

OFFICE SPACE FOR SUBLEASE

# WATERMARK

4380 S MACADAM AVENUE, PORTLAND, OR 97239

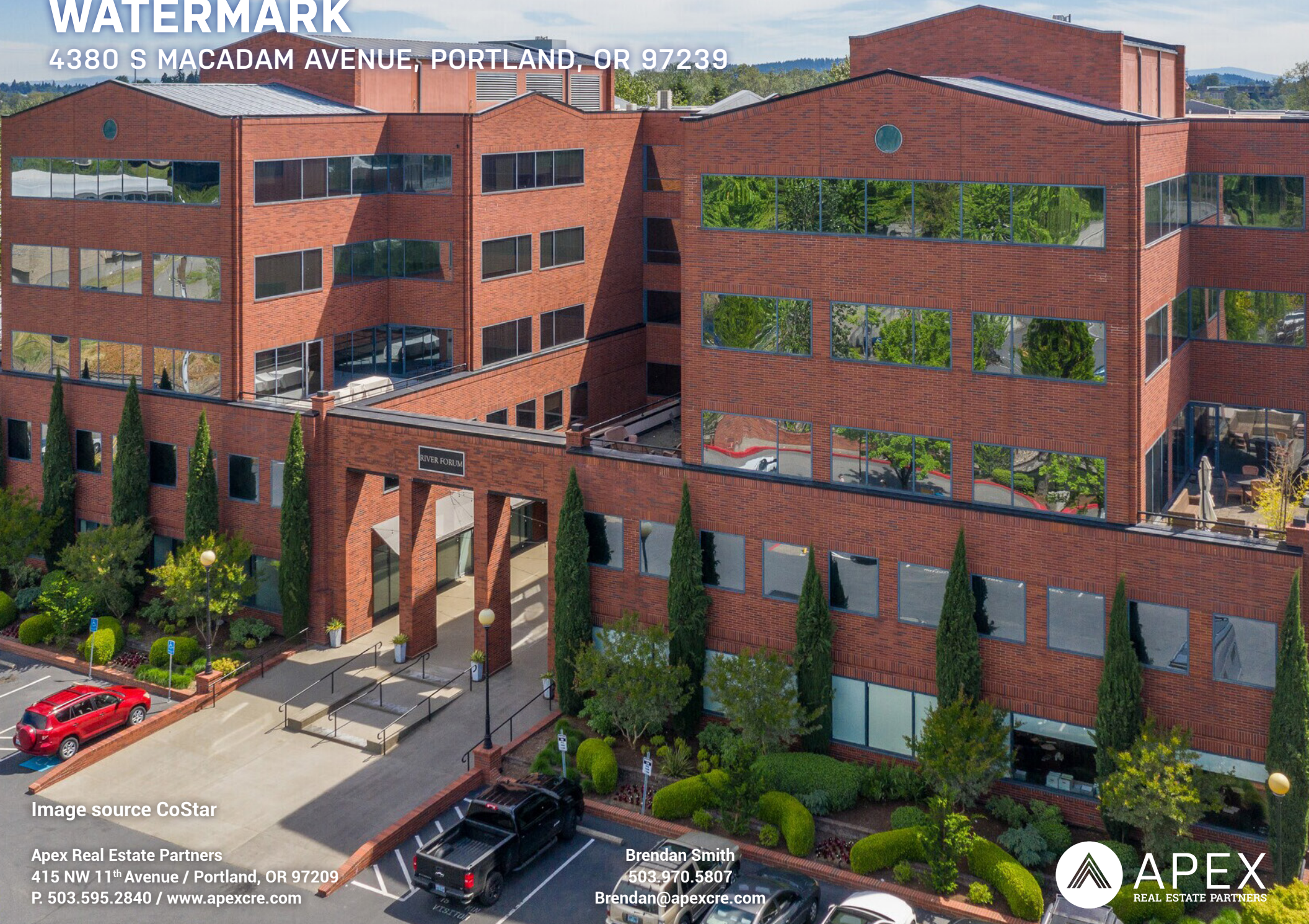


Image source CoStar

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**APEX**  
REAL ESTATE PARTNERS



# MODERN OFFICE



Suite 150/185 ± 3,151 RSF



Asking rate \$36.00/RSF Full Service Gross



Move-in ready space with high-quality, turnkey build-out



Flexible layout with a large, open work area, conference room, and private offices



Bright breakroom with immediate access to the outdoor patio, courtyard, and seating area



Ample window lines and glass relites allow for abundant natural light throughout



The property offers on-site amenities including a fitness center, conference room, and lounge



Excellent public transportation access



Prime Johns Landing location, just steps from a variety of restaurants and retailers



Covered parking ± 3/1,000 SF



Sublease expires June 1, 2029



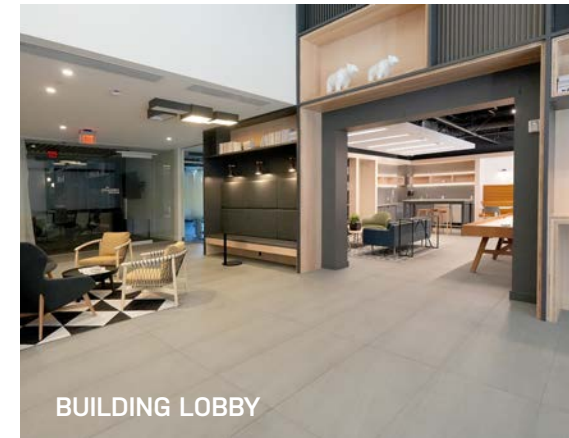
BREAKROOM



OPEN WORKSPACE



WORK ROOM



BUILDING LOBBY

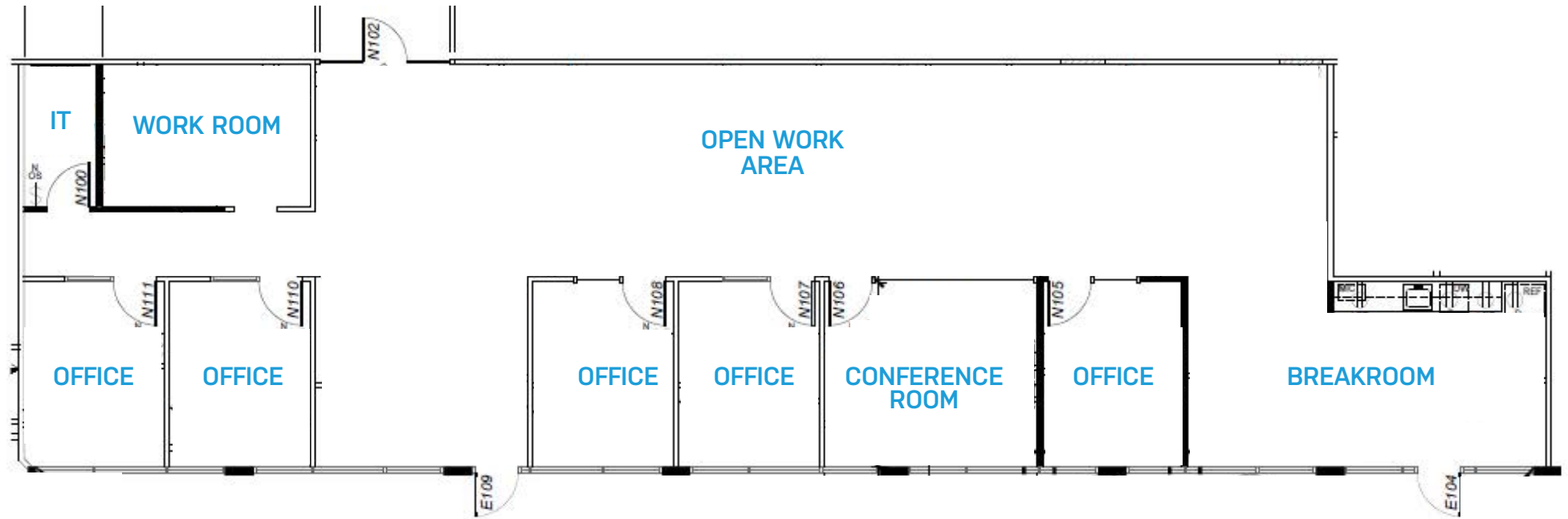


OFFICE



OUTDOOR COURTYARD & LOUNGE AREA

# ± 3,151 RSF AVAILABLE





# CONVENIENT LOCATION



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