

COMMUNITY-ORIENTED CREATIVE HUB

FOR LEASE

GLASS LAB

350 SE MILL STREET
PORTLAND, OR 97214

+/-2,831-12,961 RSF

PLEASE CALL FOR RATES

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LICENSED IN OREGON, WASHINGTON, AND TEXAS

Glass Factory Turned Innovation Workshop

Formerly home to a glass factory, this vintage industrial building has transformed into a community-oriented creative hub for the next generation of creators and innovators. Glass Lab includes:

- 46,000 SF of inspiring creative office and advanced, desktop, and craft manufacturing spaces
- Fully fob-accessed building with extensive security upgrades including cameras and alarms
- Superior access to transit and lightrail with MAX stop at MLK and Mill Street

HIGHLIGHTS



On-site parking



Dock loading



Common kitchen with gas range and fridge



ACCOLADES

“This project works at a variety of scales and from a number of vantage points. It makes us curious. It makes us smile.” —Juror 1, SEGD

1st place, 2019 Portland Business Journal Commercial Real Estate Transformer Award

recognizing outstanding work in commercial real estate ([more](#))

2019 American Architecture Award from The Chicago Athenaeum:

Museum of Architecture and Design for The European Centre for Architecture Art Design and Urban Studies ([more](#))

2021 SEGD Global Design Award: Placemaking and Identity

SEGD is the Society of Experiential Design ([more](#))

ACCESSIBILITY



Walk Score
72



Transit Score
74



Bike Score
98



FEATURES

- Exposed concrete, beautiful old-growth timber beams, and tongue and groove wood floors
- Extensive windowlines, large skylights, and natural light
- Internal glass sectional roll-up doors
- Common loading dock
 - Door: 16' H x 18' W
 - Dock: 2' H x 20' W
- Select ground level suites equipped with mezzanines
- All spaces can be delivered fully air conditioned

AMENITIES

- Open collaborative design provides space for meaningful peer interactions
- Ground floor collaborative gathering area
- Common kitchen with gas range and fridge
- Shared glass conference room
- Bike parking (2 indoors, 1 outdoors) and shower
- On-site parking
- On-site coffee and fitness



Photos are for illustrative purposes only.

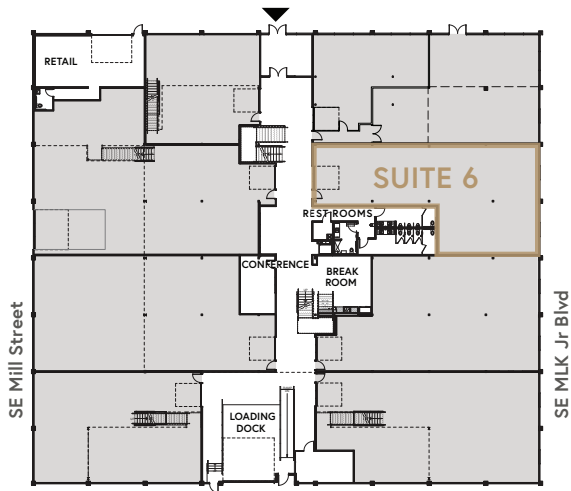
SUITE 6

+/-2,831 RSF

Can be combined for
up to +/-12,961 RSF

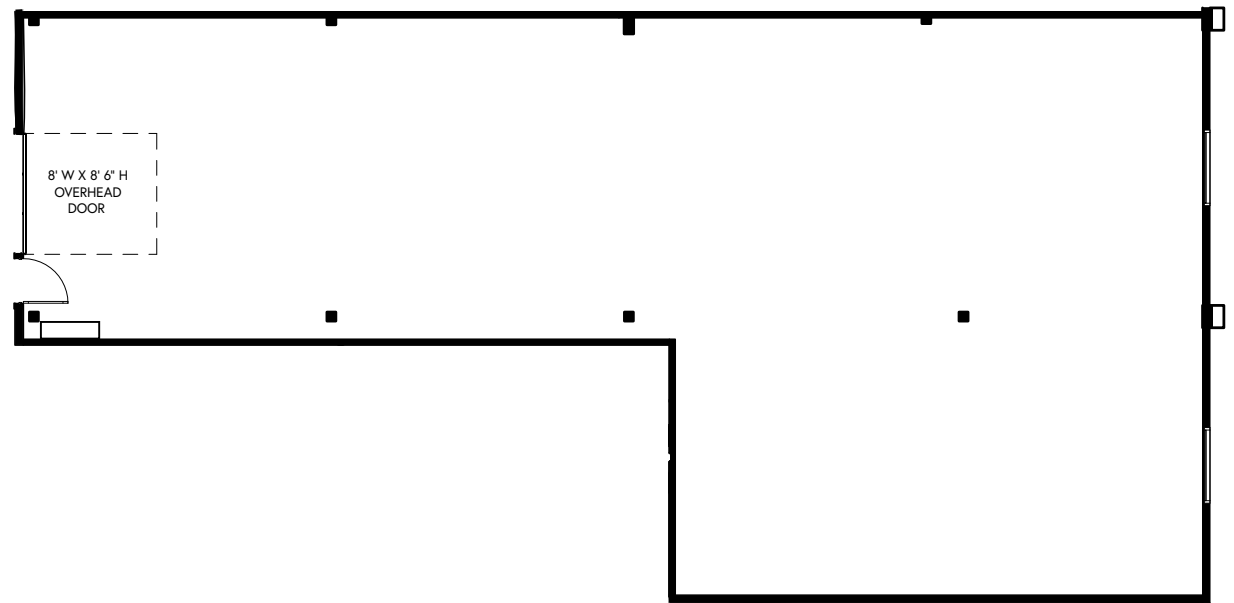
SUITE 6 HIGHLIGHTS

- Polished concrete floors
- Glass rollup door
- East-facing windows
- Ceiling height12.00'
- Clear height9.44'



FLOOR 1

**THE
GLASS
LAB**



THESE DRAWINGS ARE NOT TO SCALE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

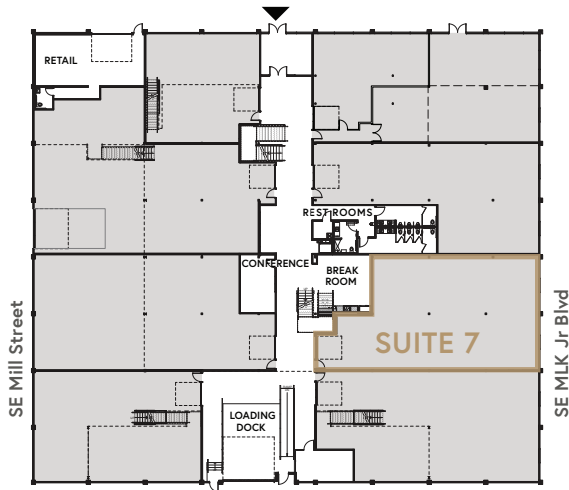
SUITE 7

+/-3,274 RSF

Can be combined for
up to +/-12,961 RSF

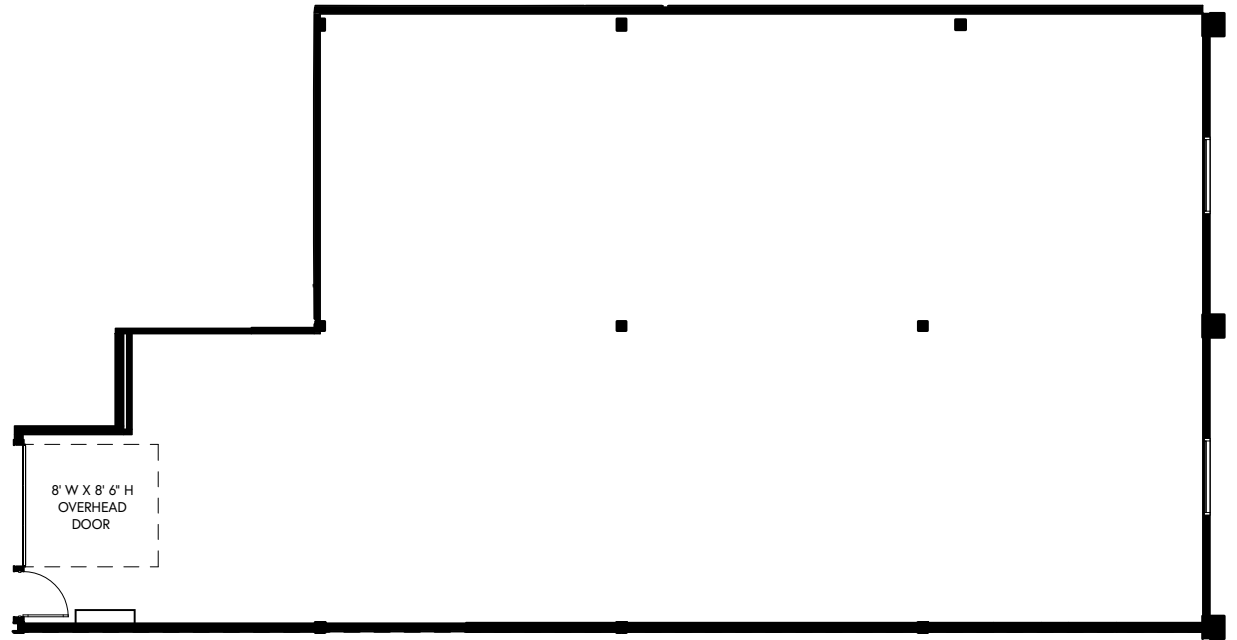
SUITE 7 HIGHLIGHTS

- Polished concrete floors
- Glass rollup door
- East-facing windows
- Ceiling height12.00'
- Clear height9.44'



FLOOR 1

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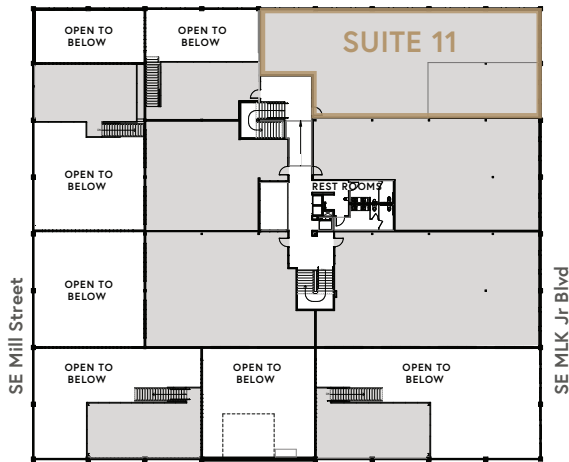
SUITE 11

+/-4,135 RSF

Can be combined for
up to +/-12,961 RSF

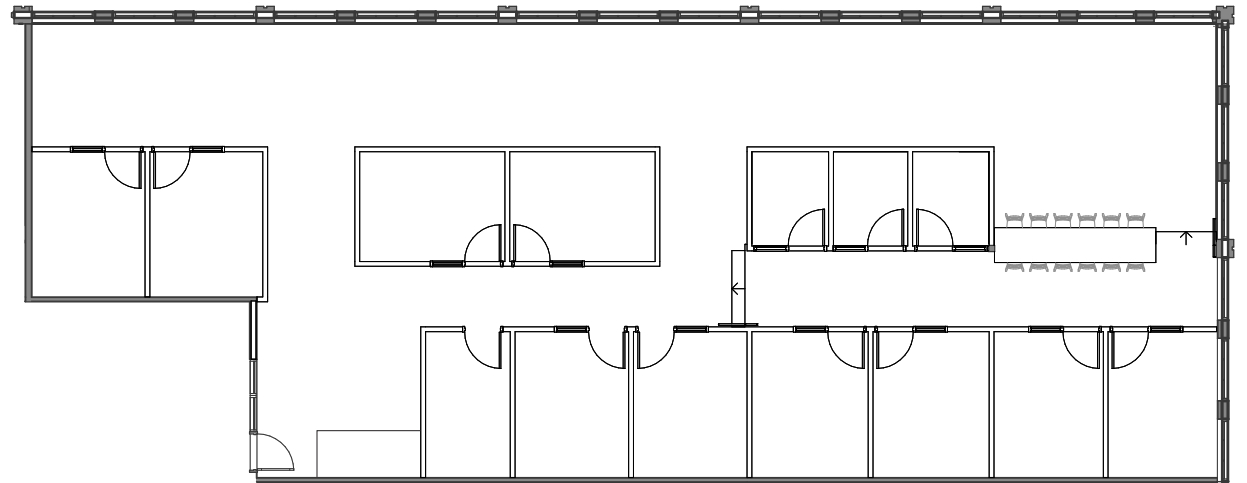
SUITE 11 HIGHLIGHTS

- Corner suite
- Two full sides of glass
- Kitchenette
- 10 private / flex offices
- 2 conference / huddle rooms
- Ceiling height10.60'



FLOOR 2

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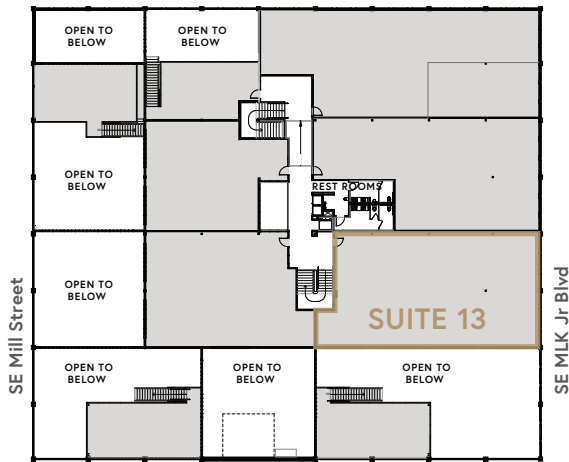
SUITE 13

+/-3,650 RSF

Can be combined for
up to +/-12,961 RSF

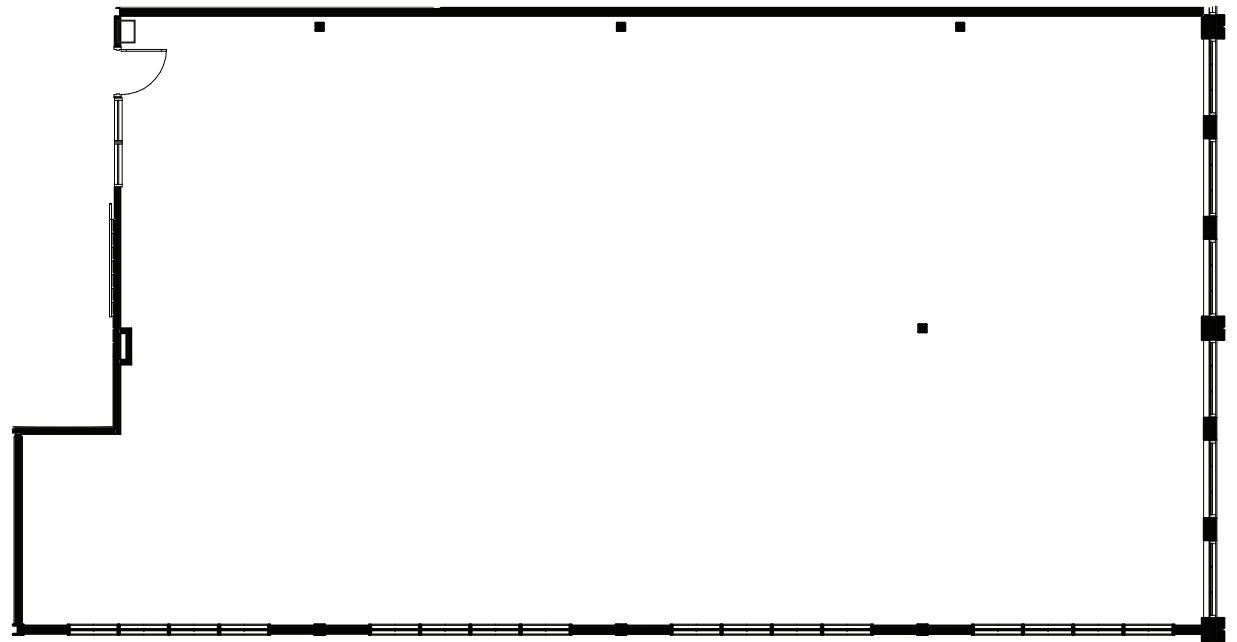
SUITE 13 HIGHLIGHTS

- Industrial wood floors
- Large exterior east-facing windows
- Glass on two sides
- Ceiling height10.60'



FLOOR 2

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THE GLASS LAB

350 SE Mill Street
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BUS ROUTES



LIGHT RAIL LINES



RESTAURANTS

1. Trailhead Coffee Roasters
2. Nossa Familia Coffee
3. Wu-Rons
4. Wolfs Head
5. WonderLove Food Carts
6. Coava Coffee Roasters
7. Jeju
8. Birrieria PDX
9. Pacific Pie Company
10. Boccis Peace and Pasta
11. Division Winemaking Company
12. Ground Breaker Brewing and Gastropub
13. Helioterra Winery and Wine Bar
14. Pine State Biscuits
15. AKADI
16. The BeerMongers



RESTAURANTS – CONT'D

17. Baerlic Brewery
18. Ranch Pizza
19. Deadshot
20. Ice Queen
21. L'Orange
22. Firkin Tavern



SHOPPING / SERVICES

1. Portland Integrative Fitness
2. 10th Planet Jiu Jitsu
3. Urbanite
4. Rejuvenation
5. Slabtown Cycles
6. Goodwill Industries

