

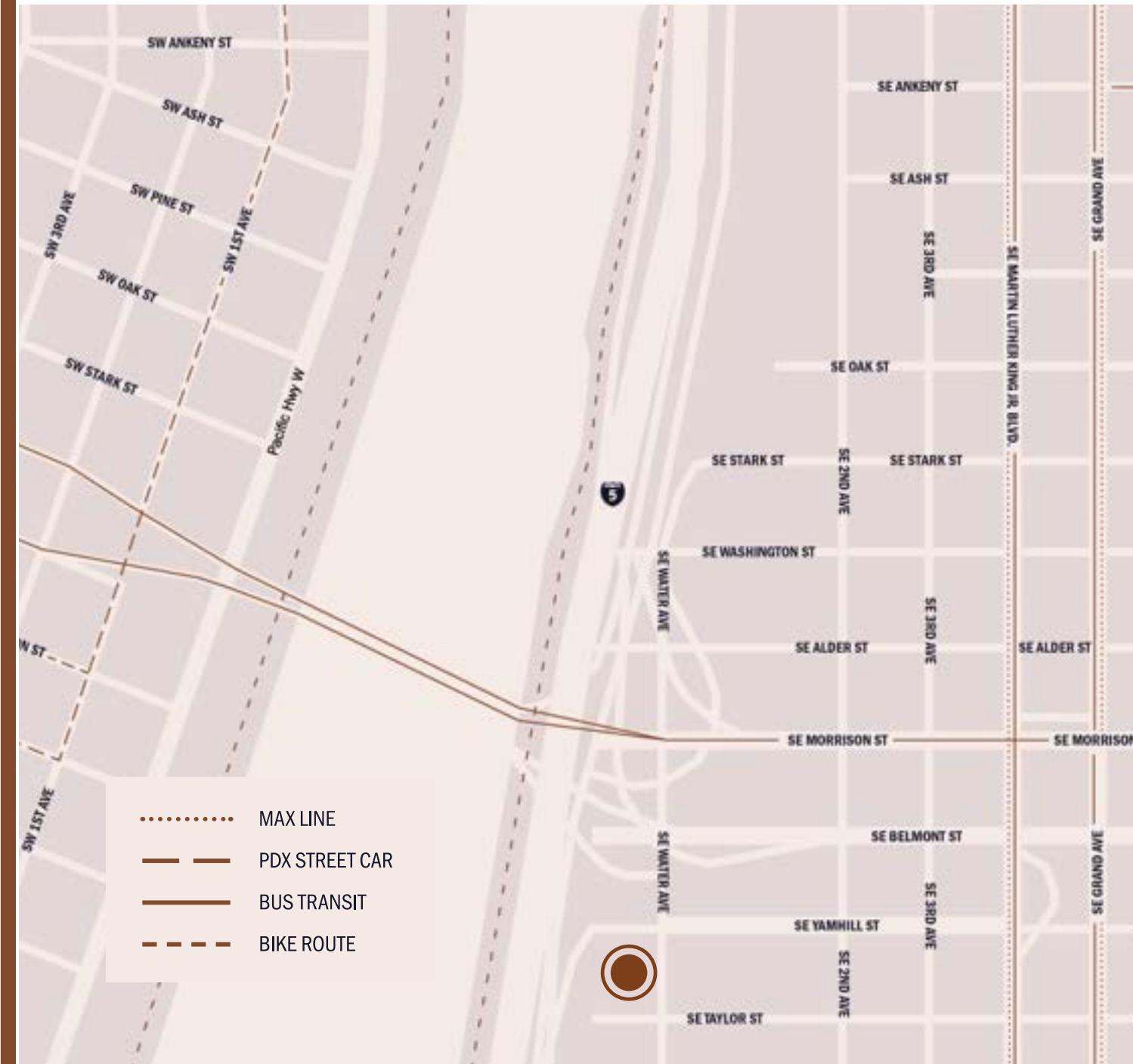


Top-Floor Creative Office in the Central Eastside

EASTBANK COMMERCE CENTER
SUITE 490



BEAM



Eastbank Commerce Suite 490

4,417 **\$17.00/RSF** **AVAILABLE**
RSF **NNN** **JAN '23**



BUILDING FEATURES

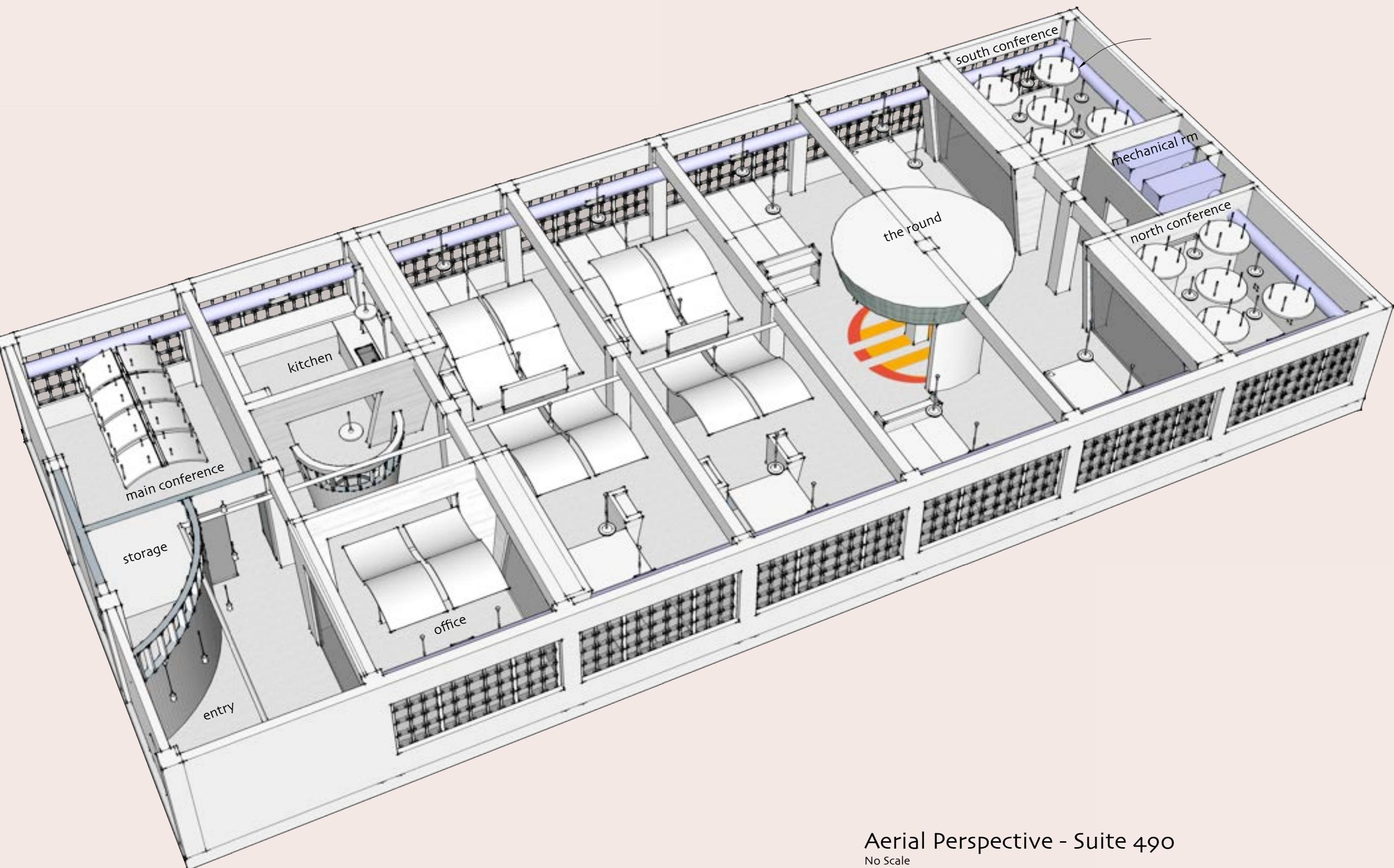
Home to many creative companies and the clarklewis restaurant, the Eastbank Commerce Center (“EBCC”) is located in the Central Eastside, just across the street from other local favorites: Bunk Bar, Boke Bowl, Water Avenue Coffee, Cargo, Brewery, and Shalom Y’All. The Eastbank Commerce Center is easily accessible from the I-5, I-405, Morrison Bridge, Water Avenue ramp, and the Portland Streetcar line.

- *Outstanding downtown views*
- *Newly renovated lobby with powered work counter*
- *Newly renovated restrooms and showers*
- *Pet-friendly building*
- *Secure indoor bike parking*
- *On-site parking and storage available for an additional charge*

Eastbank Commerce Suite 490

ABOUT THE SPACE

This creative corner suite on the fourth (top) floor of the Eastbank Commerce Center (EBCC) boasts tons of natural light with sweeping views of downtown Portland. Concrete floors and tall ceilings highlight the character of this 1920s building, while the updated kitchen and flexible floor plan deliver modern convenience.



Aerial Perspective - Suite 490
No Scale





- A Light and bright workspace with concrete floors and exposed ceiling
- B Unique particle board feature walls
- C Large kitchen with ample storage
- D Multiple conference rooms

E



Amenities & Tenants

PARTIAL LIST

OFFICE TENANTS

- 1 Autodesk
- 7 Centrl Office
- 12 Roundhouse
- 17 Spaces
- 2 Laundry Service
- 8 Cascade Energy
- 13 Hacker
- 18 Liquid Agency
- 3 Viewpoint
- 9 Graybox
- 14 Simple
- 19 Particle Design
- 4 Mackenzie
- 10 Siteworks
- 15 Splash Worldwide
- 20 Thread Creative
- 5 Fully HQ
- 11 Revant Optics
- 16 NAU International HQ
- 21 Grady Britton
- 6 R/West

BARS & RESTAURANTS

- 1 Noraneko
- 10 Revelry
- 19 Olympia Provisions
- 28 White Owl Social Club
- 2 Shalom Y'All
- 11 Hat Yai
- 20 Produce Row Cafe
- 29 Le Pigeon
- 3 Kachka
- 12 Hey Love
- 21 Wayfinder Beer
- 30 Noraneko
- 4 Clarklewis Restaurant
- 13 Bit House Saloon
- 22 Renata
- 31 Stacked Sandwich Shop
- 5 Bunk Bar
- 14 Dig A Pony
- 23 Coava Coffee Roasters
- 32 Rum Club
- 6 Water Avenue Coffee
- 15 Trifecta Tavern
- 24 The Toffee Club
- 33 Palomar
- 7 Boke Bowl
- 16 Lulu
- 25 Scotch Lodge
- 34 Danwei Canting
- 8 Hair of the Dog Brewing
- 17 Modern Times Beer
- 26 Rontoms
- 35 Coopers Hall
- 9 Kure Juice Bar
- 18 Afuri
- 27 Sizzle Pie
- 36 Ladd Taphouse

SHOPPING

- 1 Next Adventure
- 5 Wild Roots Spirits
- 9 Redux Boutique
- 13 Rejuvination
- 2 River City Bicycles
- 6 Machus
- 10 Sheridan's Fruit Co
- 14 Urbanite
- 3 Rains
- 7 evo
- 11 Spartan
- 15 11:11 Supply
- 4 Cargo
- 8 Lille Boutique
- 12 TREW Gear

HEALTH & BEAUTY

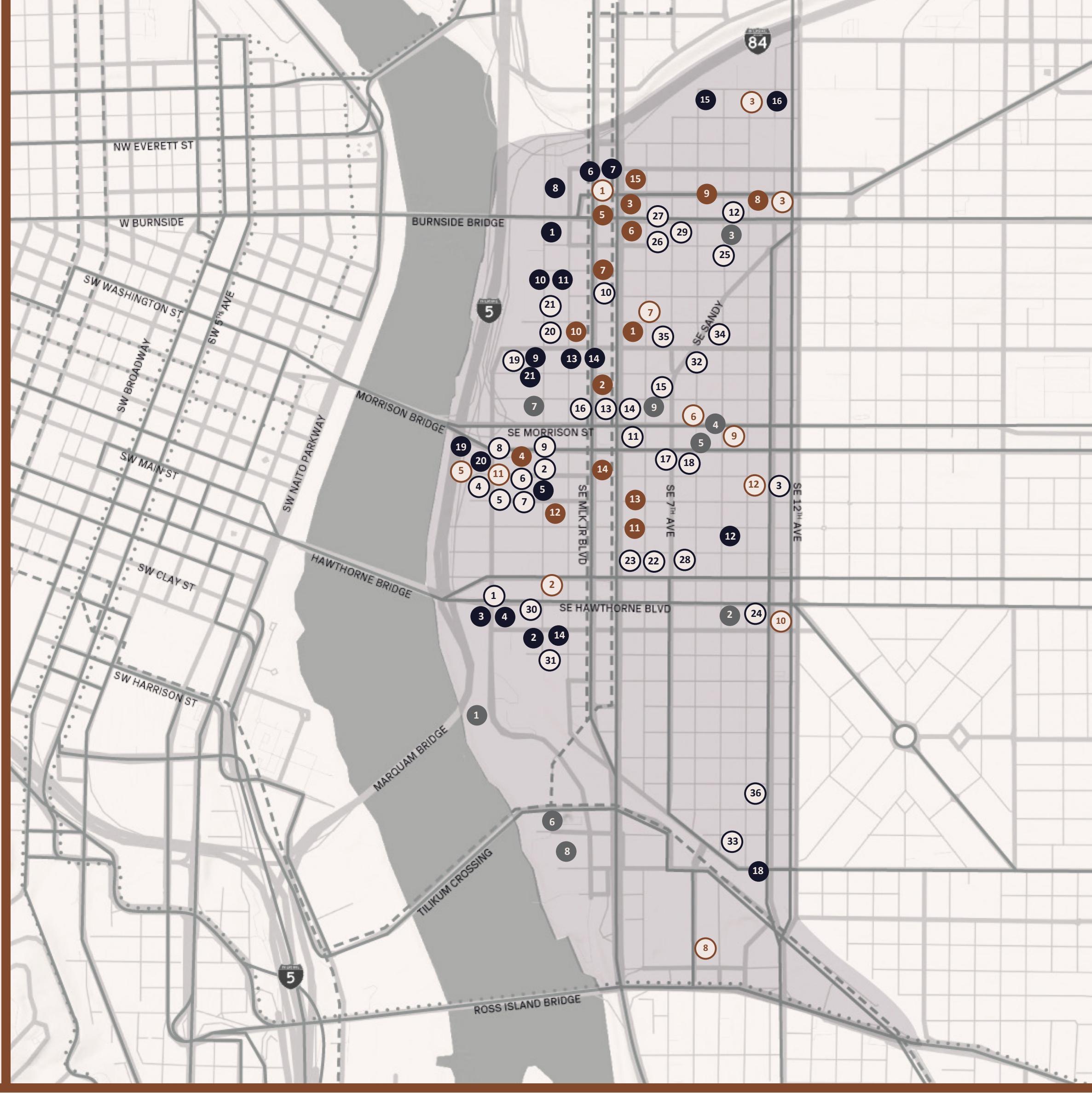
- 1 Knot Springs
- 4 Bridgetown Fitness
- 7 Moda Yoga
- 10 Tempo Cycling & Pilates
- 2 Eastside Strength
- 5 Momentum Studio
- 8 Crossfit Primal Energy
- 11 Yoga Bhoga
- 3 Portland Rock Gym
- 6 Core Power Yoga
- 9 Orange Theory Fitness
- 12 Get Outdoors Fitness

ENTERTAINMENT & ATTRACTIONS

- 1 OMSI
- 4 Pips & Bounce
- 6 Portland Opera
- 8 Empirical Theater
- 2 Helium Comedy Club
- 5 Grand Central Bowl
- 7 Portland Night Market
- 9 Voicebox Karaoke
- 3 Doug Fir



PORTLAND STREETCAR
 TRIMET MAX
 TRIMET BUS



Beam Development.

Working to activate the potential of the Central Eastside for over 20 years.

Beam Development is a real estate development and management company located in Portland, Oregon.

Over the past two decades, Beam's development activities have been guided by a few core principles: invest for the long-term in central city neighborhoods, champion smart and inspiring design, and build meaningful connections across our work. Located primarily in Portland's Central Eastside, Beam's development portfolio includes 1,000,000 SF of completed projects, 140,000 SF under construction, and 460,000 SF in pre-development.

Beam is proud of its track record of partnering with tenants to support their success. We look forward to hearing your story and seeing how great workspace can help write the next chapter.

For leasing information contact:

LEASING TEAM

503-542-8420

leasing@beamdevelopment.com