



FOR LEASE

ARCOA BUILDING

1006 SE GRAND AVENUE
PORTLAND, OR 97214

+/-5,114-10,485 RSF

RATE: \$18.00 NNN*

PARKING: 2:1,000

*SUBJECT TO TENANT IMPROVEMENTS

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LICENSED IN OREGON, WASHINGTON, AND TEXAS

The Arcoa Building, originally known as the U.S. Laundry Building, is a historic building built in the early 20th century. Currently, it houses several progressive office and retail tenants.

The building's historic charm, attractive facades, and close proximity to sought-after amenities and transportation make it an ideal location.

Large banks of windows facing north and west also afford significant light and views throughout all three floors.

LOCATION

The Arcoa Building is conveniently located in the Central Eastside Industrial District. Ample food and entertainment amenities are in walking distance, including Afuri, Hat Yai, Living Häus Beer, and Grand Central Bowl and Arcade, and multiple other bars, breweries, restaurants and cafes. This central location is easily accessible by car and close to downtown via the Hawthorne and Morrison bridges. Extensive public transit lines throughout the area make this an ideal location for commuters.

BUILDING

- Well maintained
- Historic charm
- High ceiling height
- Large banks of windows which afford significant light and views
- Onsite parking 2:1,000

LOCATION

- Less than 1 block away from the Portland Streetcar
- Bicycle lanes and greenway access
- 1 block to the 6, 15 and walking distance to 10, 14, 70 bus lines
- Abundant food and entertainment options nearby



Walk Score
87



Transit Score
78

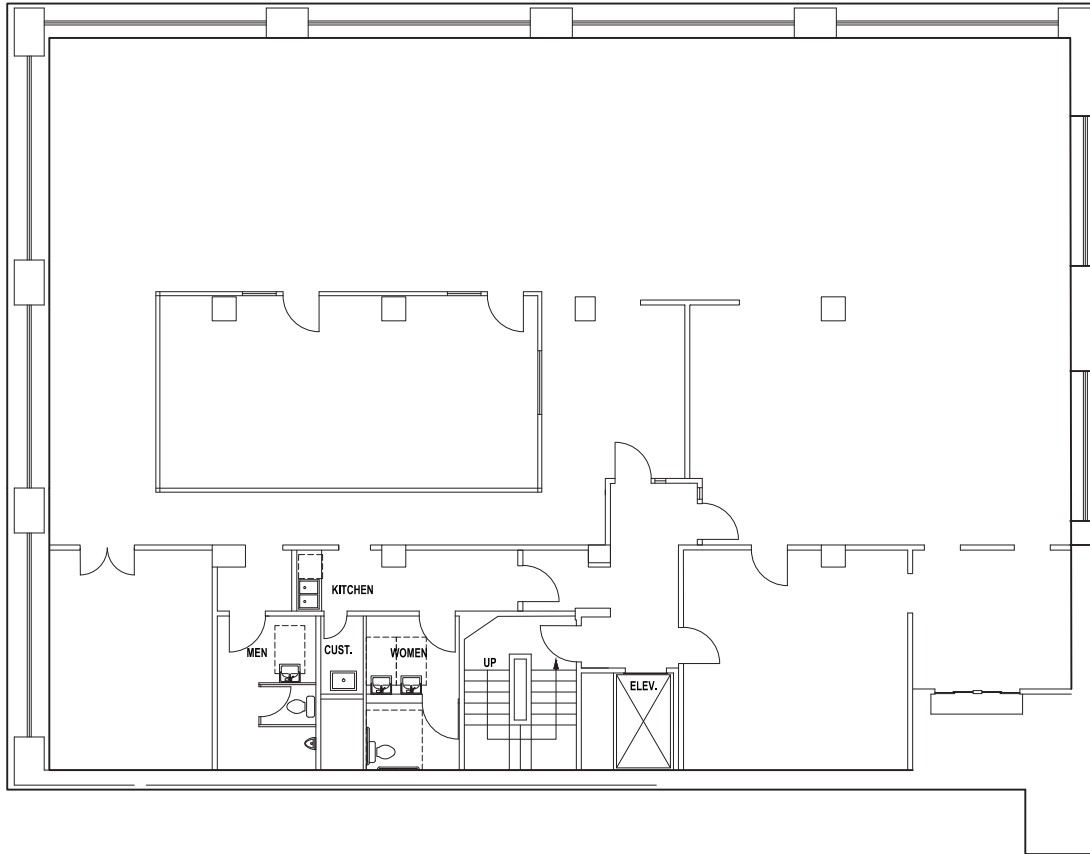


Bike Score
100



SUITE 200 | +/-5,114 RSF

- Full floor suite with 16' ceiling height
- XL windows with downtown views and glass on three sides
- Private restrooms, two private offices, and two conference rooms
- Kitchenette



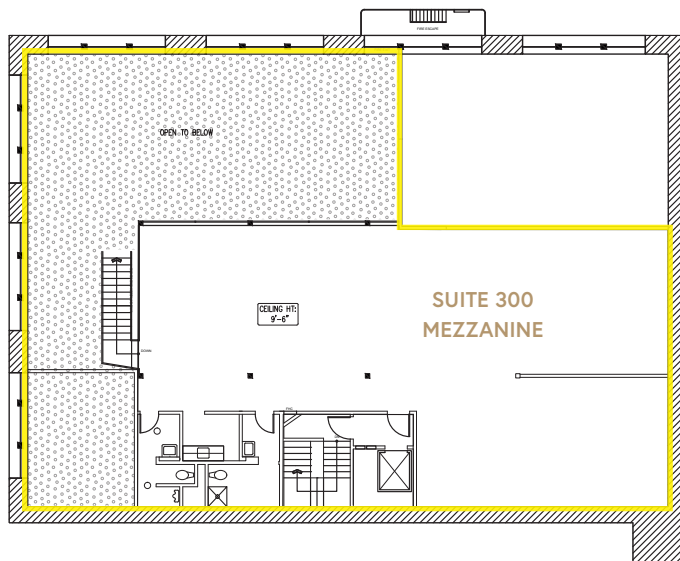
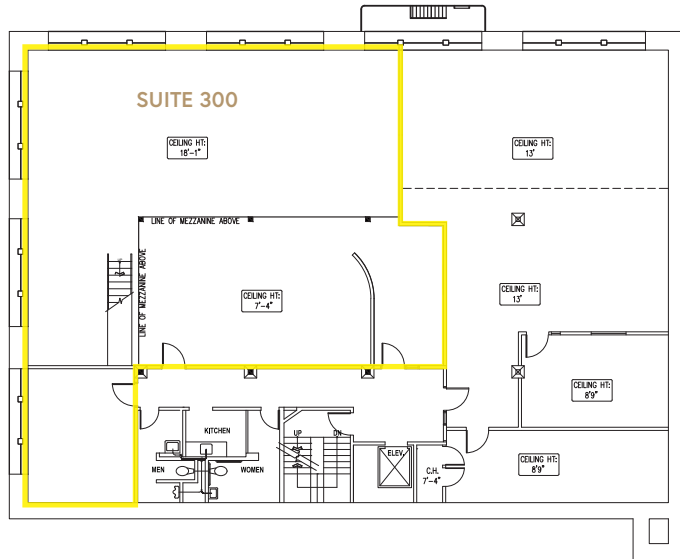
THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

SUITE PHOTOS
COMING SOON



SUITE 300 | +/-5,371 RSF

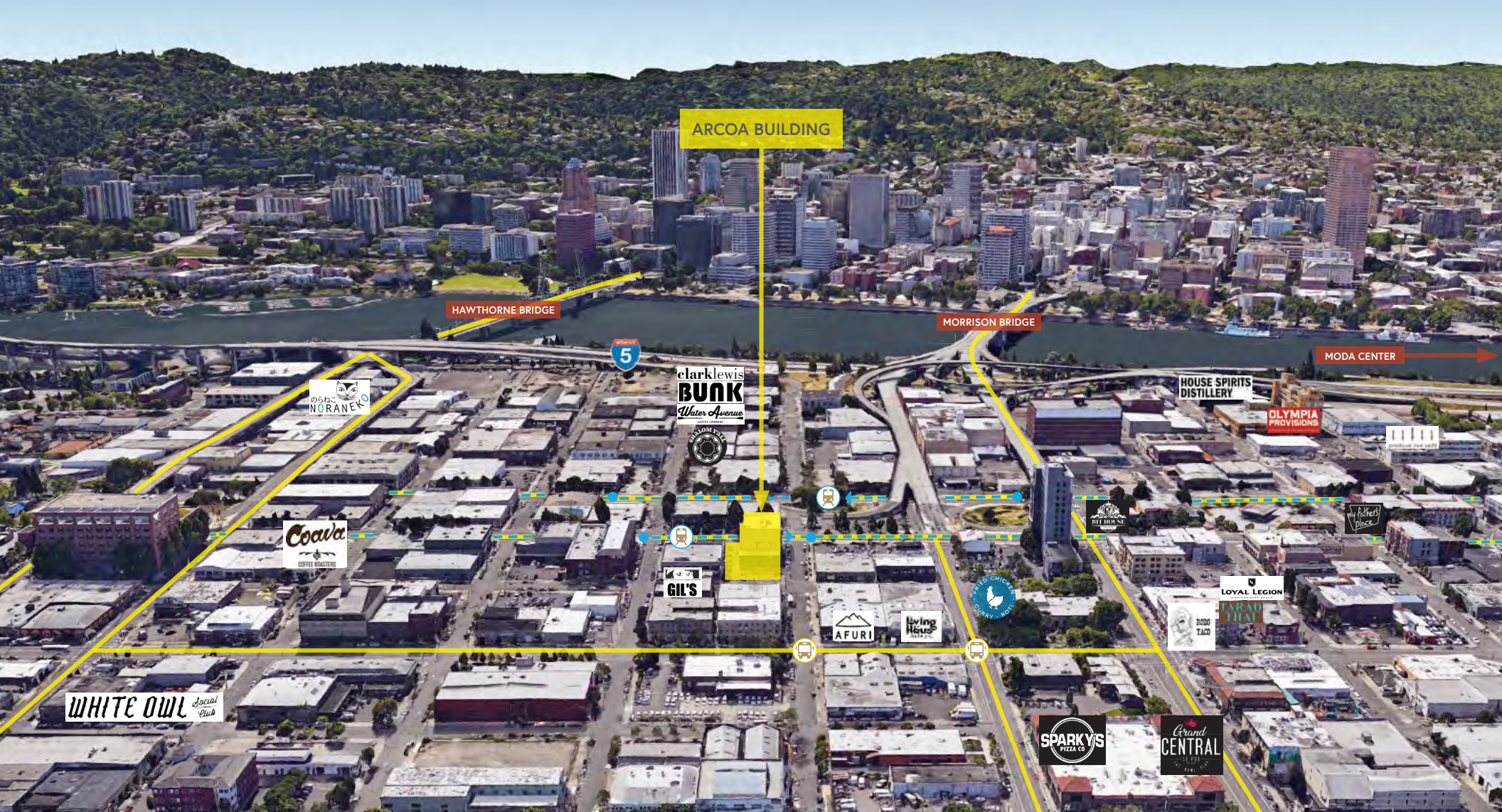
- 18' ceiling height
- Mezzanine with internal staircase
- XL windows with downtown and river views
- Large conference room
- Kitchenette



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ARCOA BUILDING

HAWTHORNE BRIDGE

MORRISON BRIDGE

MODA CENTER

clarklewis
BUNK
Water Avenue

HOUSE SPIRITS
DISTILLERY

OLYMPIA
PROVISIONS

のらに
NORANEKO

Coava
COFFEE ROASTERS

GIL'S

AFURI

Living
Haus

PERD CHICKEN
COURRY & CO.

BUT HOUSE

LOYAL LEGION

ROAD
TACO

WHITE OWL Social
Club

SPARKY'S
PIZZA CO.

Grand CENTRAL
BREWERY

Poltergeist
place