

## **BREWERY BLOCK 2**



FOR SUBLEASE 5,208 - 11,925 RSF SF MASTER LEASE EXP. SEP 2028

# PROPERTY HIGHLIGHTS

Once home to the historic Blitz-Weinhard Brewery, the Brewery Blocks has transformed into a five-block mixed-use destination in the heart of Portland's Pearl District. Blending industrial heritage with contemporary design, it forms a vibrant connection between downtown and the River District, offering Class A office space, street-level retail, and modern housing.

Block 2 is a centerpiece of this redevelopment. Fully renovated in 2002, it pairs the original Brewhouse and Cellar Building with a modern 10-story tower linked by a glass elevator core and seismic bridge. A spacious courtyard reveals the restored 8-story smokestack—now a landmark outdoor dining area for Henry's 12th Street Tavern.

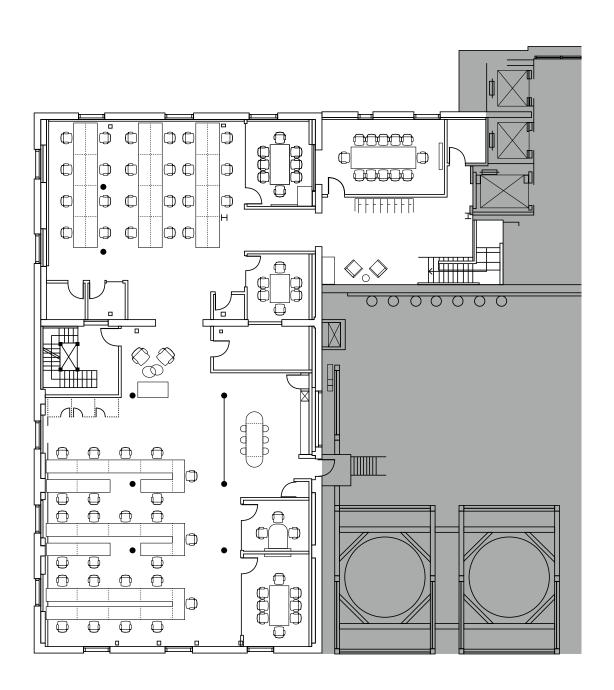
Sustainability is woven into the building's design. Block 2 achieved LEED Gold certification from the U.S. Green Building Council, featuring a shared chilled-water plant, high-efficiency building systems, daylighting strategies, improved insulation, operable windows, and low-flow fixtures.

Inside, tenants can choose between traditional ceiling finishes or an open industrial look with exposed ductwork. Expansive windows bring natural light into the workspace.



## FLOOR PLAN

### **SUITE 550 - 6,717 RSF** \$23.00 / RSF NNN

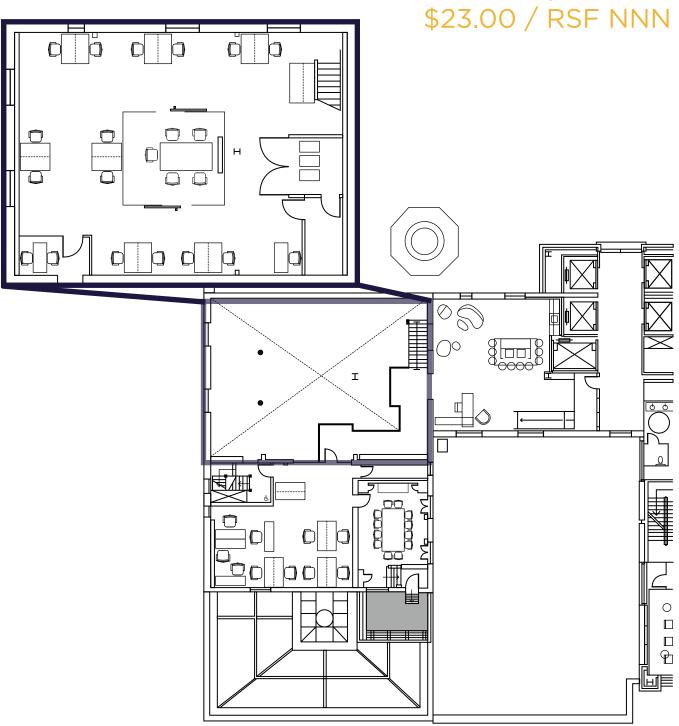


#### **SPACE HIGHLIGHTS**

51 Workstations
1 Large Conference Room
2 Medium Conference Rooms
2 Small Conference Rooms
2 Huddle Rooms
1 Break Room

## FLOOR PLAN

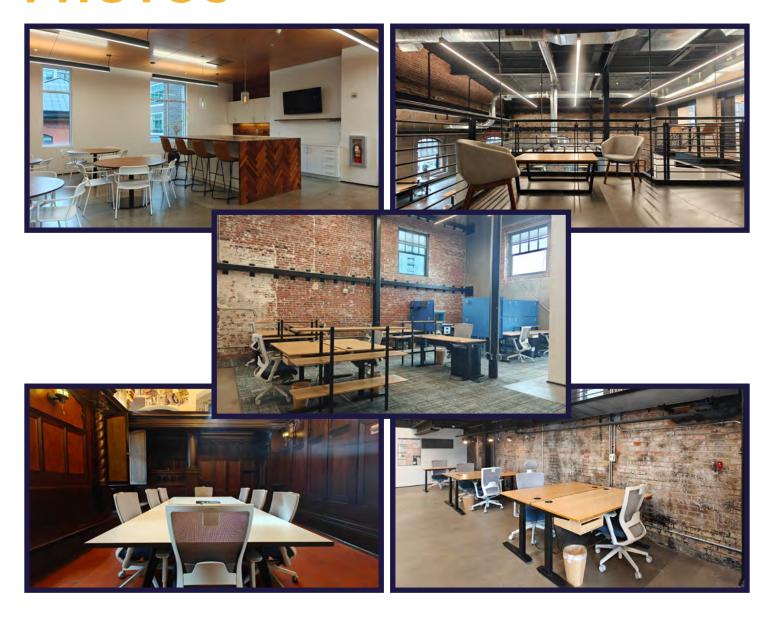
### **SUITE 650 - 5,208 RSF**



#### **SPACE HIGHLIGHTS**

25 Workstations
1 Large Conference Room
2 Small Conference/Work Rooms
1 Call Room
1 Large Break Room
Private Outdoor Patio

# SUITE PHOTOS











#### **CONTACT**

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