

CREATIVE SPACE - FOR LEASE OR SALE - OWNER USER OPPORTUNITY

Irwin Paul Building

1532 SW MORRISON STREET • PORTLAND

Sale Price | \$2,900,000*

**Possibility of sale/leaseback; price subject to change based on any future income in place.*



For information, please contact:

Travis Parrott • 503.972.5535 • travis.parrott@nmrk.com

Trozell Benware • 971.266.4956 • trozell.benware@nmrk.com

NEWMARK

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**Centrally located in the Goose Hollow neighborhood
- between NW Portland and Downtown's West End**

- Building Size: 20,416 SF on above grade floors
(7,500 usable parking garage/basement not included in SF)
- Large operable windows and great natural light
- Exposed brick with fireplace on second and third floors
- High ceilings ($\pm 14'-15'$) with open floor plans
- Secure lobby and elevator served
- Secure in-building parking
- Located directly on downtown MAX Light Rail
- Responsive local ownership
- Zoning: CX – Central Commercial

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SEVEN AIA OREGON HONOR AWARDS • NATIONAL AIA HONOR AWARD • PROGRESSIVE ARCHITECTURE AWARD • ARCHITIZER TOP 100 U.S. FIRMS



HOME TO

Allied Works ARCHITECTURE

For nearly two decades the upper floors of this building have been the working studio of one of America's most celebrated architecture practices, and the workshop where its museum-exhibited models are built by hand.

COME SEE THE FLOORS THEY MADE THEIR OWN



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Available Space

SUITE	SIZE
1st Floor	5,479 SF
2nd Floor	7,468 SF
3rd Floor	7,469 SF
Total	20,416 SF**

**7,500 SF of usable parking garage & basement not included in SF used for pricing

CALL FOR LEASE RATES



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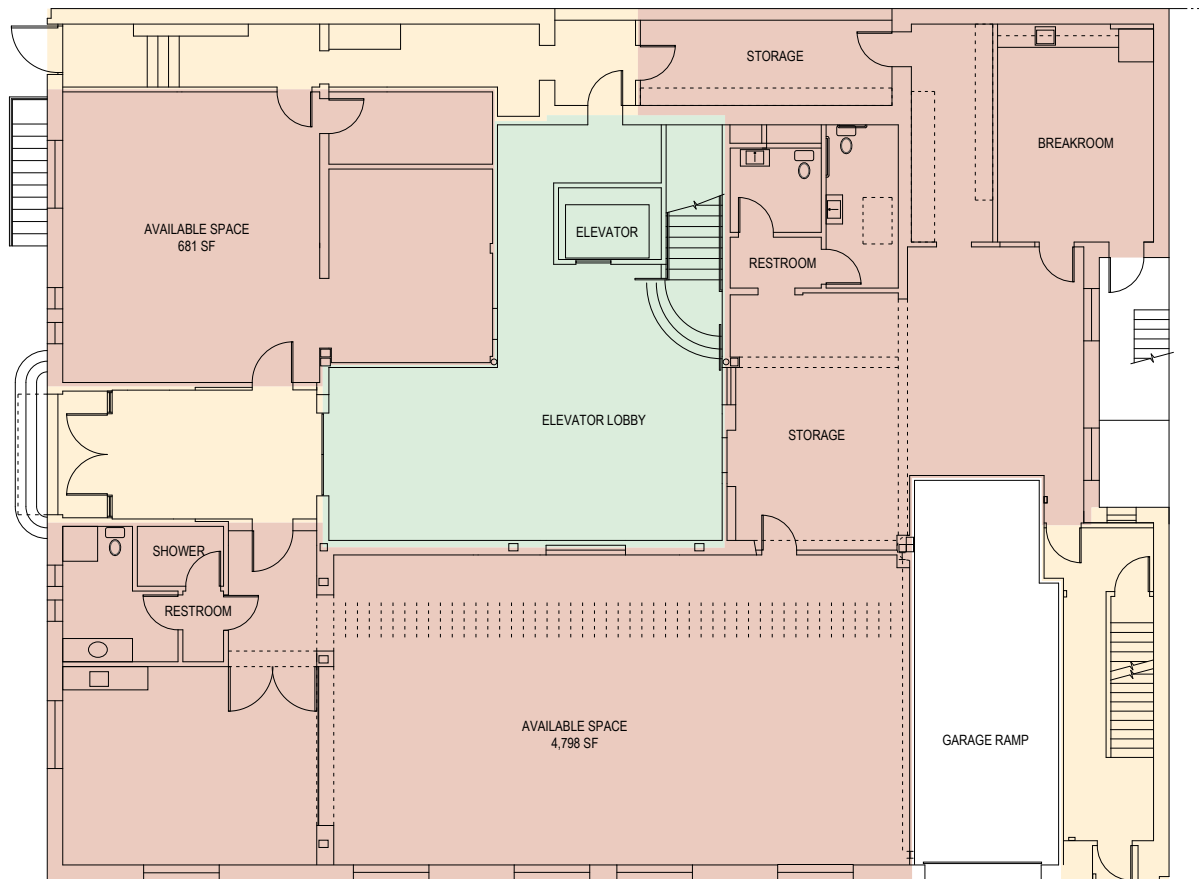
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1st FLOOR



- **5,479 RSF**
- Creative space with mostly open floorplan
- Large, operable windows with abundant natural light
- Hardwood floors, exposed brick
- Conference rooms and meeting areas
- Shower, restrooms, storage kitchenette within space

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1st
FLOOR
SPACE



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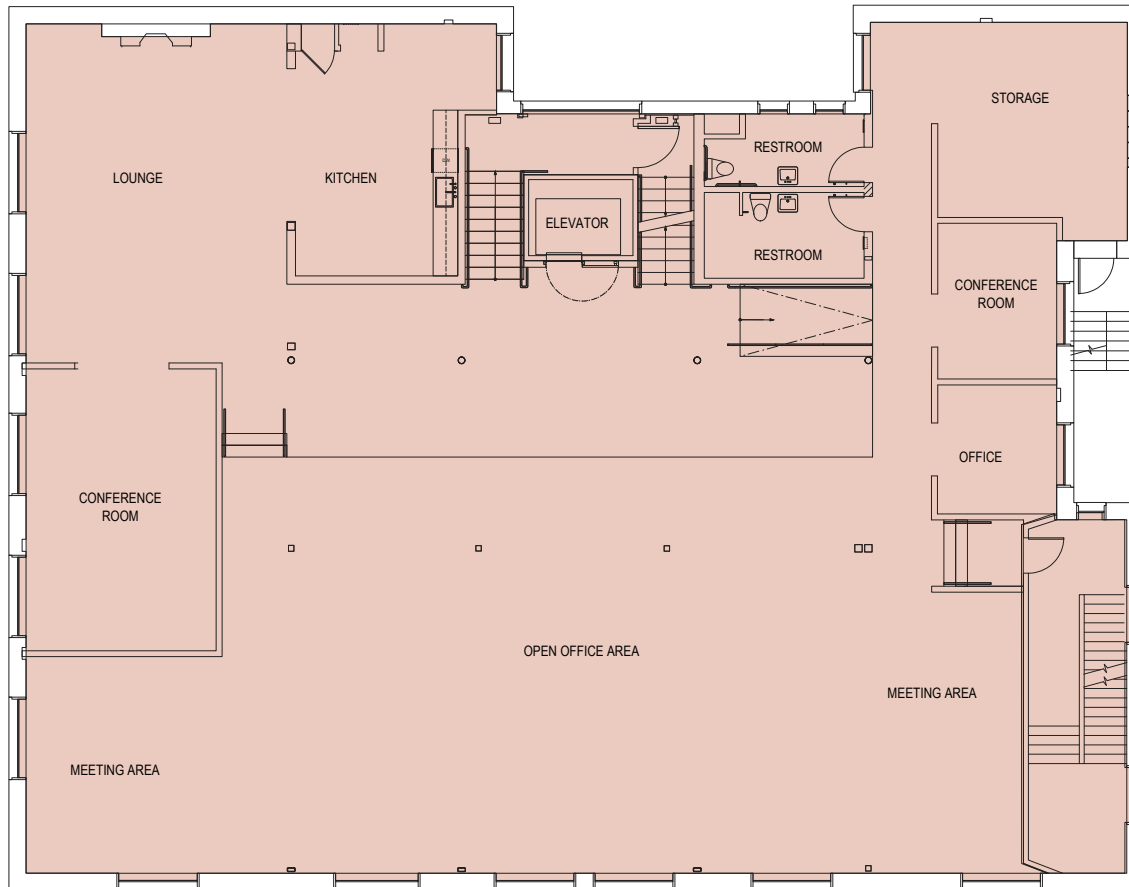
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2nd FLOOR



- **7,468 SF**
- Raised floor system
- Open ceilings throughout
- Large operable windows
- Great open floor plan

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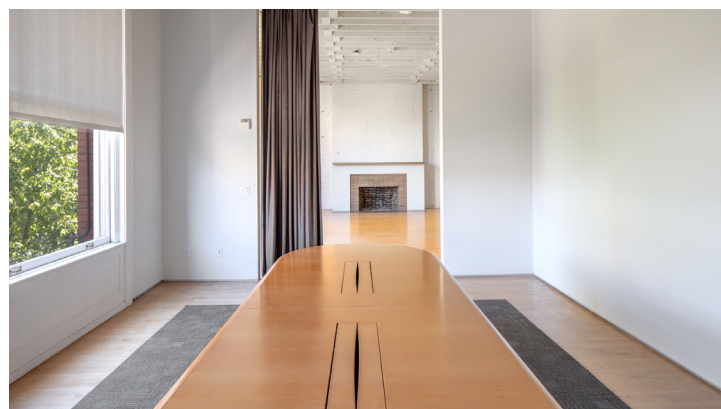
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2nd
FLOOR
SPACE



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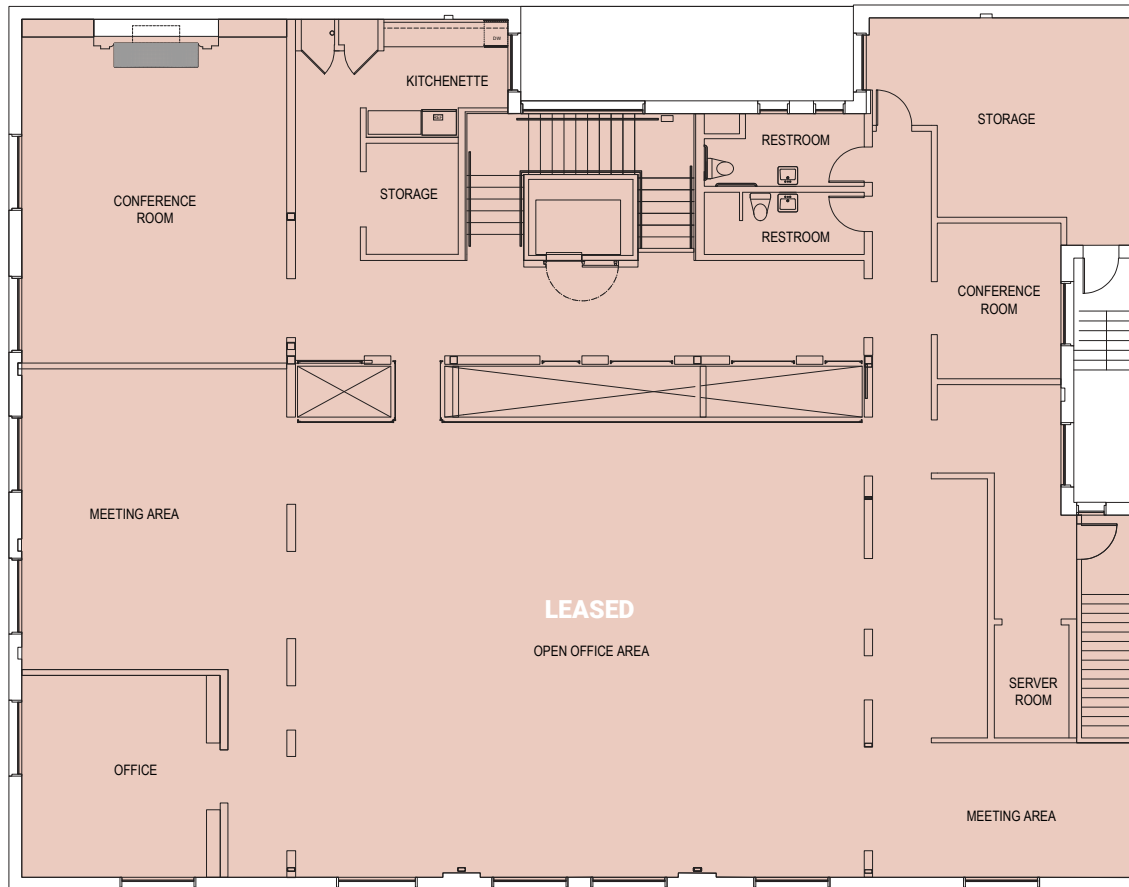
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3rd FLOOR



- 7,469 SF
- Character, light and presence on a single floor
- Connected to 2nd floor via internal stairwell
- Ideal owner-user floor for a headquarters presence. It is currently leased, but will be available for owner occupancy as part of a sale

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3rd
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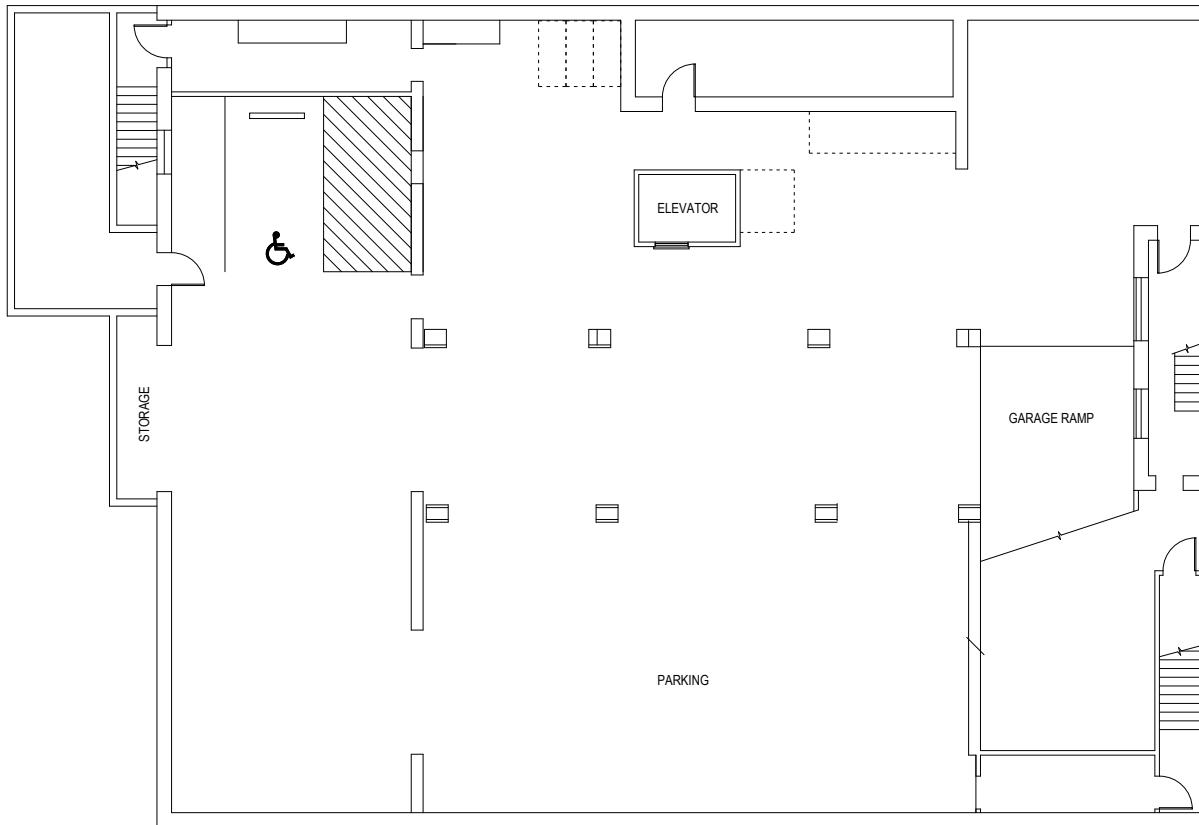
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Basement FLOOR



- 7,500 SF
- Parking and ample storage available in basement



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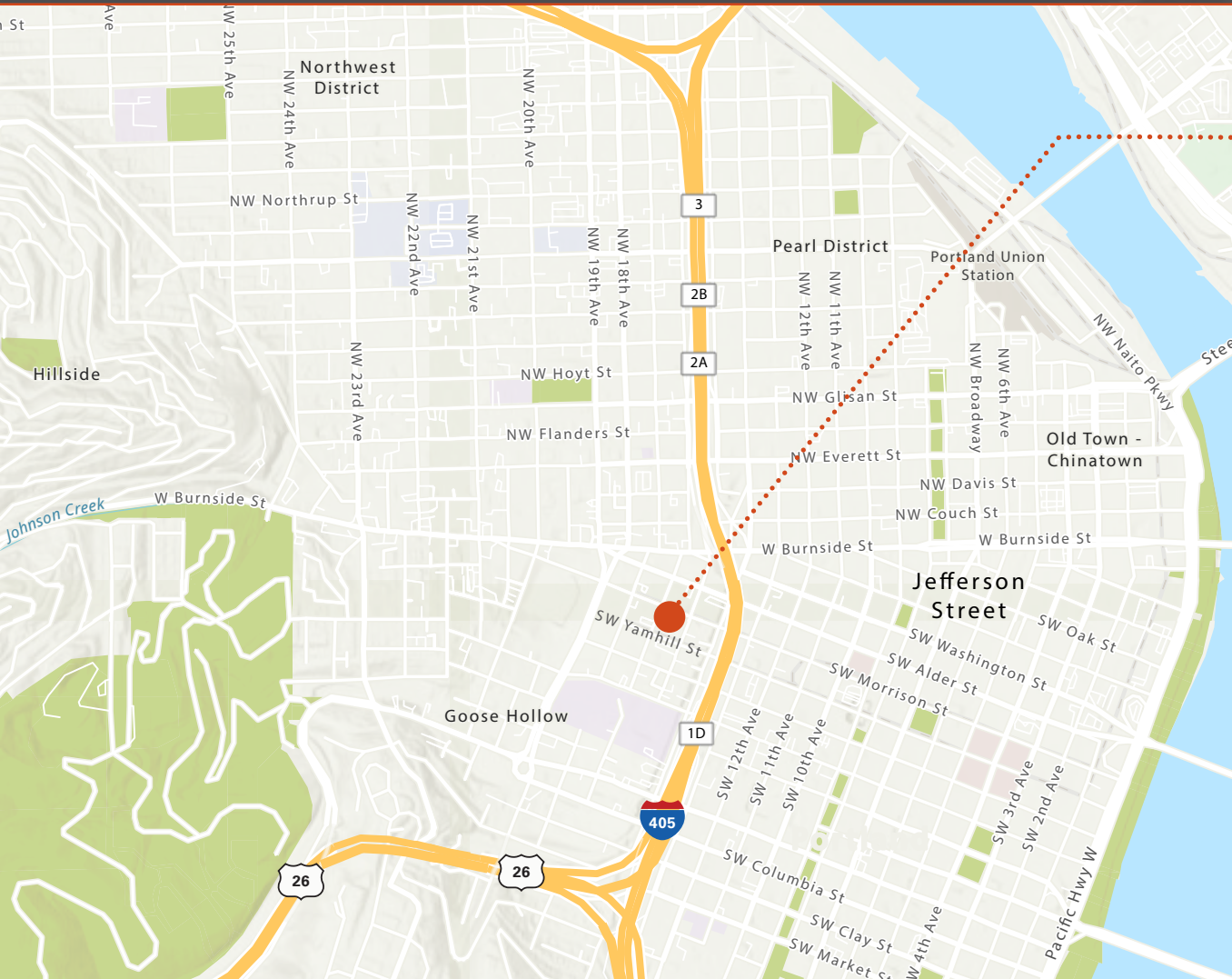
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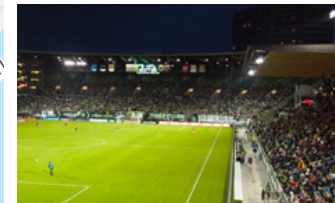
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Centrally located close to world-class amenities, including fine restaurants, cafe's, venues and local shops. Walking distance to downtown, Providence Park, Lincoln High School and Mutlnomah Athletic Club. Located directly on MAX Light Rail line and close freeway access to I-405.



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