

BREWERY BLOCK 2

1120 NW COUCH
PORTLAND, OR



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

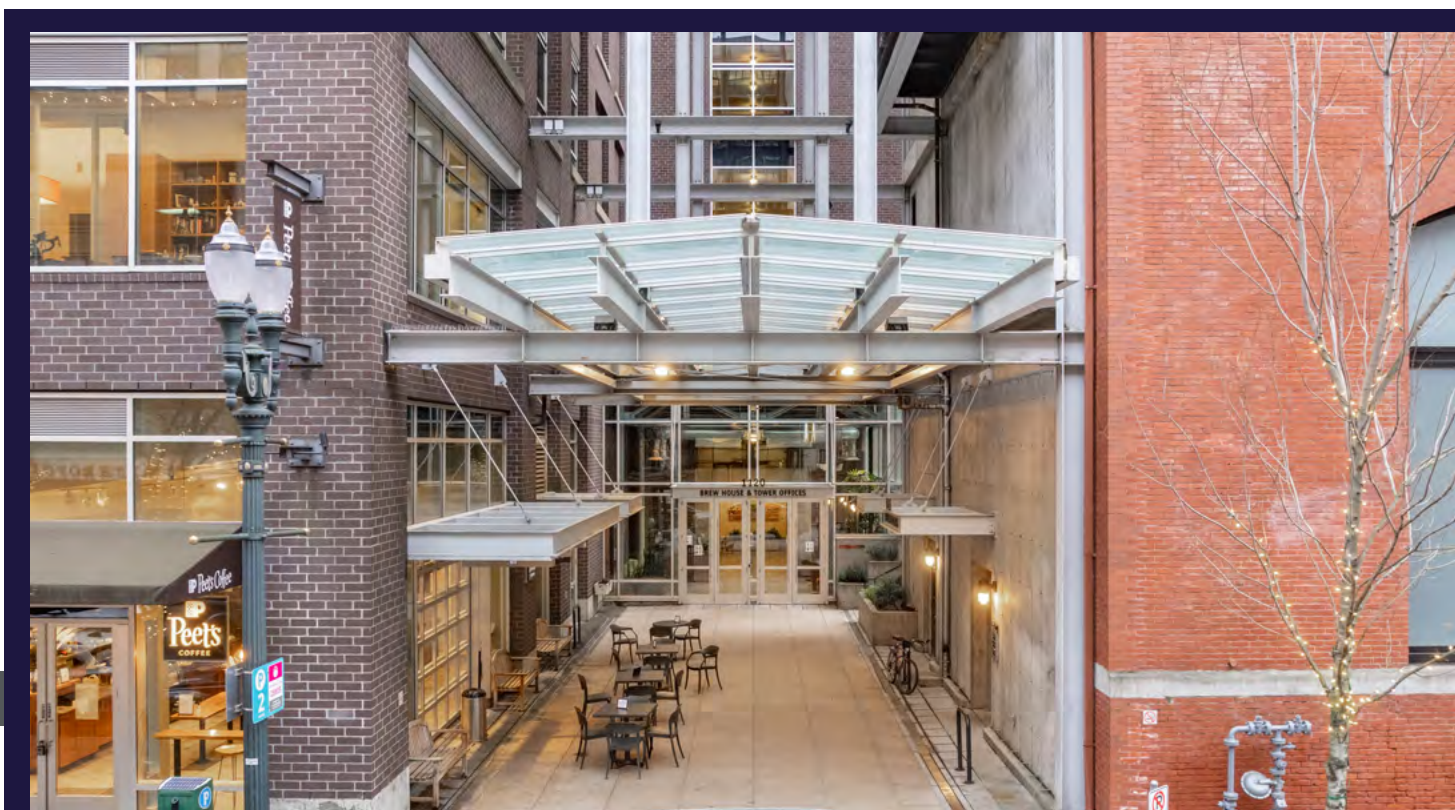
PROPERTY HIGHLIGHTS

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.

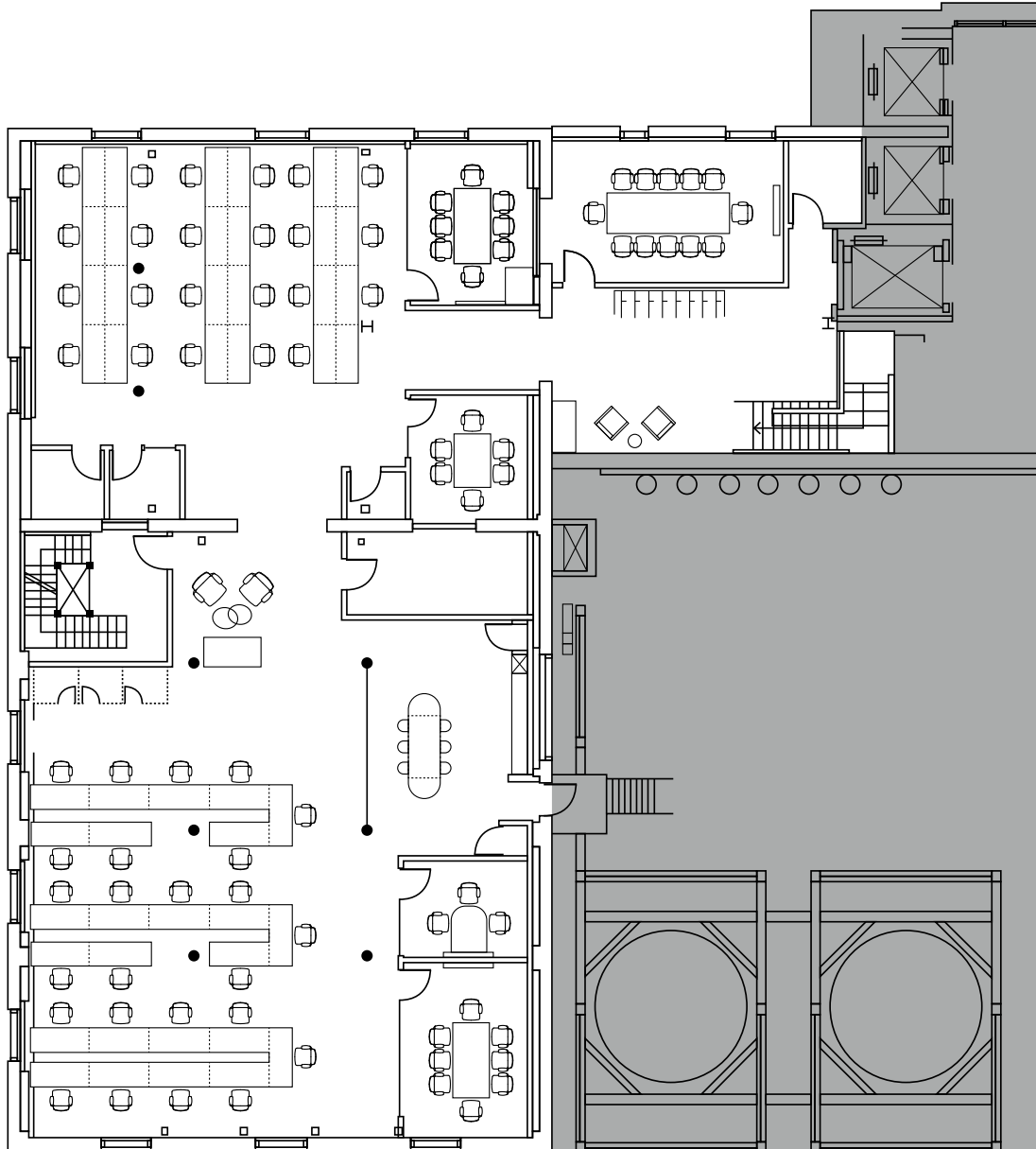
Sustainability is woven into the building's design. Block 2 achieved LEED Gold certification from the U.S. Green Building Council, featuring a shared chilled-water plant, high-efficiency building systems, daylighting strategies, improved insulation, operable windows, and low-flow fixtures.

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



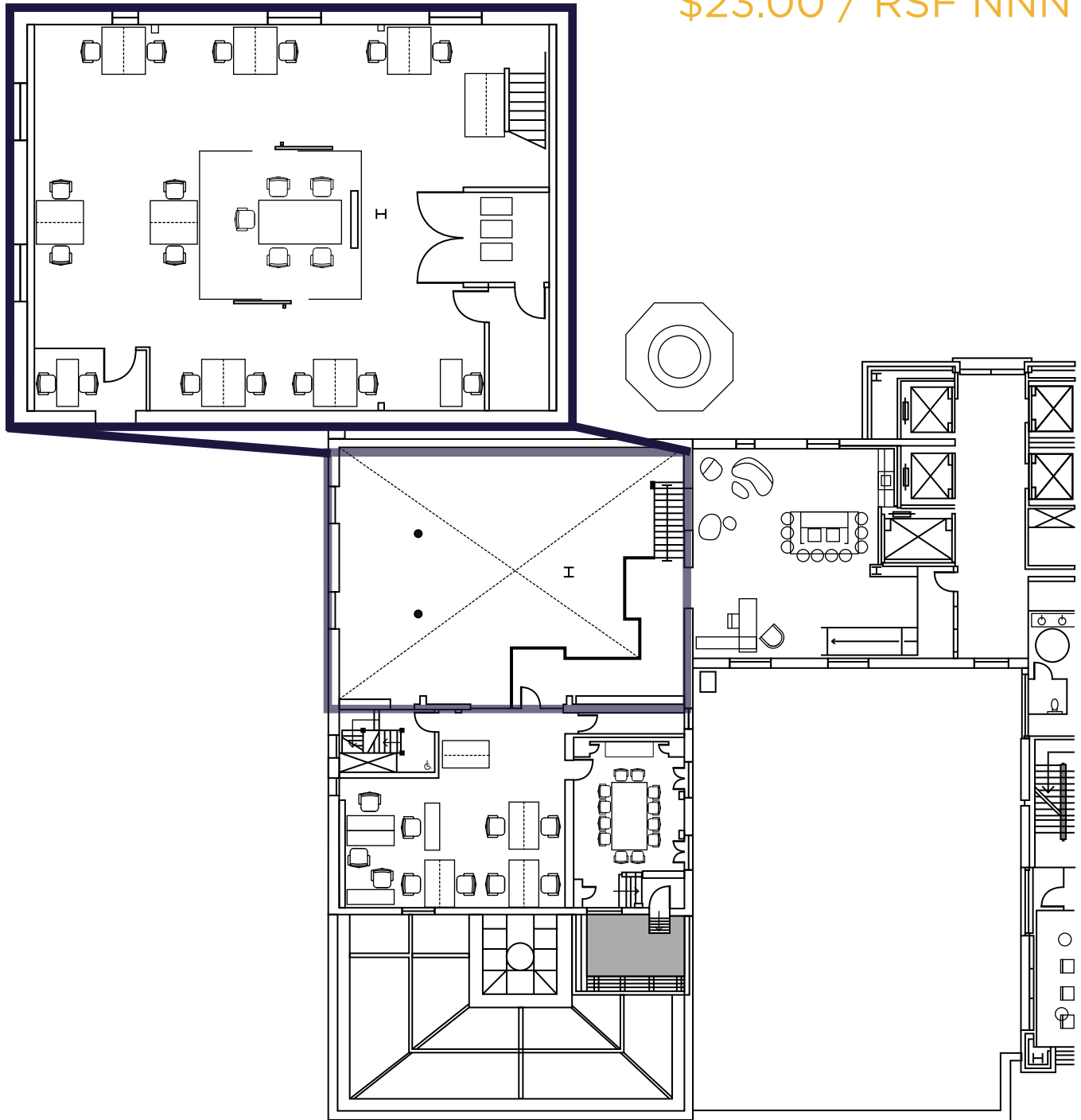
SPACE HIGHLIGHTS

- 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

\$23.00 / RSF NNN



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

MARK CARNESE
Executive Managing Dir.
+1 503 279 1764
mark.carnese@cushwake.com