

Smart, Flexible, Creative Office in the Central Eastside

81 Yamhill
SUITE 202





81 Yamhill Suite 202

2,488 RSF \$22/NNN July 2024

BUILDING FEATURES

Located on SE Yamhill St., 81 Yamhill is a renovated, historic building that Cargo, and wine bar Grape Ape call home. Conveniently located near Boke Bowl, Bunk Bar, Water Avenue Coffee, Clarklewis and many creative companies. With the SE streetcar line just blocks to the east, an array of Central Eastside restaurants, bars, and services within easy walking distance, and quick access to downtown and I-5, the 81 Yamhill is well connected to all Portland has to offer.

- Exposed ceilings
- Hardwood Floors
- Individually controlled HVAC
- Pet-friendly building
- Newly updated common area kitchen and showers
- Parking and storage available for an additional charge



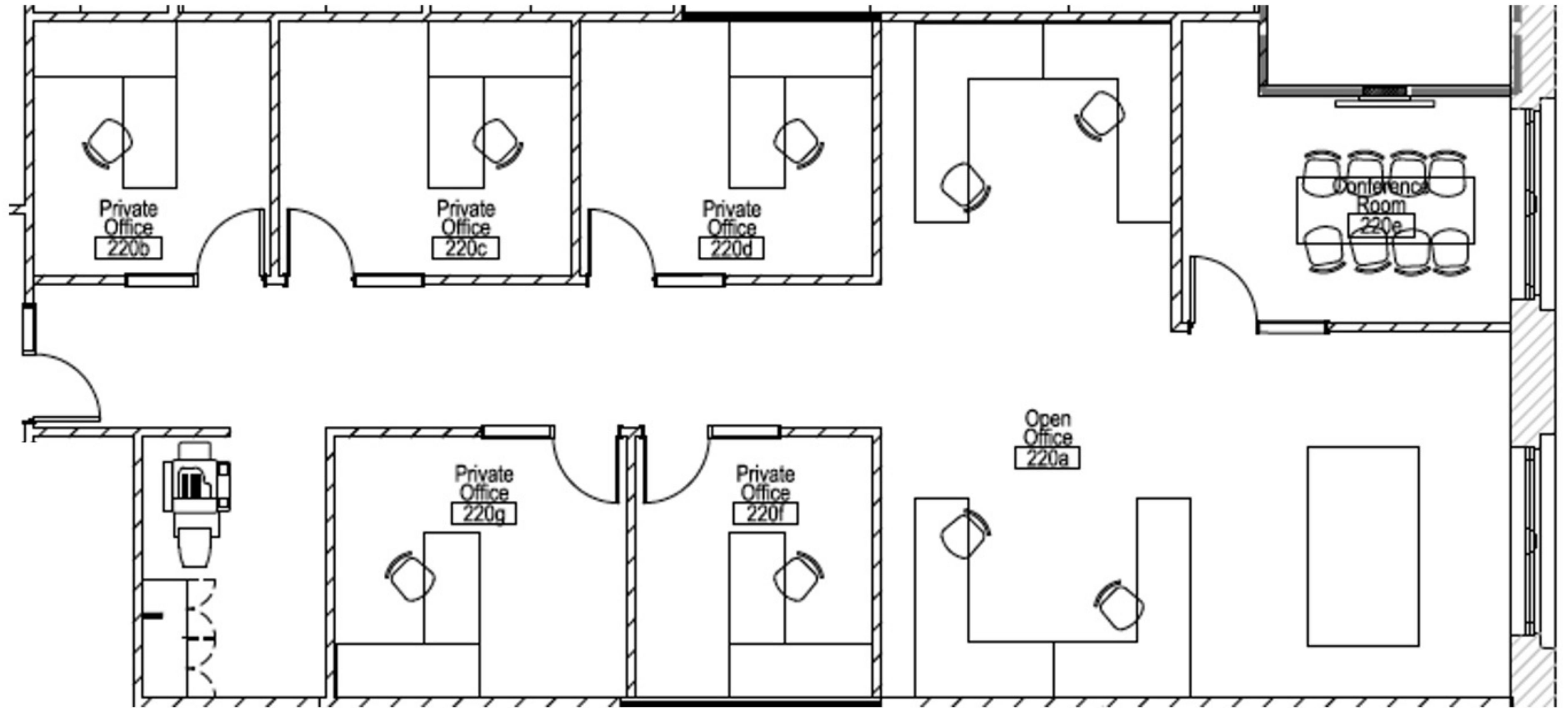


Light-filled suite with exposed old growth timber ceilings

Modern 2nd floor common area kitchen

Light bright collaboration area





Amenities & Tenants

OFFICE TENANTS

- | | | | |
|-------------------|------------------|-------------------------|--------------------|
| 1 Autodesk | 7 Centrl Office | 12 Roundhouse | 17 Spaces |
| 2 Laundry Service | 8 Cascade Energy | 13 Hacker | 18 Liquid Agency |
| 3 Viewpoint | 9 Graybox | 14 Simple | 19 Particle Design |
| 4 Mackenzie | 10 Siteworks | 15 Splash Worldwide | 20 Thread Creative |
| 5 Fully HQ | 11 Revant Optics | 16 NAU International HQ | 21 Grady Britton |
| 6 R/West | | | |

BARS & RESTAURANTS

- | | | | |
|---------------------------|----------------------|--------------------------|--------------------------|
| 1 Noraneko | 10 Revelry | 19 Olympia Provisions | 28 White Owl Social Club |
| 2 Shalom Y'All | 11 Hat Yai | 20 Produce Row Cafe | 29 Le Pigeon |
| 3 Kachka | 12 Hey Love | 21 Wayfinder Beer | 30 Noraneko |
| 4 Clarklewis Restaurant | 13 Bit House Saloon | 22 Renata | 31 Stacked Sandwich Shop |
| 5 Bunk Bar | 14 Dig A Pony | 23 Coava Coffee Roasters | 32 Rum Club |
| 6 Water Avenue Coffee | 15 Trifecta Tavern | 24 The Toffee Club | 33 Palomar |
| 7 Boke Bowl | 16 Lulu | 25 Scotch Lodge | 34 Danwei Canting |
| 8 Hair of the Dog Brewing | 17 Modern Times Beer | 26 Rontoms | 35 Coopers Hall |
| 9 Kure Juice Bar | 18 Afuri | 27 Sizzle Pie | 36 Ladd Taphouse |

SHOPPING

- | | | | |
|-----------------------|----------------------|------------------------|-----------------|
| 1 Next Adventure | 5 Wild Roots Spirits | 9 Redux Boutique | 13 Rejuvenation |
| 2 River City Bicycles | 6 Machus | 10 Sheridan's Fruit Co | 14 Urbanite |
| 3 Rains | 7 evo | 11 Spartan | 15 11:11 Supply |
| 4 Cargo | 8 Lille Boutique | 12 TREW Gear | |

HEALTH & BEAUTY

- | | | | |
|---------------------|----------------------|--------------------------|----------------------------|
| 1 Knot Springs | 4 Bridgetown Fitness | 7 Moda Yoga | 10 Tempo Cycling & Pilates |
| 2 Eastside Strength | 5 Momentum Studio | 8 Crossfit Primal Energy | 11 Yoga Bhoga |
| 3 Portland Rock Gym | 6 Core Power Yoga | 9 Orange Theory Fitness | 12 Get Outdoors Fitness |

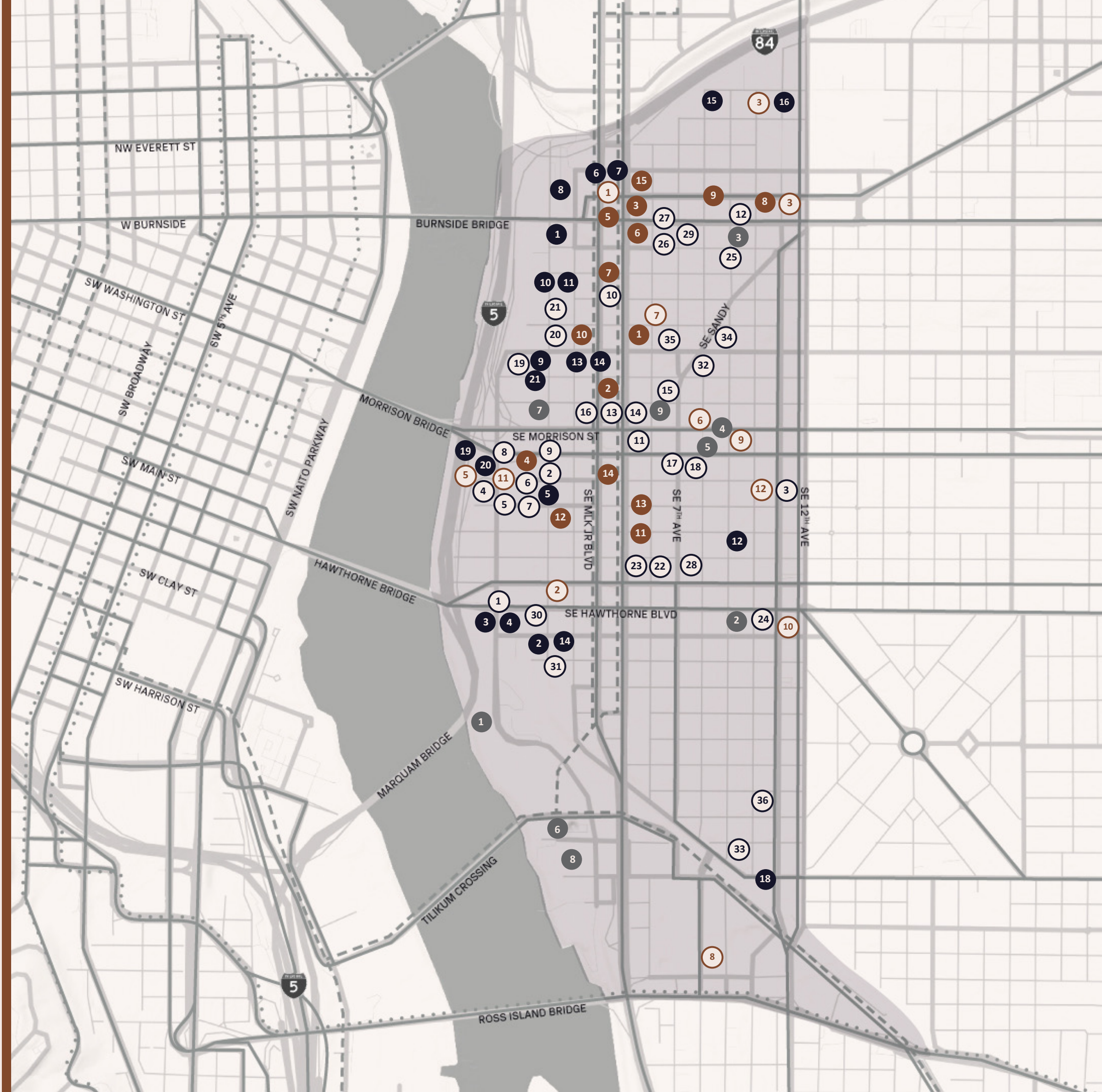
ENTERTAINMENT & ATTRACTIONS

- | | | | |
|----------------------|----------------------|-------------------------|---------------------|
| 1 OMSI | 4 Pips & Bounce | 6 Portland Opera | 8 Empirical Theater |
| 2 Helium Comedy Club | 5 Grand Central Bowl | 7 Portland Night Market | 9 Voicebox Karaoke |
| 3 Doug Fir | | | |

PARTIAL LIST



- PORTLAND STREETCAR
- TRIMET MAX
- TRIMET BUS



Beam Development.

Working to activate the potential of the Central Eastside for over 20 years.

Beam Development is a real estate development and management company located in Portland, Oregon.

Over the past two decades, Beam's development activities have been guided by a few core principles: invest for the long-term in central city neighborhoods, champion smart and inspiring design, and build meaningful connections across our work. Located primarily in Portland's Central Eastside, Beam's development portfolio includes 1,000,000 SF of completed projects and 60,000 SF in pre-development.

Beam is proud of its track record of partnering with tenants to support their success. We look forward to hearing your story and seeing how great workspace can help write the next chapter.

For leasing information contact:

LEASING TEAM

503-542-8420

leasing@beamdevelopment.com

