



FOR LEASE

THE BLAGEN BLOCK

30 NW 1ST AVENUE
PORTLAND, OR 97209

PLEASE CALL FOR RATES

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LICENSED IN OREGON AND WASHINGTON

Designed by Warren H. Williams, The Blagen Block was originally completed in 1888. While the property underwent substantial renovations in 2005 to bring the building up to modern standards, great care was taken to preserve its historical charm and unique character. Additional multi-million dollar improvements were made to fixtures, equipment, and additional furnishings between 2014 and 2016 allowing for a true plug-and-play space.

LOCATION

Located on the south edge of Old Town Chinatown, and just two blocks from the brand new PAE Living Building, Blagen Block is centered right in the middle of hundreds of restaurant, entertainment, and shopping amenities.

The property is also conveniently located with direct access to the light rail and multiple bus lines, as well as easy access to I-5 and I-84. Minutes away from multiple transit options, Blagen Block is a commuter's best-case scenario.

HIGHLIGHTS

- Move-in ready space
- Exposed brick and beam
- Secure front entrance and reception area
- After-hours access
- Secure bike parking
- REME HALO air filtration system + MERV 13 filters

Move-in
ready space

Exposed brick
and beam

Secured front
entrance and
reception area

Secure bike
parking



Walk Score
98



Transit Score
97



Bike Score
95



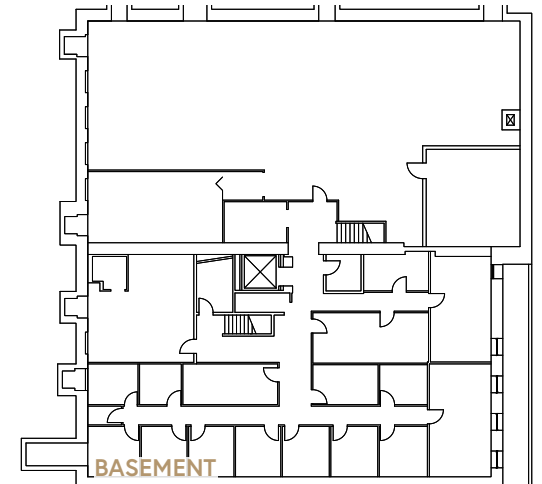
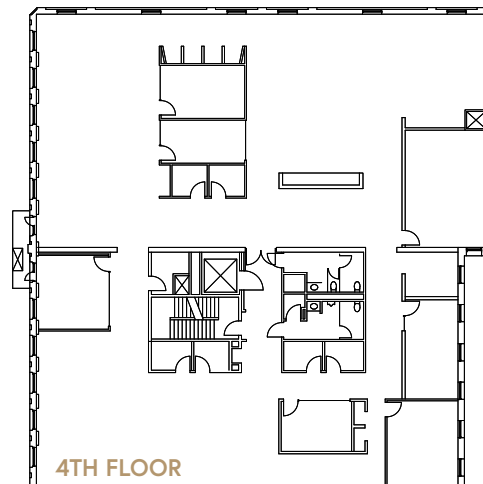
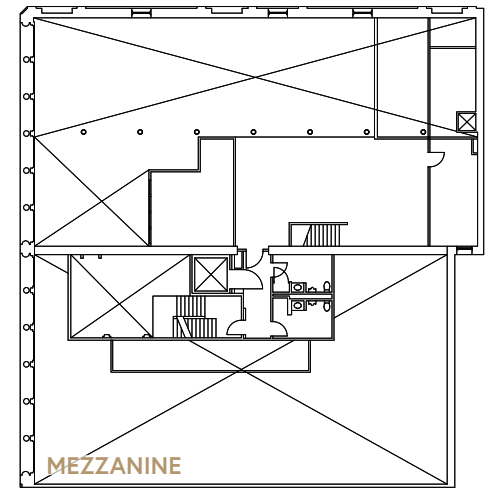
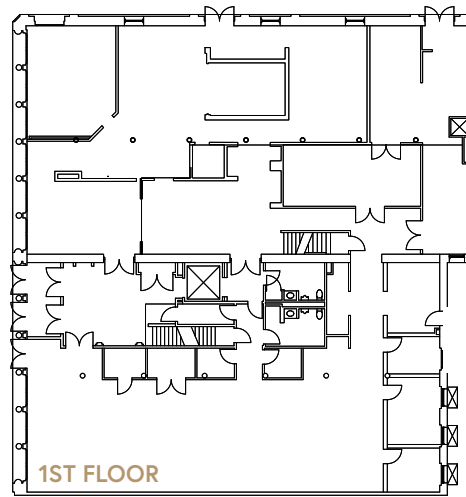
THE BLAGEN BLOCK

+/-48,031 RSF

total contiguous space divisible by:

1ST FLOOR (+/-10,620 RSF) +	
MEZZANINE (+/-2,037 RSF)	+/-12,657 RSF
2ND FLOOR.....	+/-9,240 RSF
3RD FLOOR	+/-9,240 RSF
4TH FLOOR	+/-9,240 RSF
BASEMENT	+/-7,654 RSF

- Multiple private and unique breakout rooms on every floor for collaboration, quiet work, and 1-on-1 meetings
- Conference facilities on each floor with hands-free scheduling technology
- High ceilings allow natural light from floor-to-ceiling windows to flow throughout the space
- Modern, fully-equipped kitchens on every floor



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





● Restaurants

● Hotels

● Parking

MAX Lines

Bus Routes

Streetcar Lines

1. Floyd's Coffee

2. Angelina's Greek Gyros

3. Old Town Pizza & Brewing

4. Kasbah Moroccan Cafe

5. Chen's Good Taste

6. Deadstock Coffee Roasters

7. Voodoo Donut

8. Dan & Louis Oyster Bar

9. Kell's Irish Restaurant & Pub

10. Pine Street Market

1. Embassy Suites by Hilton

2. Hi-Lo Hotel

3. Kimpton Hotel Monaco

4. The Bidwell Marriott

5. Kimpton Hotel Vintage

6. Hotel Lucia

7. The Benson

8. Courtyard by Marriott

9. The Hoxton

10. The Society Hotel