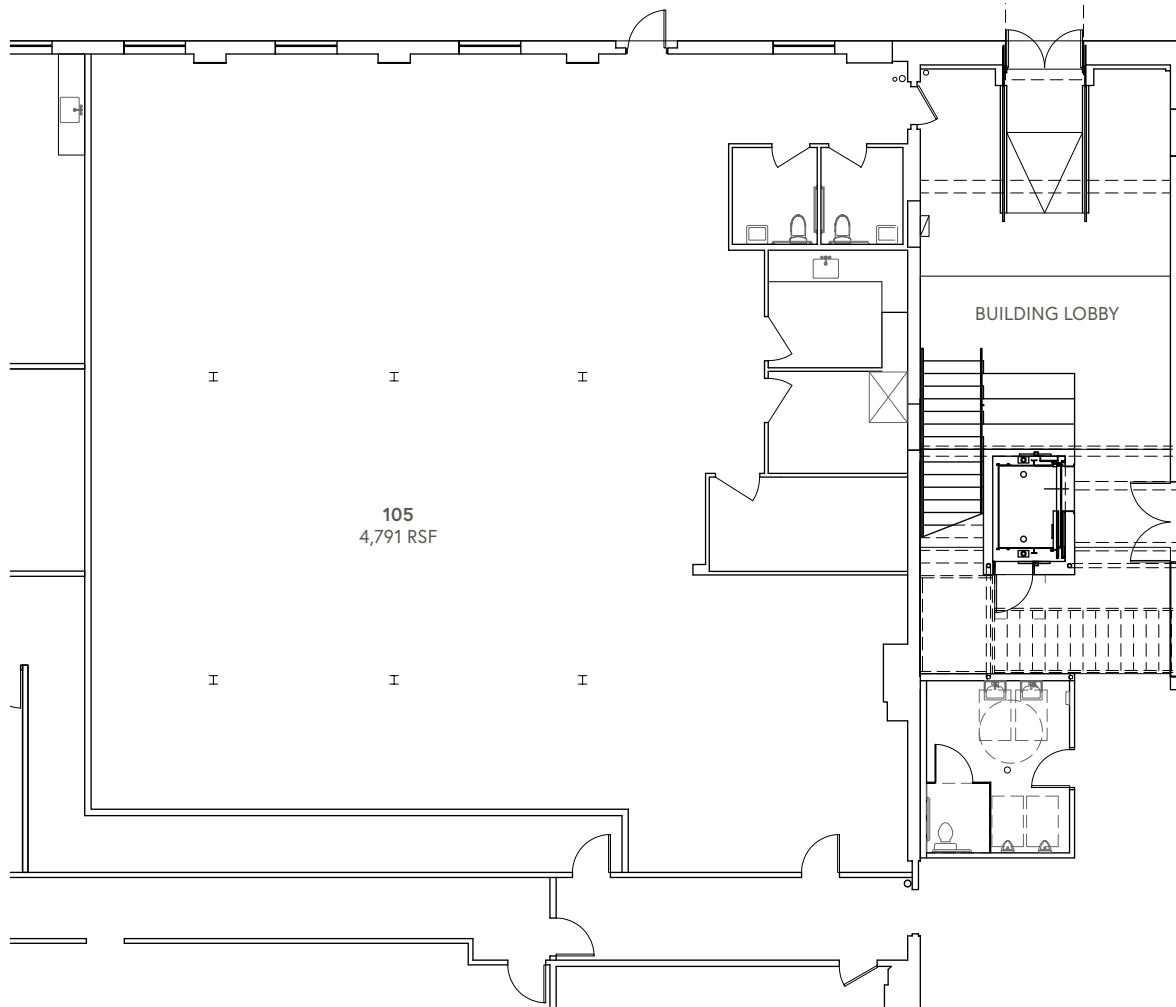
THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

- Abundant natural light with large palladian style windows
- High (13'5") hard-lid ceilings with exposed ducting
- Industrial maple wood floors
- Private single-use restroom
- New direct-indirect pendant LED strip lights



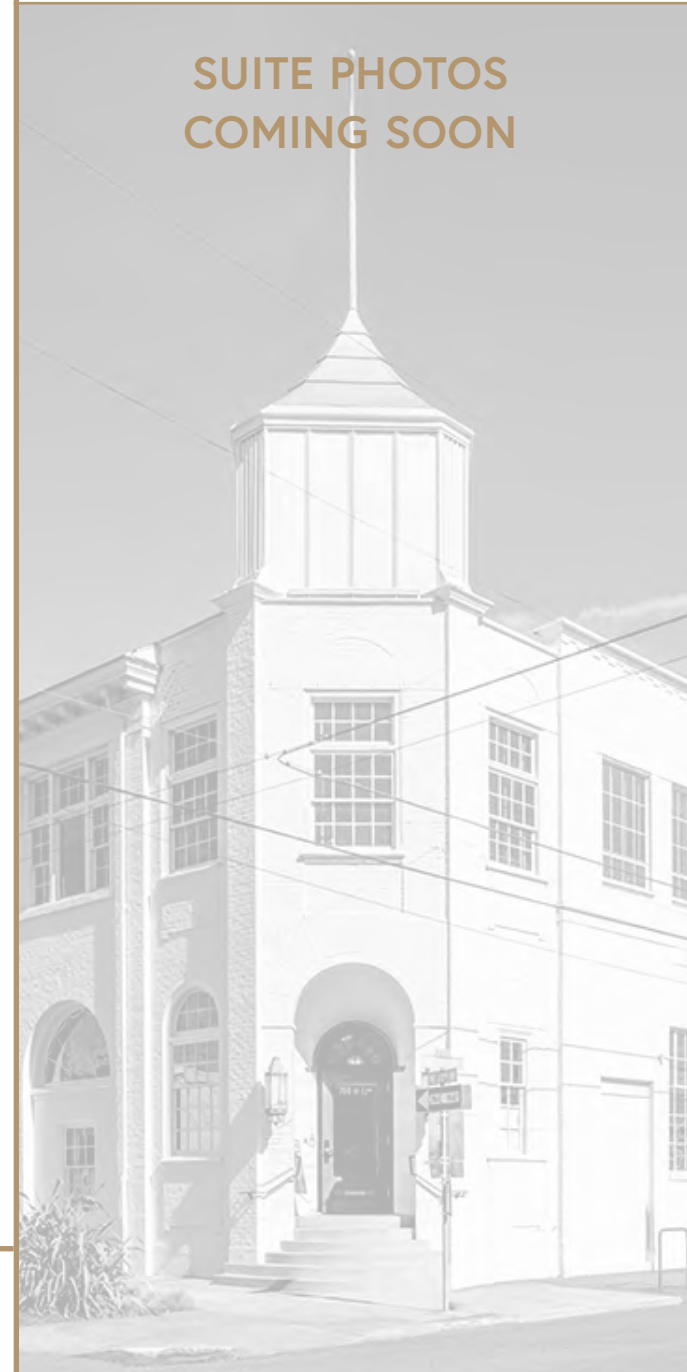
SUITE 105 +/-4,791 RSF

- F-occupancy
- Large, operable industrial windows
- Private restrooms

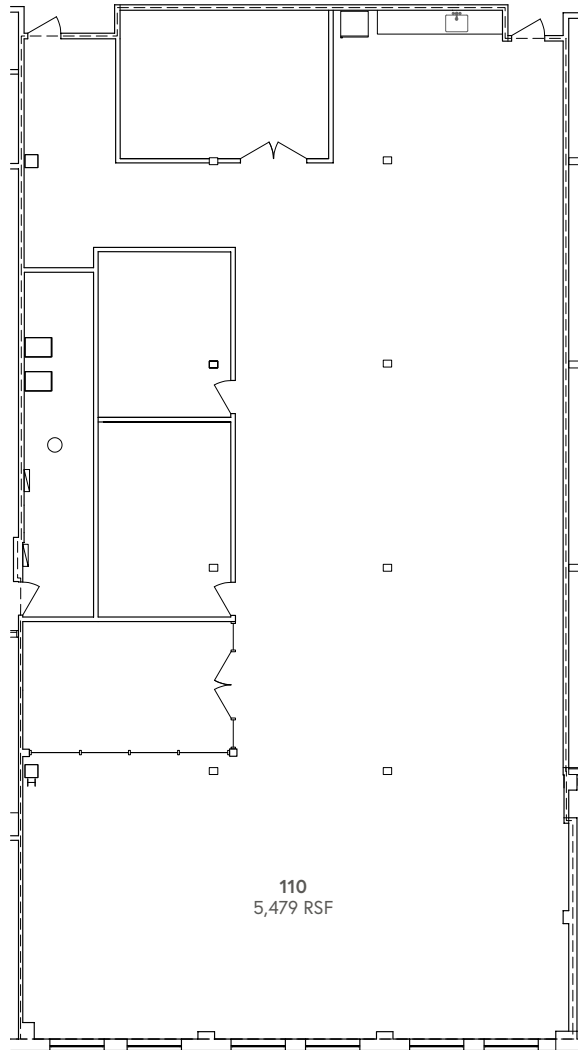


THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

SUITE PHOTOS
COMING SOON



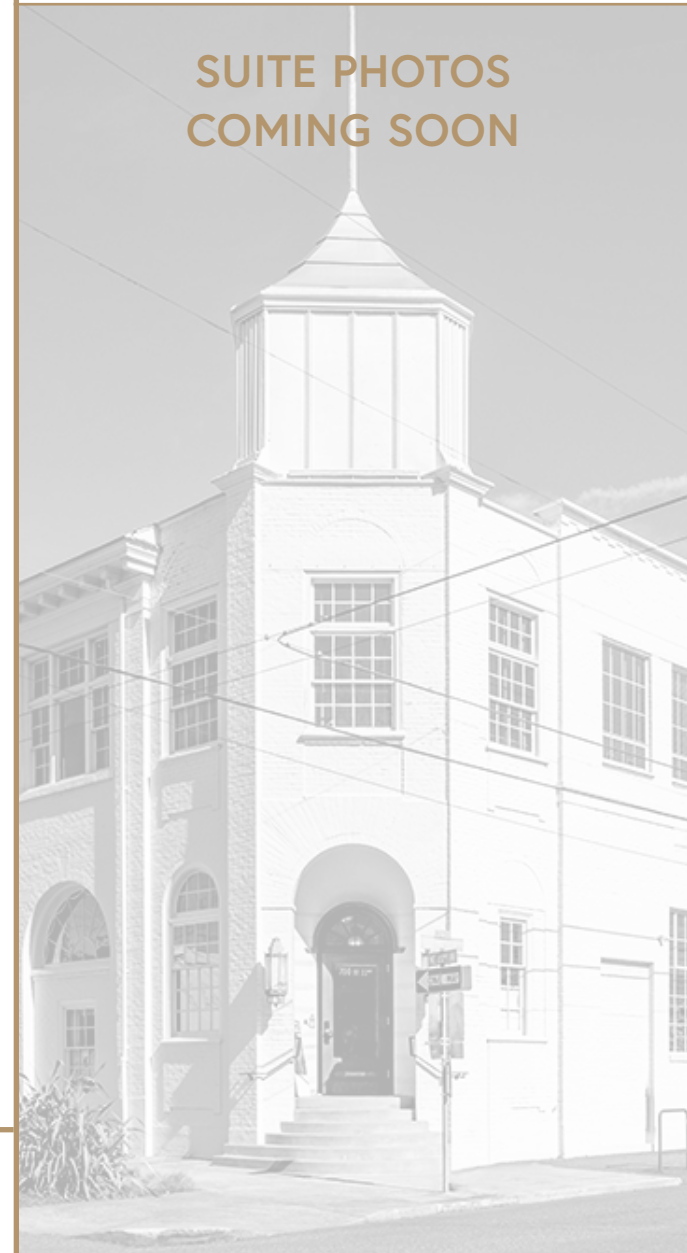
SUITE 110 +/-5,479 RSF



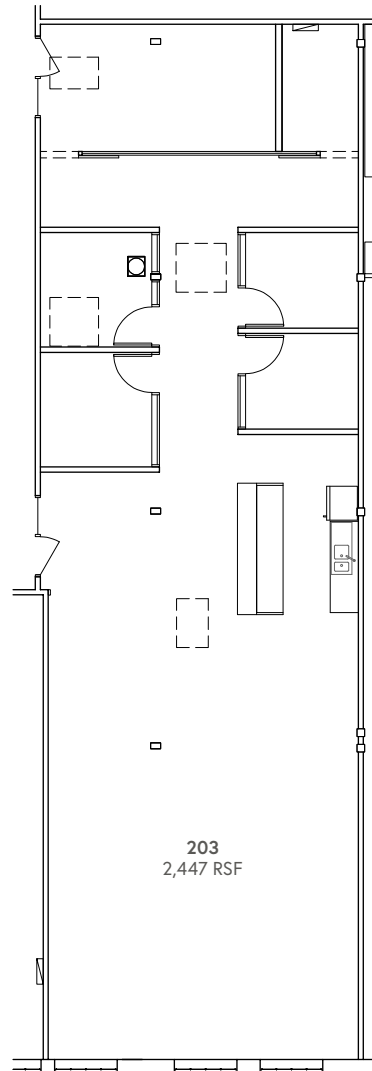
THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY.

- F-occupancy
- Former film editing studio
- Two editing rooms
- Conference room and storage areas
- Kitchenette

SUITE PHOTOS
COMING SOON



SUITE 203 +/-2,447 RSF



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- Abundant natural light – four skylights, three large windows
- Open kitchenette and island bar
- Four private offices
- Conference room



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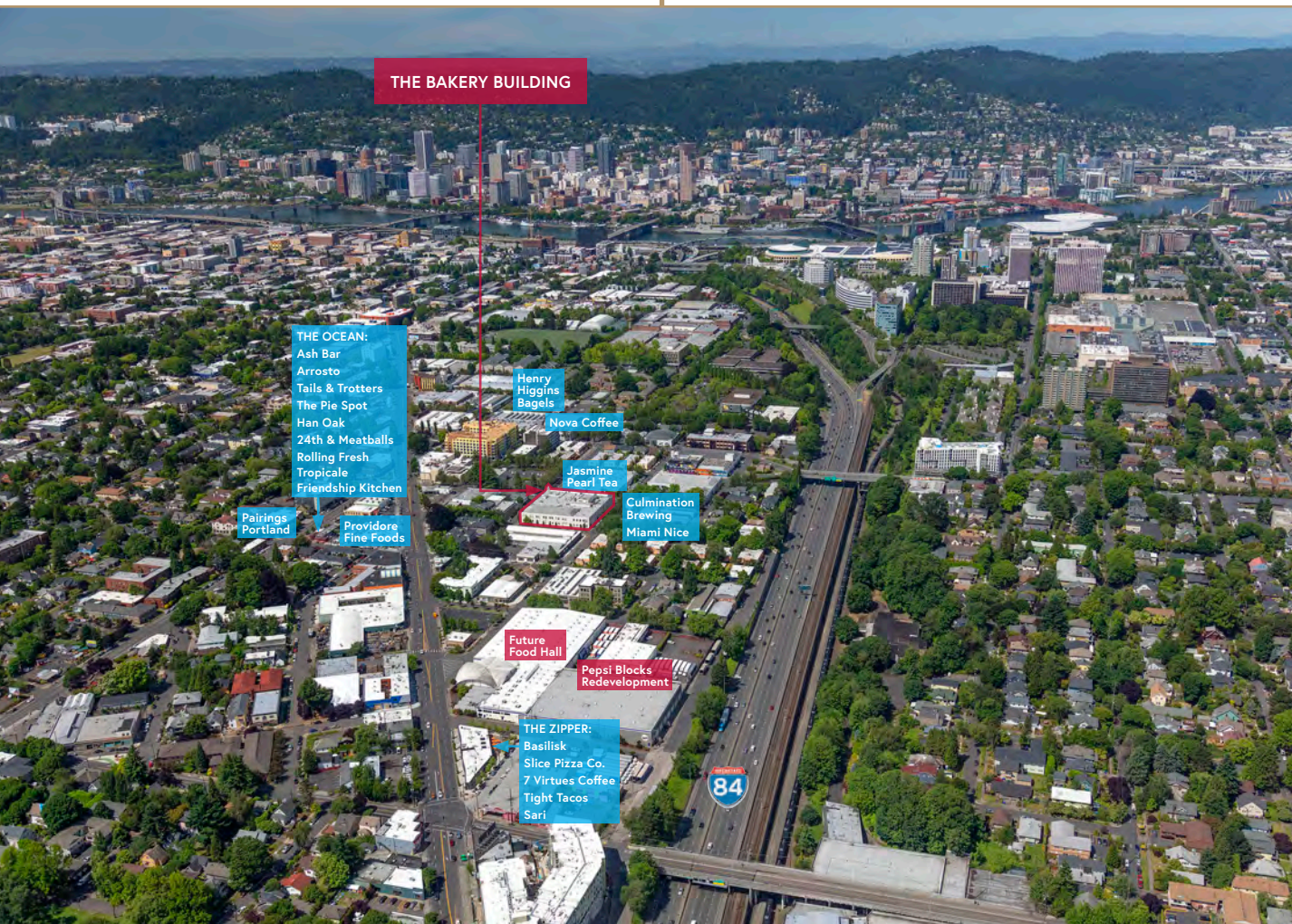
Transit
Score
71



Bike
Score
99



Walk
Score
92



THE BAKERY BUILDING

THE OCEAN:
Ash Bar
Arrosto
Tails & Trotters
The Pie Spot
Han Oak
24th & Meatballs
Rolling Fresh
Tropicale
Friendship Kitchen

Henry
Higgins
Bagels

Nova Coffee

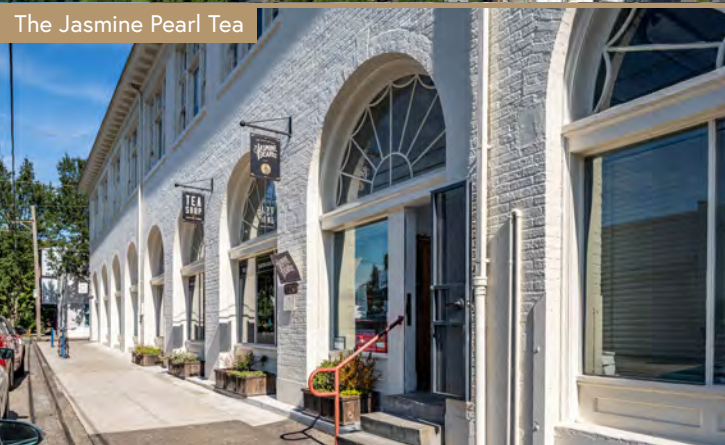
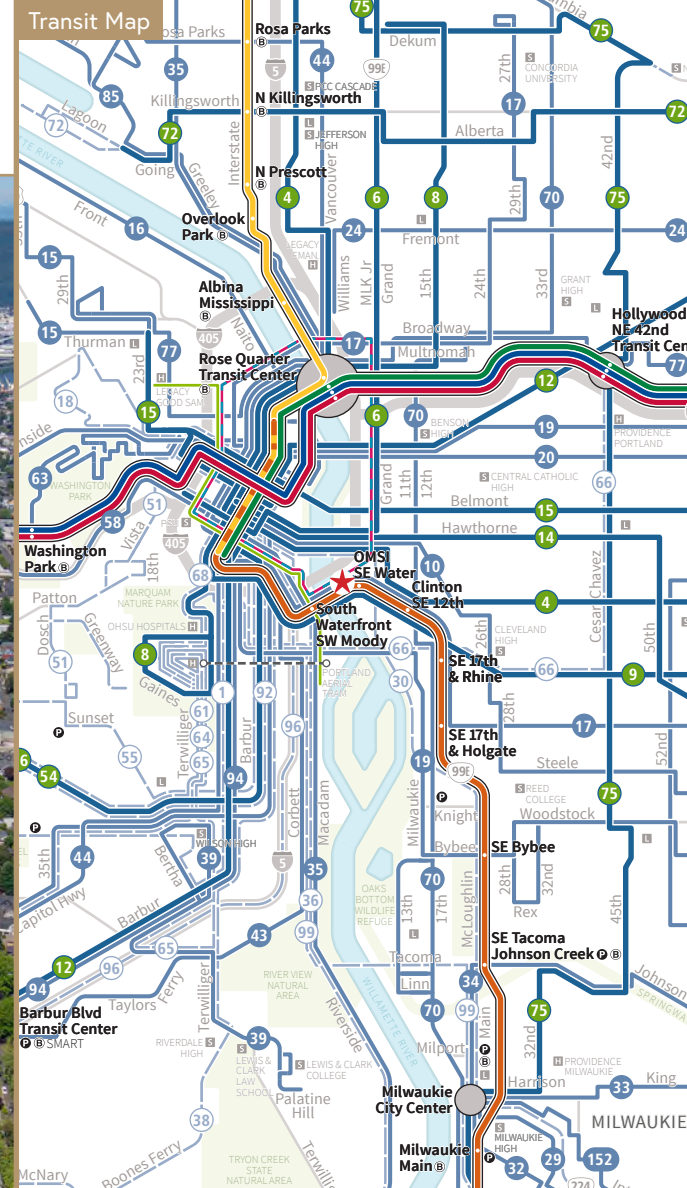
Jasmine
Pearl Tea

Culmination
Brewing
Miami Nice

Future
Food Hall

Pepsi Blocks
Redevelopment

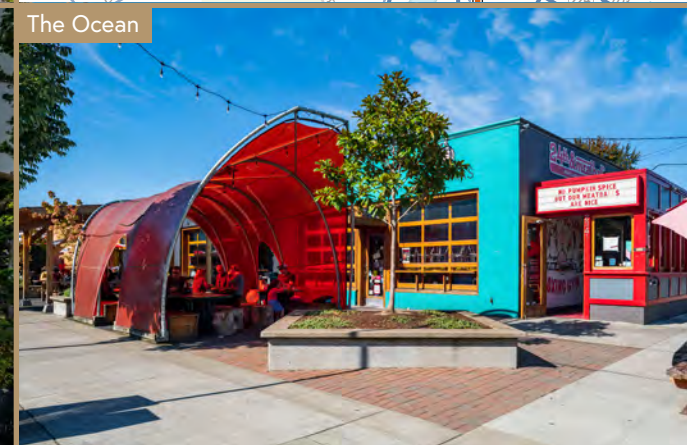
THE ZIPPER:
Basilisk
Slice Pizza Co.
7 Virtues Coffee
Tight Tacos
Sari



The Jasmine Pearl Tea



Culmination Brewing



The Ocean