



FOR LEASE



16790 NE MASON ST

Office Building: 4,128 - 7,895 RSF of Creative Office

Portland, OR 97230

This office building has exposed ceilings with a creative, open configuration, expansive glass lines with unencumbered views of the wetlands and Mt. Hood, a spacious courtyard fronting an exclusive high end break room, features a $\pm 3/1,000$ SF parking ratio, and is LEED Gold Certified and Energy Star rated.

Build to Suit flex new development of up to 48,000 SF also available across the street.

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PROPERTY DETAILS

BUILDING SPECIFICATIONS

Total Floor Area:	±49,732 SF Rentable on 2 Floors
Zoning:	IG2: Enterprise Zone
Year Built:	2009
LEED Certified:	Gold Level
Athletic Facilities:	Yes - Common
Lunch Rooms:	Yes
Car Parking Stalls:	±3 / 1,000 SF (Office Component)

LOCAL AMENITIES

Distance to 205:	3 Miles
Distance to Portland Intl. Airport:	4 Miles
Distance to Bus Line:	350 feet or 1 Minute Walk
Number of Restaurants Nearby:	73 Restaurants
Number of Hotels Nearby:	26 Hotels

UTILITY INFORMATION

Electricity:	Portland General Electric
Natural Gas:	NW Natural



OPEN CREATIVE OFFICE



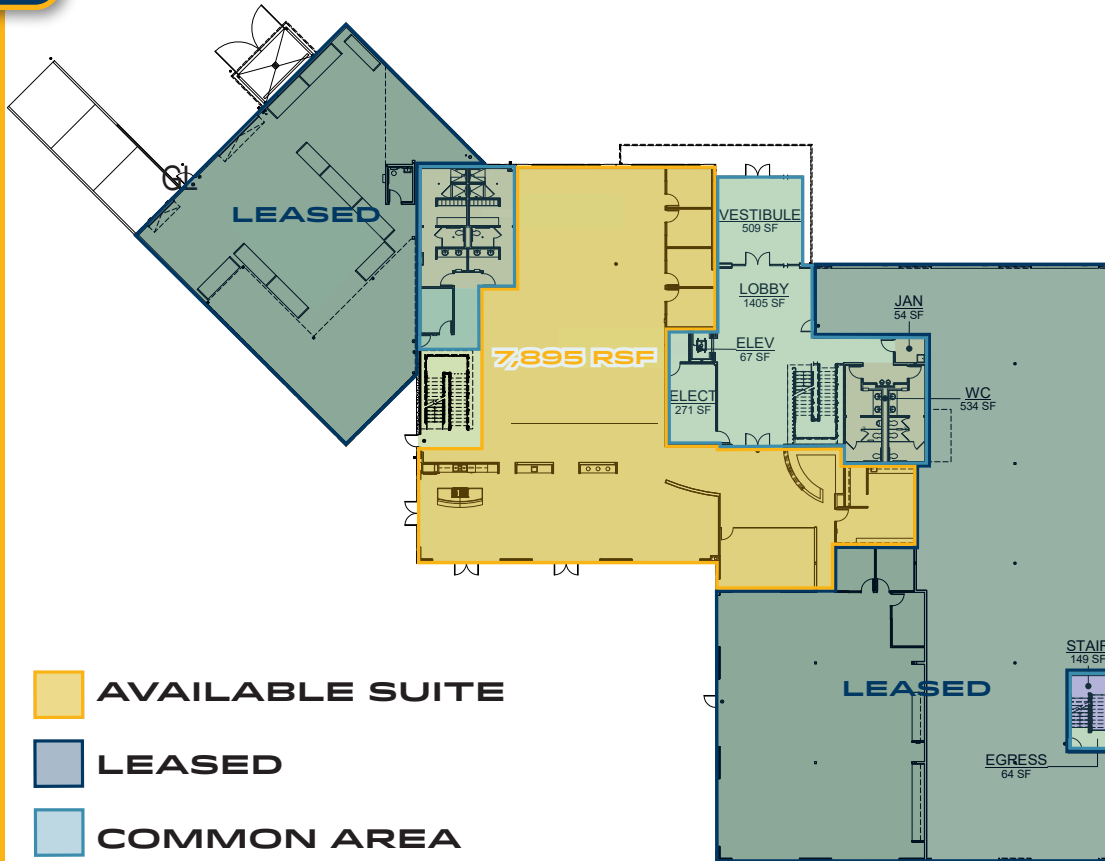
HIGH END BREAKROOM



COMMON STAIRWELL



FIRST FLOOR AVAILABILITY



- First Floor includes exclusive large break room and shared patio.
- 7,895 RSF of creative office (divisible to 4,128 RSF).
- Shower and locker rooms immediately accessible.





AMENITY AERIAL

