



FOR LEASE



# ICONIC BOARD OF TRADE BUILDING

## Creative Office Space

± 945 SF - ± 8,176 SF (13 Suites) | \$22 RSF, Full Service

310 SW 4th Avenue, Portland, OR

- Move-in ready spec suites
- New building conference room
- High-end finishes
- On-site security
- Operable windows in suite

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PROPERTY SUMMARY

FOR LEASE



PROPERTY DETAILS

Address	310 SW 4th Avenue Portland OR
Available Space	945 SF - 8,176 SF
N° of Suites Available	13 Suites
Lease Rate	\$22 RSF, Full Service
Use Type	Creative Office
Availability	Immediately
Space Condition	Move In Ready

AVAILABILITES

Suite 330	2,925 SF
Suite 500	8,176 SF
Suite 600	1,655 SF
Suite 610	2,480 SF
Suite 620	3,489 SF
Suite 700	5,650 SF
Suite 800	1,871 SF
Suite 810	1,568 SF
Suite 820	945 SF
Suite 830	1,235 SF
Suite 900	3,372 SF
Suite 905	4,884 SF
Suite 1000	4,460 SF
Suite 1120	4,366 SF

Location Features

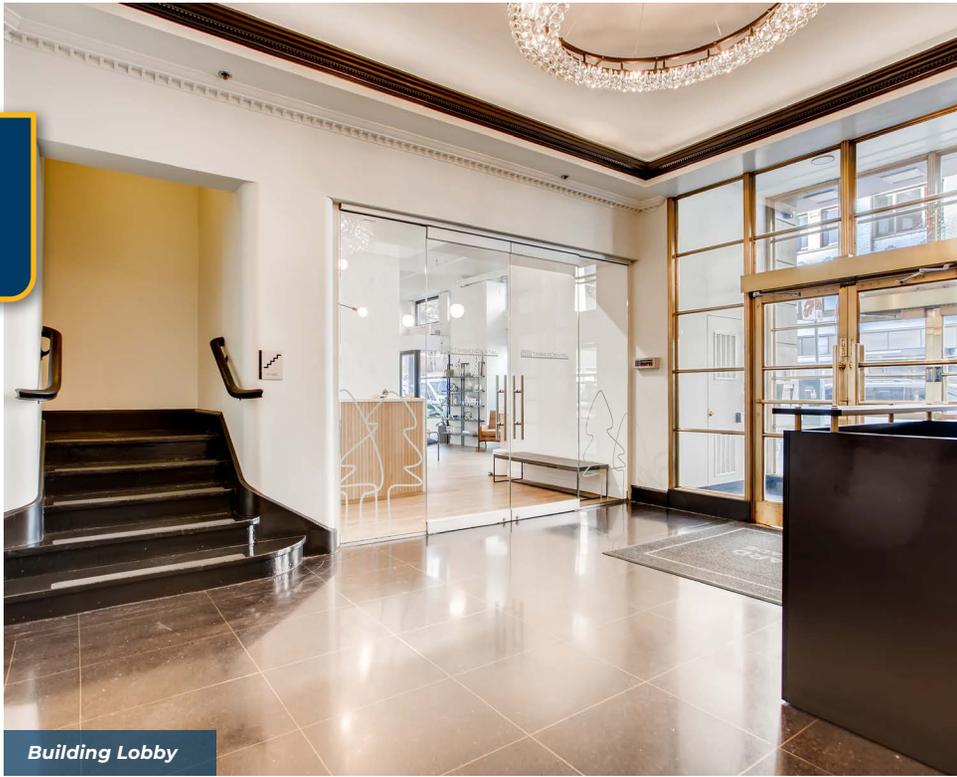
- High End Finishes - New frameless glass conference rooms, new lighting, carpet tiles and hard surface LVT flooring throughout. Quartz-top kitchenettes.
- Flex Space - Shared building conference room 3rd floor flex space offers tenants versatility so companies are able to adapt to on demand space needs from 80 SF - 480 SF.
- Bike storage complete with "fix it" station.

Nearby Highlights

- Over 70 Food Carts Nearby
- Von Ebert Brewing
- Teardrop Lounge
- Blick Art Materials



INTERIOR PHOTOS



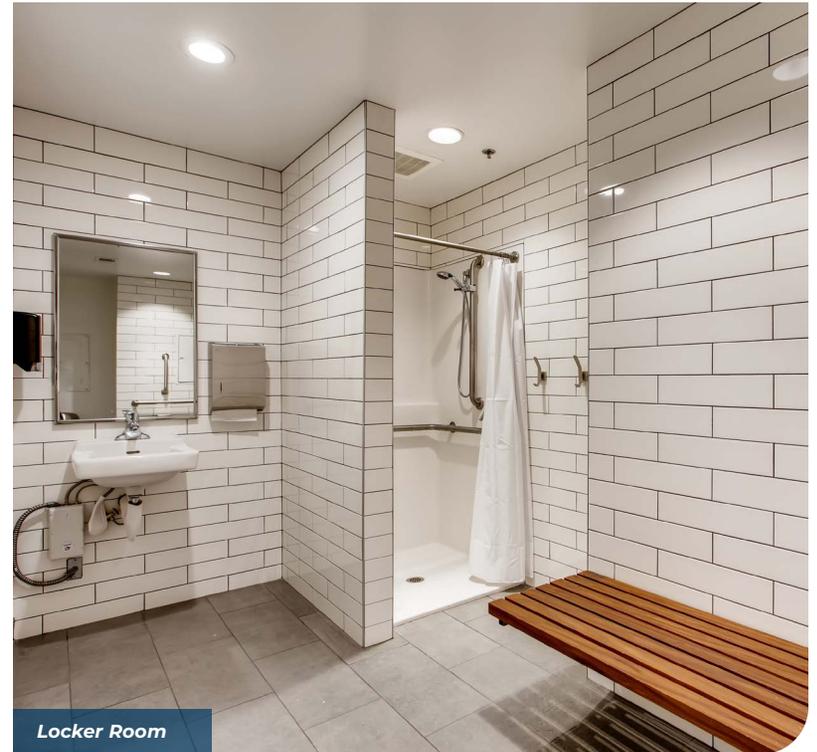
Building Lobby



Bicycle Room



Elevators



Locker Room



SUITE PHOTOS



In-Suite Reception



Mount Hood



Suite 840



In-Suite Conference Room



# LOCAL AERIAL



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