

Flex Space For LEASE

CustomBlocks

950 SE Main St | Portland, OR 97214

customblocksportland.com

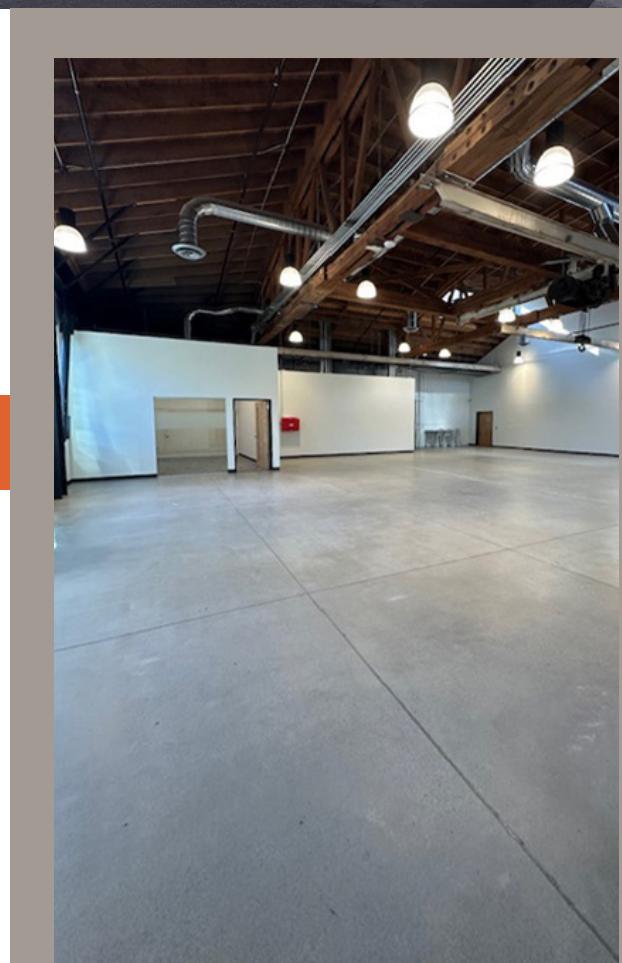
PROJECT HIGHLIGHTS



Custom Blocks offers the most authentic creative flex space in the City today with best practice sustainable architectural features.

**For Lease: 4,953 RSF
\$24.50/RSF NNN**

- Private rooftop deck with city views
- Interior bike storage racks and showers
- Abundance of natural light
- Independent, off-street parking lot and on-street parking
- Locally owned and managed
- 24/7 Echelon security guards, 10 min est. response time
- Available immediately

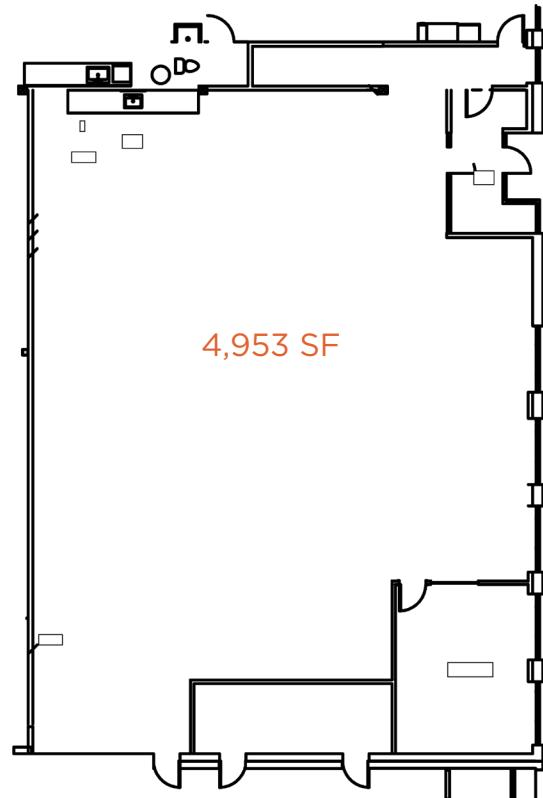




PROPERTY HIGHLIGHTS

- Old growth timber, bowstring truss roof
- Vintage 1940s
- Full seismic upgrade
- Extensive natural light
- Significant sustainability elements
- Operable windows
- Clear heights 14-16 feet
- Heavy 3-phase power
- 8' x 14' drive-in loading door
- Fully sprinklered
- Independent, off-street parking lots
- **Uses:** Creative Office/Flex (including HQ opportunity), Software, Engineering, Clean Tech, Footwear/Apparel, Food & Beverage

FLOOR PLAN



LOCATION HIGHLIGHTS

- Project is in the City of Portland facilities permit program, Enterprise Zone and E-Commerce Overlay
- Located on Brewing, Roasting and Distilling Row with many of the best restaurants and food pods in the city within blocks
- Public transportation adjoining property
- Located on the bike route into downtown
- 4 blocks to Streetcar stop



Biker's Paradise
Flat as a pancake,
excellent bike lanes



Walker's Paradise
Daily errands do not
require a car



Excellent Transit
Transit is convenient
for most trips

Nearby Food, Entertainment and Shopping:



Proximity to

● Bus Stops	1-2 blocks	Interstate 5	0.8 mile
■ Streetcar	4-5 blocks	Interstate 84	1.2 miles
■ Bike Route	Adjacent	Downtown	1 mile
● Biketown Hubs	1-3 blocks		

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