

For Lease

# THE BLACKBOX

1300 W Burnside St, Portland, OR 97205

## BROKER BONUS

### \$10,000

*for any lease  
5+ years*

### \$7,000

*for any lease  
3+ years*

**Lease must  
be signed by  
4/1/2025**

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**APEX**  
REAL ESTATE PARTNERS

# CREATIVE OFFICE SPACE FOR LEASE



Second floor ± 5,303 RSF



\$26.00/RSF NNN



Move-in ready with an open and collaborative layout, 1 private office, 3 conference rooms, great kitchen / entertaining space, restrooms and a shower



High ceilings and oversized windows (some are operable) with excellent natural south and east facing light



Great visibility on an active corner of West Burnside



Ample street parking and multiple lots within blocks of the building



Excellent public transportation access



The Blackbox retailers include the acclaimed Nong's Khao Man Gai, Le Labo, Bonobos, Aēsop, and Wun Two barber salon



Ideal location in Downtown Portland's vibrant West End neighborhood



*Potential ownership opportunity. Inquire with broker for more information.*

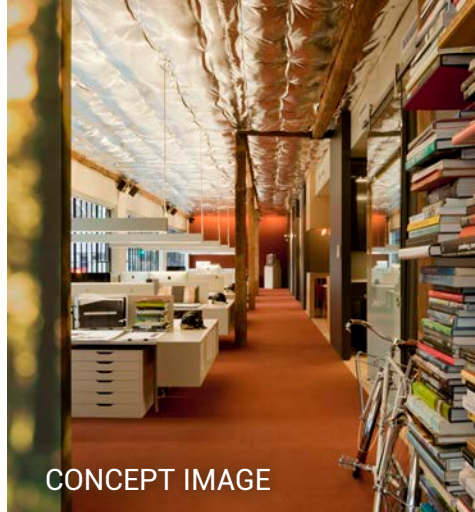




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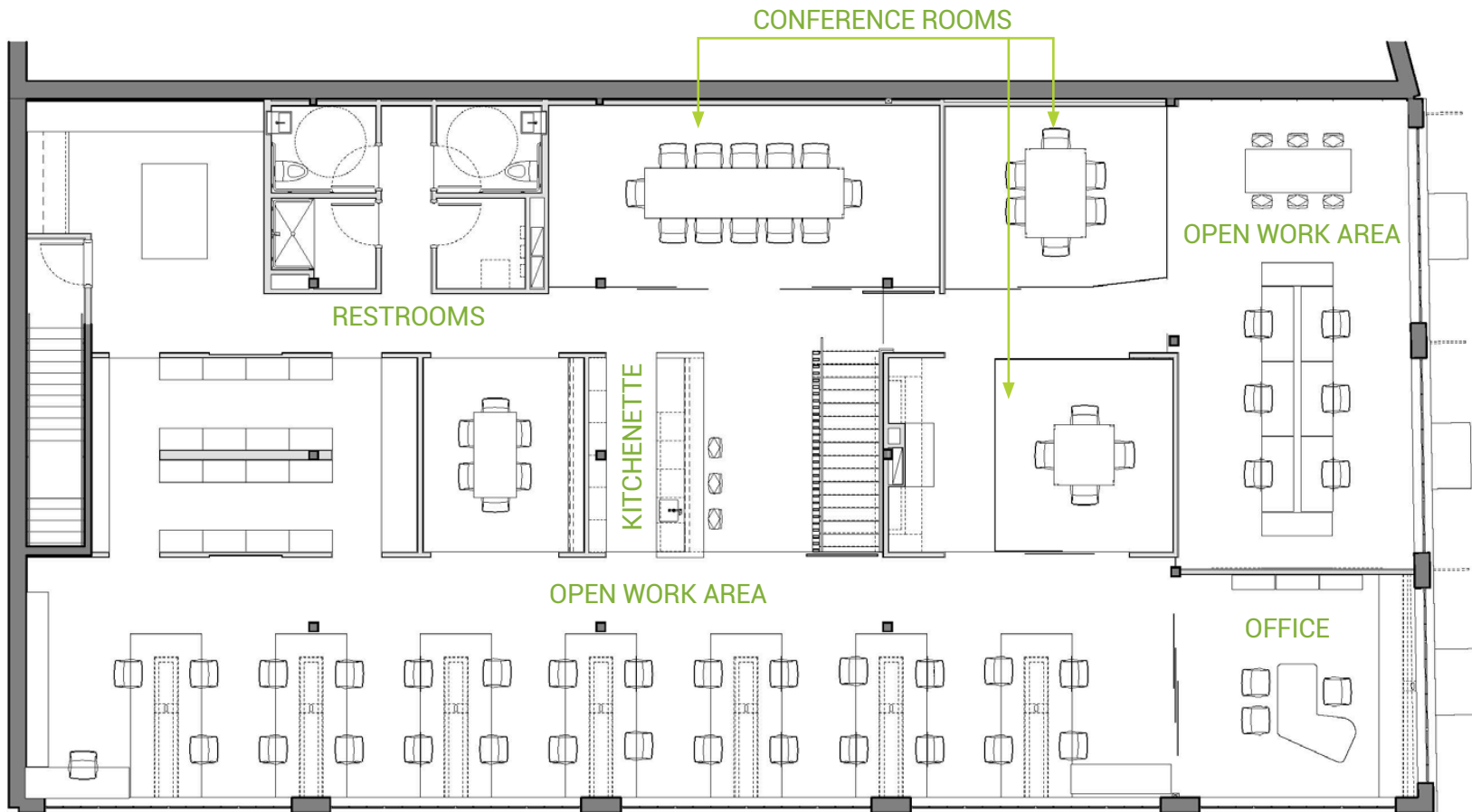


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# SECOND FLOOR ± 5,303 RSF



Portland has been ranked as one of America's Top 20 Best Places to Work, Best Places to Live and one of the top 10 Most Energetic Cities. The West End lives up to Portland's reputation, offering an eclectic mix of some of the best dining, entertainment, local goods, boutiques, destination hotels, thriving nightlife, modern upscale apartments, galleries, and a museum with artists such as Van Gogh and Picasso in its permanent collection. National companies such as Target, Ace Hotel and Stumptown Coffee Roasters have established themselves in this up-and-coming district as well, further securing the upward trajectory of the area. The Blackbox is excellently located within an easy walk to these countless attractions.

