



FOR LEASE

**AFFORDABLE
SUITES
AVAILABLE
NOW**

**3RD FLOOR
110 +/-SqFt TO 648 +/-SqFt**

**4TH FLOOR
4,500 +/-SqFt RSF**

THE CARLYLE BUILDING

521 SW 11TH AVE
PORTLAND, OR 97205

CALL BROKER FOR RATES

MIKE MALONEY

REAL ESTATE BROKER

mikem@solderapropties.com

503.539.8312

Turn of the 20th Century 4-story building under complete renovation in the heart of downtown Portland. Over \$100,000 in seismic upgrades completed! The third floor has been completely re-updated into office suites and the 4th floor is ready for your custom build-out, it retains exposed brick, beams, and ducting making this an incredibly cool and creative space perfect for an open office concept or a build-out including privates and huddle areas.

BUILDING HIGHLIGHTS

- Built in 1909
- High Visibility
- In The Heart Of Downtown Portland West CBD
- Completely Renovated
- New Lobby
- New Roof
- New Complete Seismic Upgrades
- New Skylights
- Secure Parking Garage Adjacent To Building
- Additional Parking Across The Street On Streetcar Line
- 2 Blocks To Max Station
- 1 Block To The Ritz Carlton
- Major Tenants Include:
Phillips & Co – 2nd Floor,
Ania Bridal Collection – Ground Level

THIRD FLOOR HIGHLIGHTS

- Completely Renovated
- New Carpet, Paint, Hardware
- New Kitchen/Break-room
- New Restrooms with New Flooring and Fixtures

LOCATION

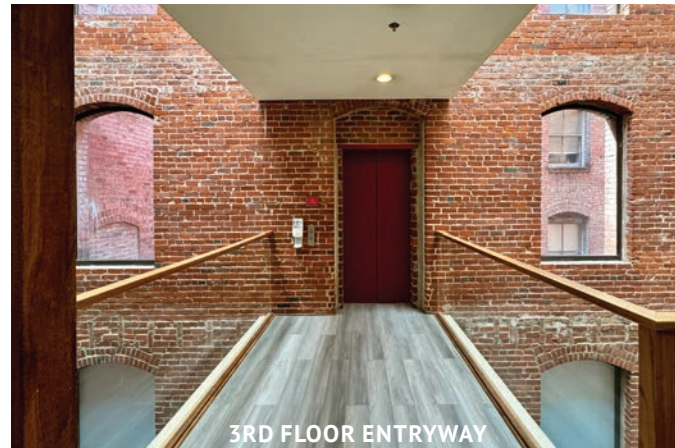
Downtown Portland
Walk to shopping, restaurants and Tri-Met Bus-line.



3RD FLOOR OFFICE



3RD FLOOR BACK OFFICE



3RD FLOOR ENTRYWAY



3RD FLOOR OFFICE 301 A

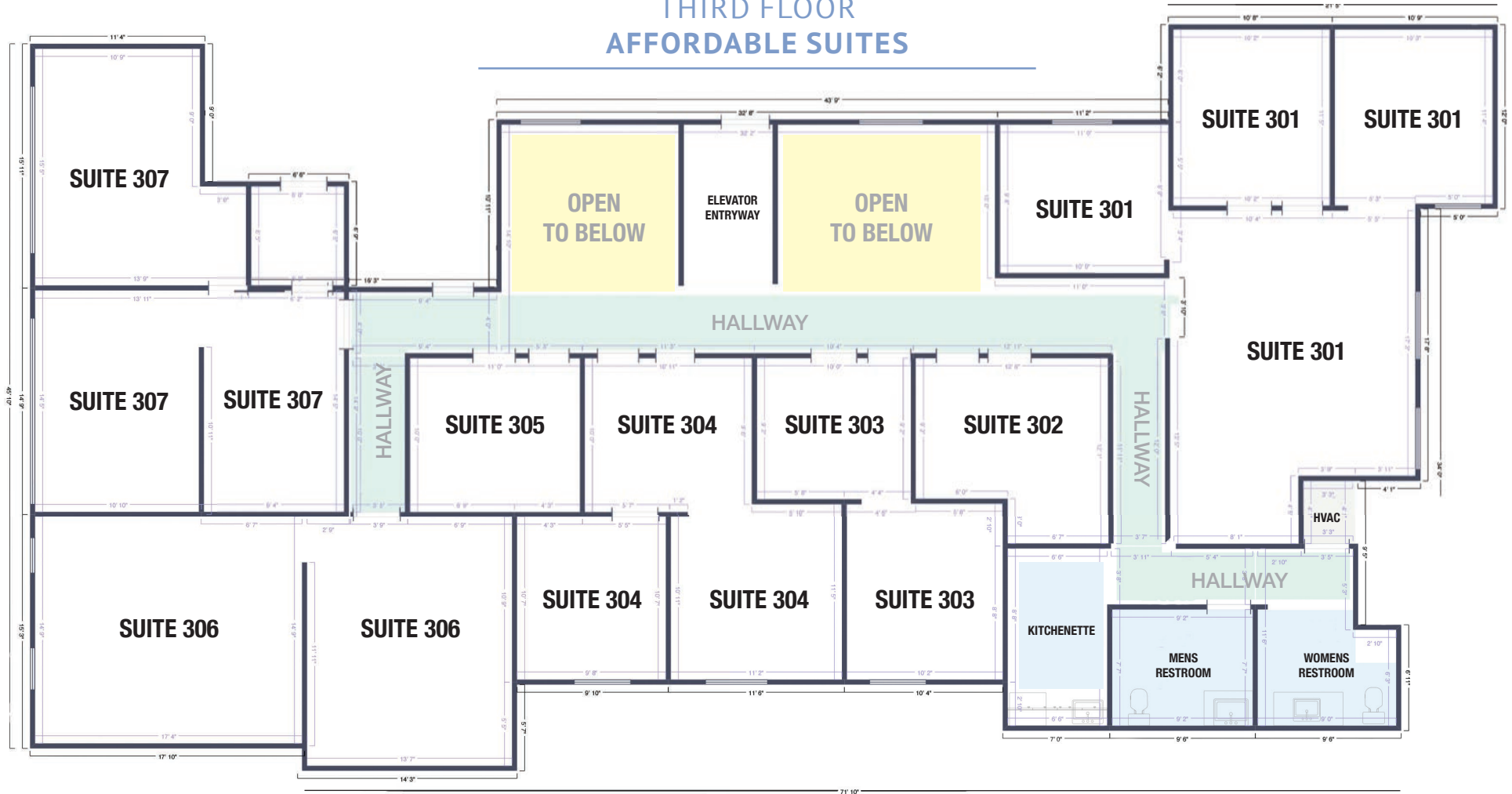


HALLWAY LOOKING WEST



3RD FLOOR OFFICE 303 & 304

THE CARLYLE BUILDING
THIRD FLOOR
AFFORDABLE SUITES



**AVAILABLE
NOW
Third Floor
Suites**

- SUITE 301 - 648 SqFt**
3 offices + Reception/Open area
- SUITE 302 - 135 SqFt** 1 office
- SUITE 303 - 208 SqFt**
1 office + Reception/Open area

- SUITE 304 - 333 SqFt**
2 offices + Reception/Open area
- SUITE 305 - 110 SqFt** 1 office
- SUITE 306 - 550 SqFt**
1 office + Reception/Open Area

- SUITE 307 - 476 SqFt**
2 offices + Reception/Open Area

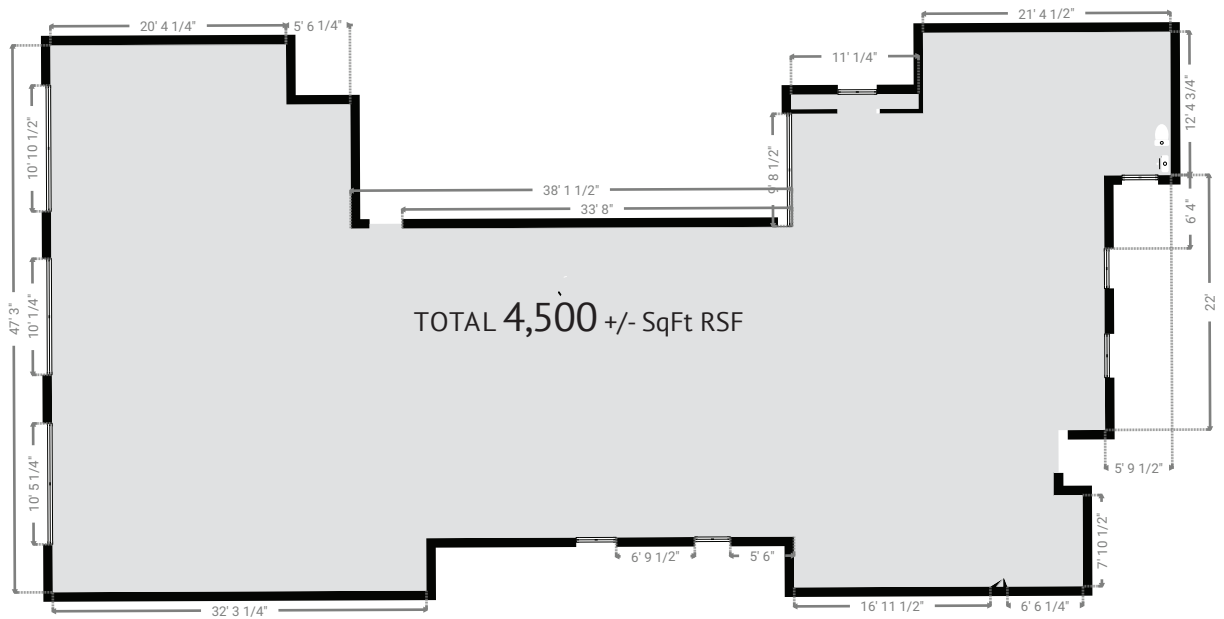




4TH FLOOR

Fourth Floor Ready For Custom Build-out
 The Fourth Floor retains exposed brick, beams, and ducting making this an incredibly cool and creative space perfect for an open office concept or a build-out including private spaces and huddle areas.

FORTH FLOOR CREATIVE SPACE



4TH FLOOR

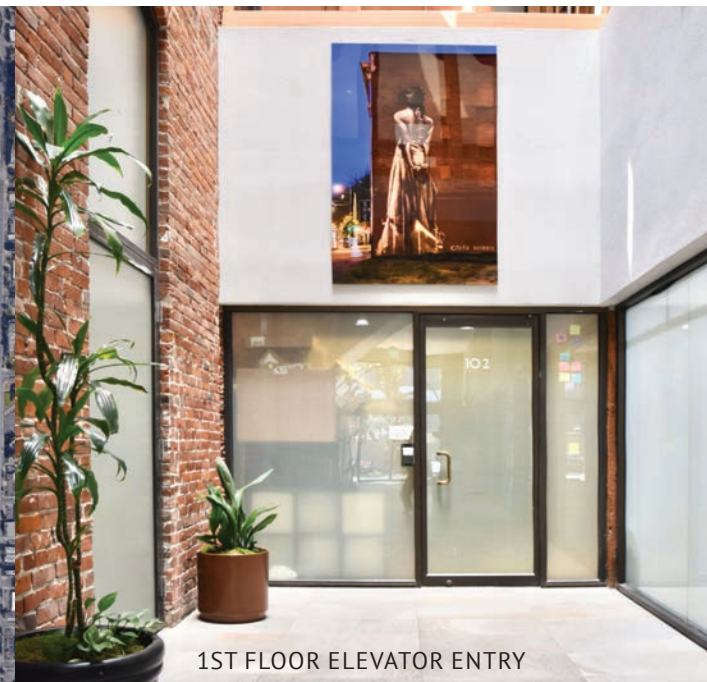
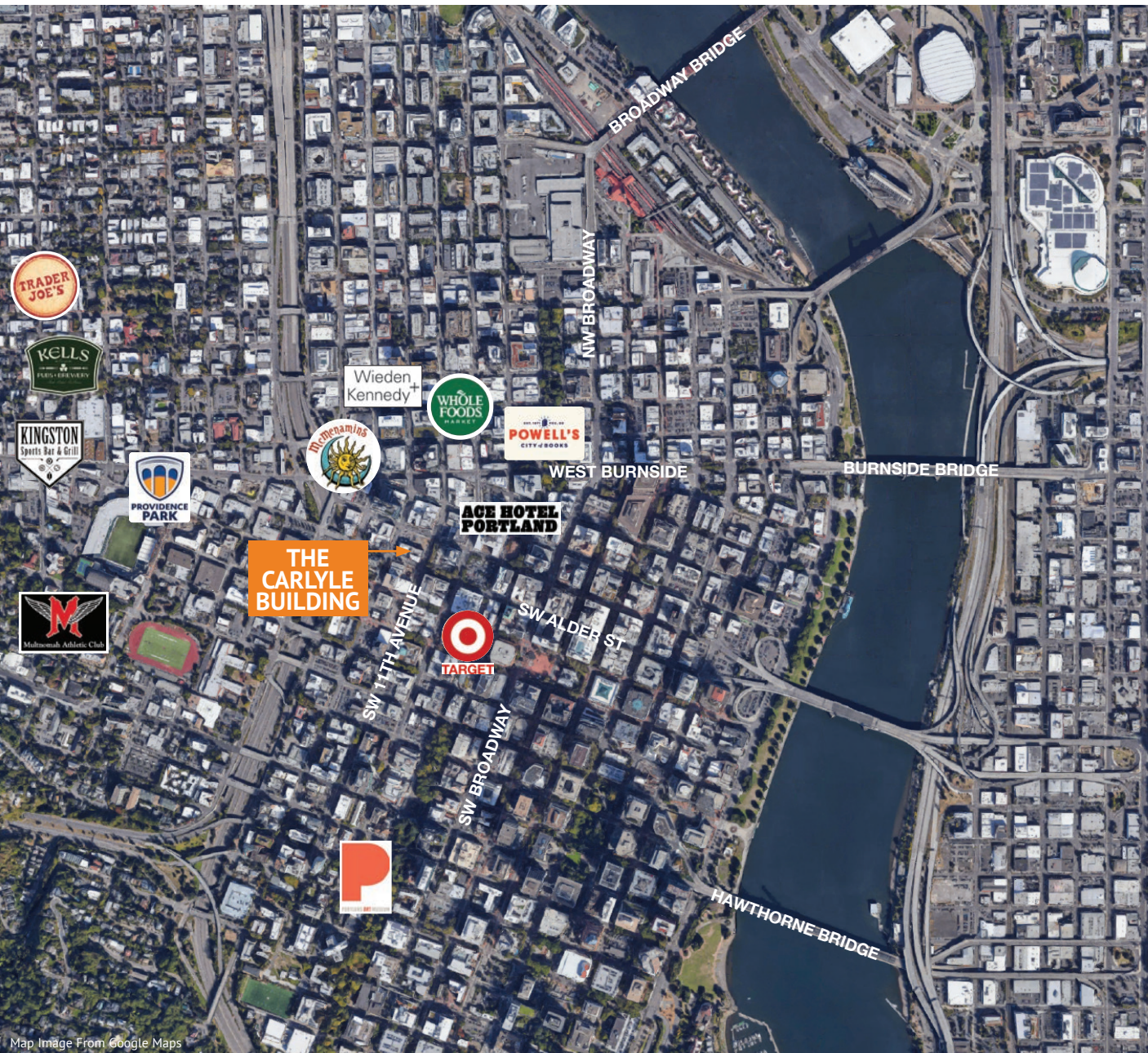


4TH FLOOR



4TH FLOOR

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. User must verify the information and bears all risk for any inaccuracies.



1ST FLOOR ELEVATOR ENTRY

MIKE MALONEY

REAL ESTATE BROKER

mikem@solderaproperties.com

503.539.8312

SOLDERA
COMMERCIAL
 REAL ESTATE

LICENSED IN OREGON #201210061

Map Image From Google Maps