



# FOR LEASE

## EAST BANK LOFTS

537 SE ASH STREET  
PORTLAND, OR 97214

SUITE 205 +/-2,926 RSF  
SUITE 302-304 +/-4,348 RSF  
SUITE 308 +/-1,260 RSF

RATE: \$19/RSF NNN

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LICENSED IN OREGON, WASHINGTON, AND TEXAS



The East Bank Lofts offers light-filled creative office space in a converted 1912 industrial building. Exposed brick and heavy timber beams provide an authentic and appealing aesthetic.

## LOCATION

Be a part of the exploding Central Eastside Industrial District, in close proximity to bars, restaurants, and creative peers. Walking distance to downtown, the Burnside Bridgehead, the Goat Blocks, and much more.

## HIGHLIGHTS

- Historic building with some seismic upgrades
- Common area conference room
- Tenant bike parking
- On-site storage available
- Operable windows
- Abundant natural light
- Kitchenettes in select suites
- On-site coffee shop and restaurant
- Abundant neighborhood amenities
- Secured parking available (call for pricing)
- Wired with fiber optic cable

**Historic building  
with some  
seismic upgrades**

**Common area  
conference room**

**Tenant bike parking**

**On-site storage  
available**

**Secured parking  
available**



Walk Score

**91**



Transit Score

**77**



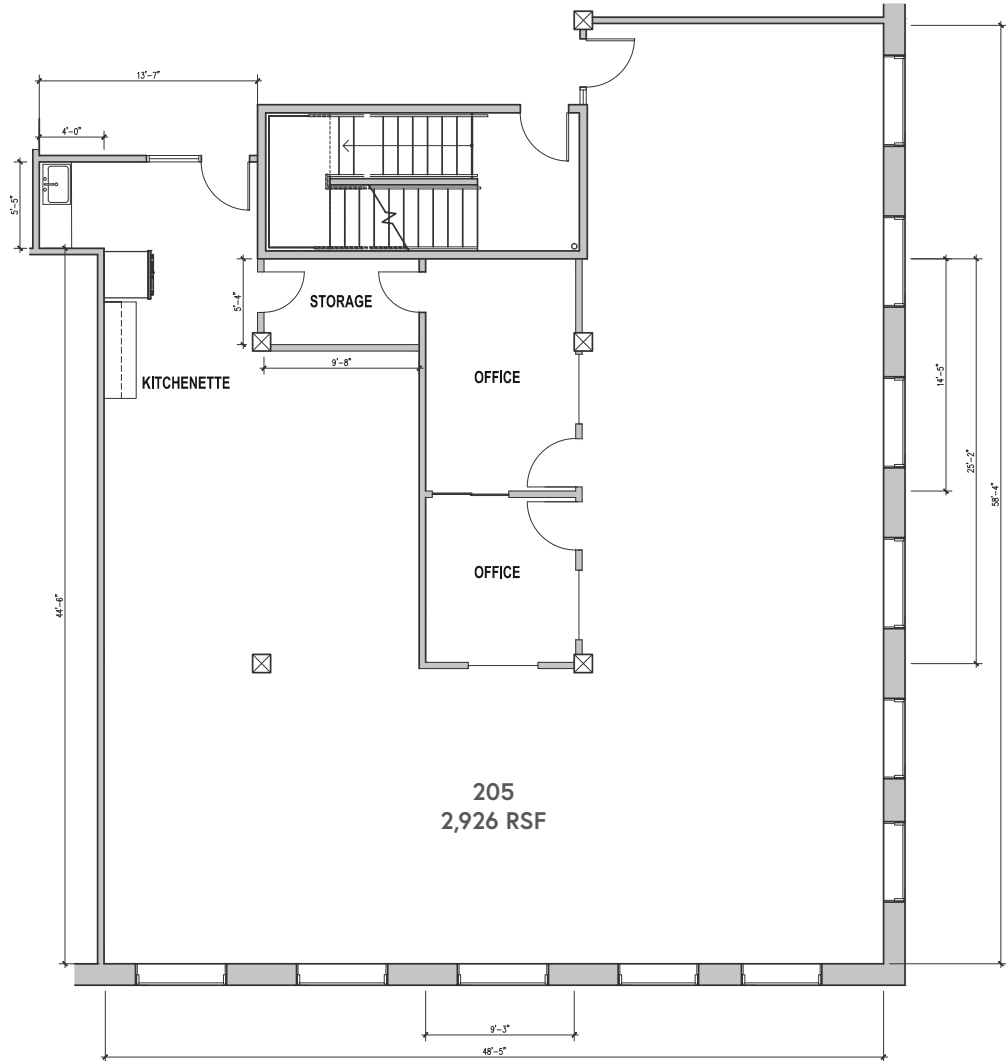
Bike Score

**97**



## SUITE 205 | +/-2,926 RSF

- Corner suite with abundant light and views
- Two private offices
- Storage room
- Kitchenette



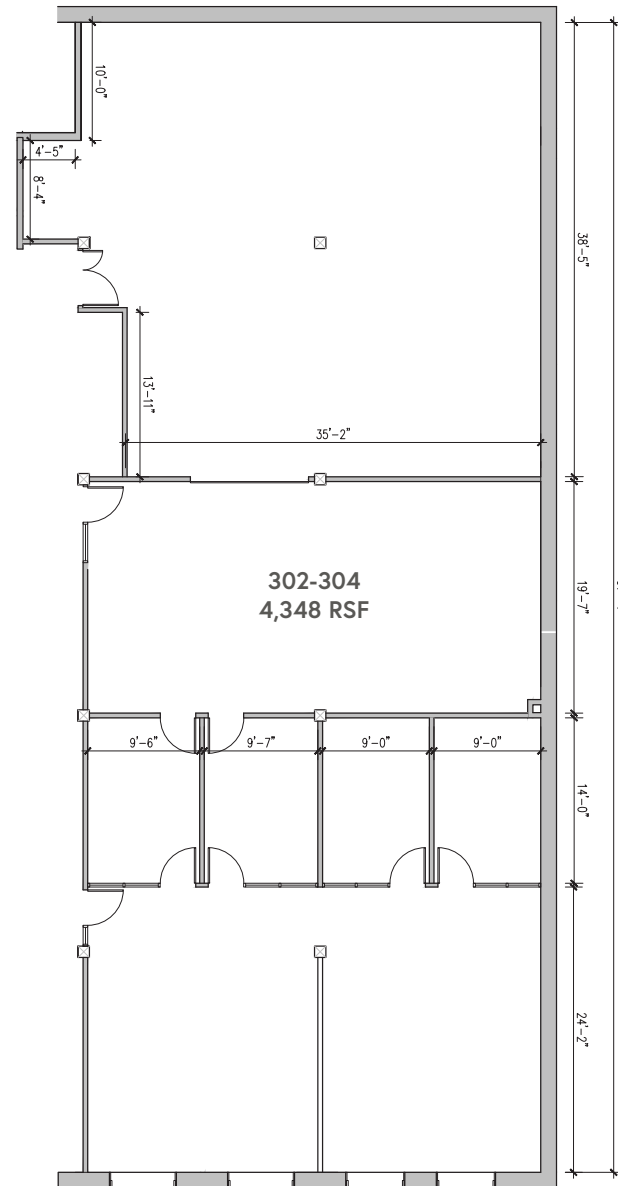
THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

## SUITE 302-304 | +/-4,348 RSF

- 4 private offices
- Open creative layout
- Tenant improvement allowance available



SUITE PHOTOS  
COMING SOON

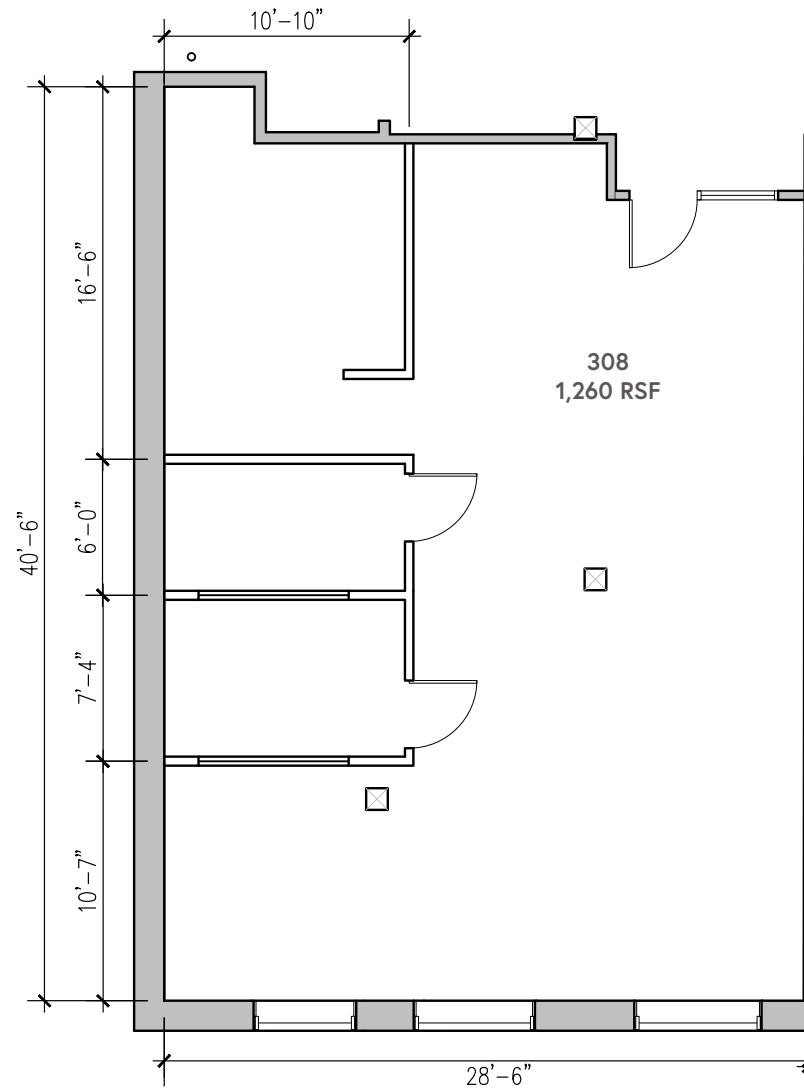


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## SUITE 308 | +/-1,260 RSF

- Highlights
- Large south-facing windows
- Downtown views
- Open plan with divider walls
- Hardwood floors and exposed brick and beams



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OREGON  
CONVENTION CENTER

MODA CENTER

PARKING

LLOYD CENTER

DOWNTOWN PORTLAND

BURNSIDE BRIDGE

PARKING

RANGER

EASTSIDE  
EXCHANGE

KUU

BAG

C'EST SI BON

DIMOS  
PIZZA

BOSSANOVA  
BALLROOM

WURST

SIZZLE PIE

KINBOSHI  
RAMEN

DIRTY  
PRETTY

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EAST BANK LOFTS

ON-SITE AMENITIES

Presley Poe's  
GOLD STUDIOS

EXQUISITE  
CREATURES

Coffee Shop

bare  
BEAUTY

J & M Cafe

J & M Cafe

J & M Cafe