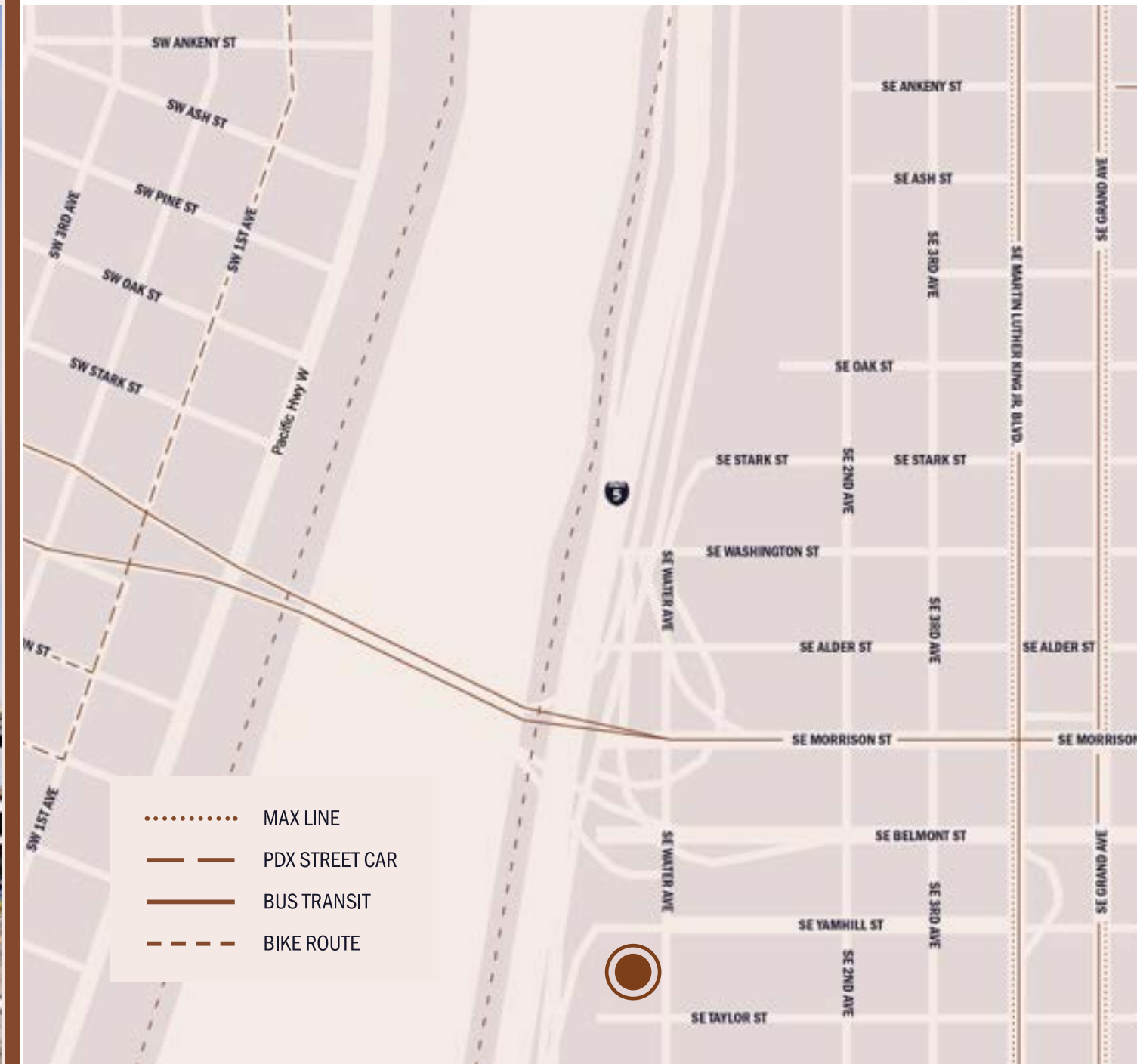


Top-Floor Creative Office in the Central Eastside

EASTBANK COMMERCE CENTER
SUITE 490



BEAM



Eastbank Commerce Suite 490

**4,417
RSF**

**\$17.00/RSF AVAILABLE
NNN JAN '23**



BUILDING FEATURES

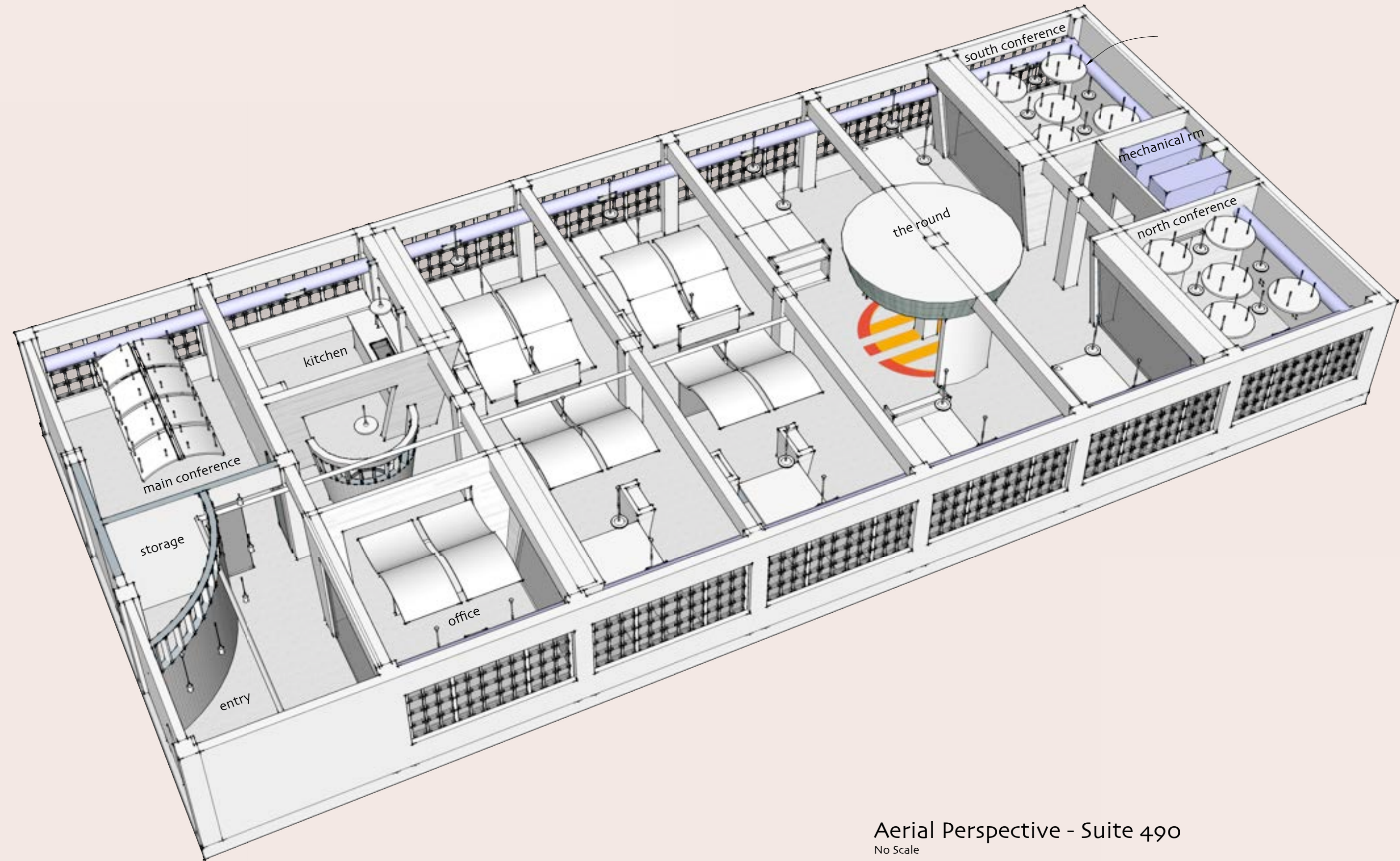
Home to many creative companies and the clarklewis restaurant, the Eastbank Commerce Center (“EBCC”) is located in the Central Eastside, just across the street from other local favorites: Bunk Bar, Boke Bowl, Water Avenue Coffee, Cargo, Brewery, and Shalom Y’All. The Eastbank Commerce Center is easily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



B

- 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



C



D

Amenities & Tenants

OFFICE TENANTS

- 1

Autodesk
- 2

Laundry Service
- 3

Viewpoint
- 4

Mackenzie
- 5

Fully HQ
- 6

R/West

7

Centrl Office

8

Cascade Energy

9

Graybox

10

Siteworks

11

Revant Optics

12

Roundhouse

13

Hacker

14

Simple

15

Splash Worldwide

16

NAU International HQ

17

Spaces

18

Liquid Agency

19

Particle Design

20

Thread Creative

21

Grady Britton

BARS & RESTAURANTS

- 1

Noraneke
- 2

Shalom Y'All
- 3

Kachka
- 4

Clarklewis Restaurant
- 5

Bunk Bar
- 6

Water Avenue Coffee
- 7

Boke Bowl
- 8

Hair of the Dog Brewing
- 9

Kure Juice Bar

10

Revelry

11

Hat Yai

12

Hey Love

13

Bit House Saloon

14

Dig A Pony

15

Trifecta Tavern

16

Lulu

17

Modern Times Beer

18

Afuri

19

Olympia Provisions

20

Produce Row Cafe

21

Wayfinder Beer

22

Renata

23

Coava Coffee Roasters

24

The Toffee Club

25

Scotch Lodge

26

Rontoms

27

Sizzle Pie

28

White Owl Social Club

29

Le Pigeon

30

Noraneke

31

Stacked Sandwich Shop

32

Rum Club

33

Palomar

34

Danwei Canting

35

Coopers Hall

36

Ladd Taphouse

SHOPPING

- 1

Next Adventure
- 2

River City Bicycles
- 3

Rains
- 4

Cargo

5

Wild Roots Spirits

6

Machus

7

evo

8

Lille Boutique

9

Redux Boutique

10

Sheridan's Fruit Co

11

Spartan

12

TREW Gear

13

Rejuvenation

14

Urbanite

15

11:11 Supply

HEALTH & BEAUTY

- 1

Knot Springs
- 2

Eastside Strength
- 3

Portland Rock Gym

4

Bridgetown Fitness

5

Momentum Studio

6

Core Power Yoga

7

Moda Yoga

8

Crossfit Primal Energy

9

Orange Theory Fitness

10

Tempo Cycling & Pilates

11

Yoga Bhoga

12

Get Outdoors Fitness

ENTERTAINMENT & ATTRACTIONS

- 1

OMSI
- 2

Helium Comedy Club
- 3

Doug Fir

4

Pips & Bounce

5

Grand Central Bowl

6

Portland Opera

7

Portland Night Market

8

Empirical Theater

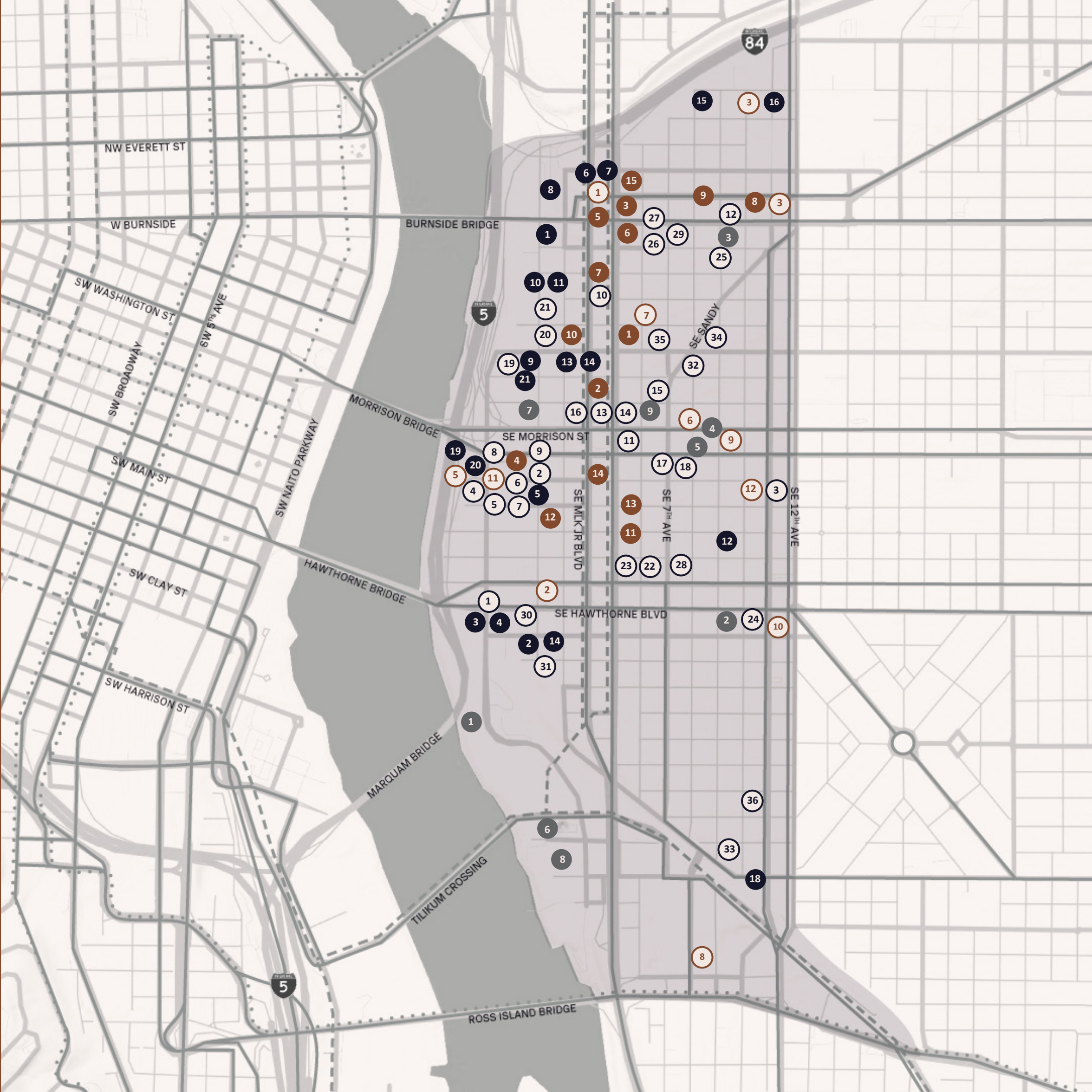
9

Voicebox Karaoke

PARTIAL LIST

- 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

