



The CARRIAGE HOUSE

Portland, Oregon

The Carriage House is a classic vintage 1920's Central Eastside Portland industrial building. Renovated and upgraded with modern amenities to provide flexible size spaces for retail, office, creative and maker users.

For Lease—
1015 SE WOODWARD STREET
Small Suites of 500 SF, up to Entire Building of 20,000 SF Available

This Vintage Central Eastside Industrial Building is being elegantly restored. This will provide a wide range of spaces for your business or organization to take your ideas and skills to the next level.

DESIGN, CREATE, BUILD, MAKE, GROW AND PROSPER

Portland is a home and an attraction for all sorts of skilled thinkers, creators, inventors, makers, builders, artists, entrepreneurs and doers who take old ideas and products and make them better and more applicable or come up with new ideas, creations and services that the world wants and needs. The Carriage House is a place where all of this can happen.

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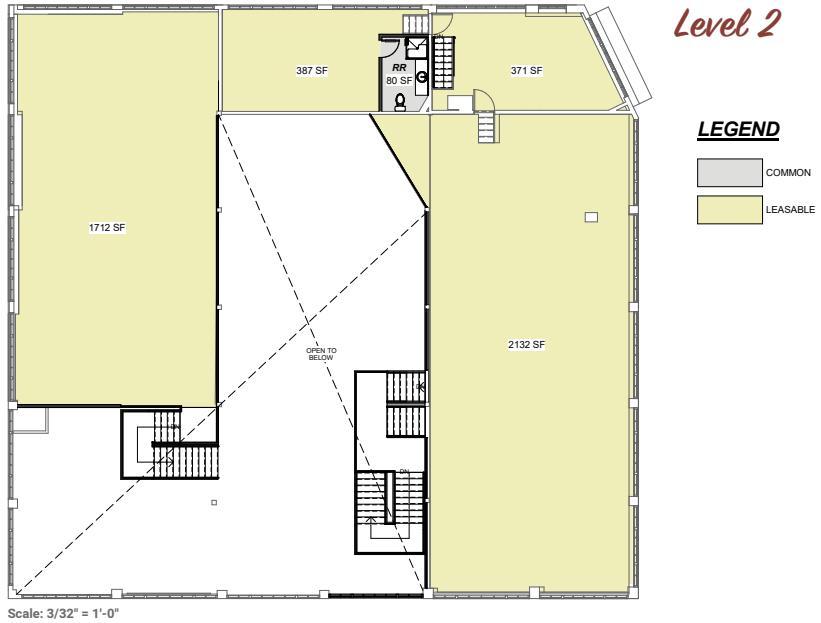
Trade Area Aerial



Carriage House Interior Improvements Under Construction!



Level 2



Improvements are underway!
New stairways to Mezzanine areas,
ADA Bathrooms, Paint, Polished
Concrete Floors, Selected Windows
Replaced, Entrances and More!

19,500 SF total building size

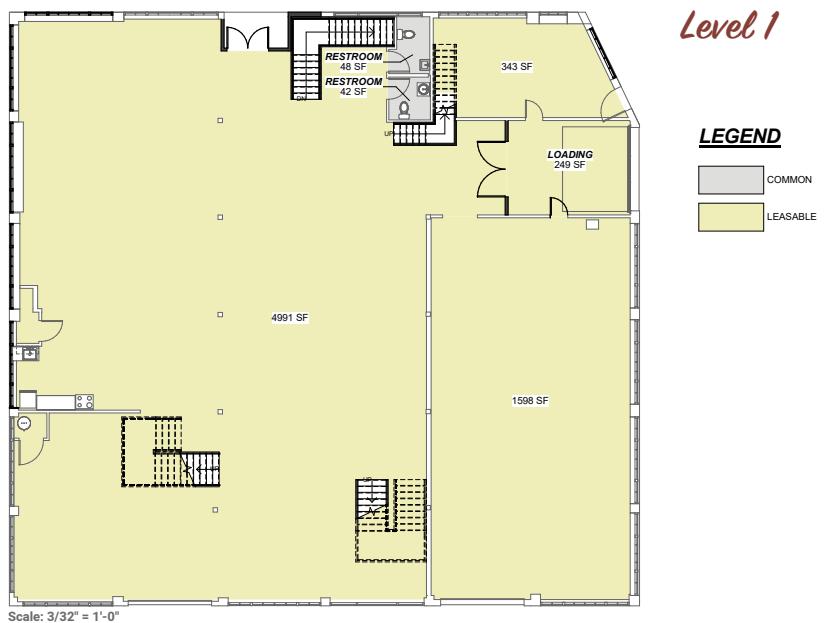
7,100 SF basement

7,630 SF level 1

4,760 SF mezzanine

Rates: \$1.25 - \$1.75 PSF, Gross. Rate depends on size and location of space.

Level 1



Located One Block off SE Powell and McLoughlin with excellent access to the Downtown Core and I-5.

Tons of natural light with clearstory windows.

20' vaulted ceilings into common areas.

3-Phase Power available.

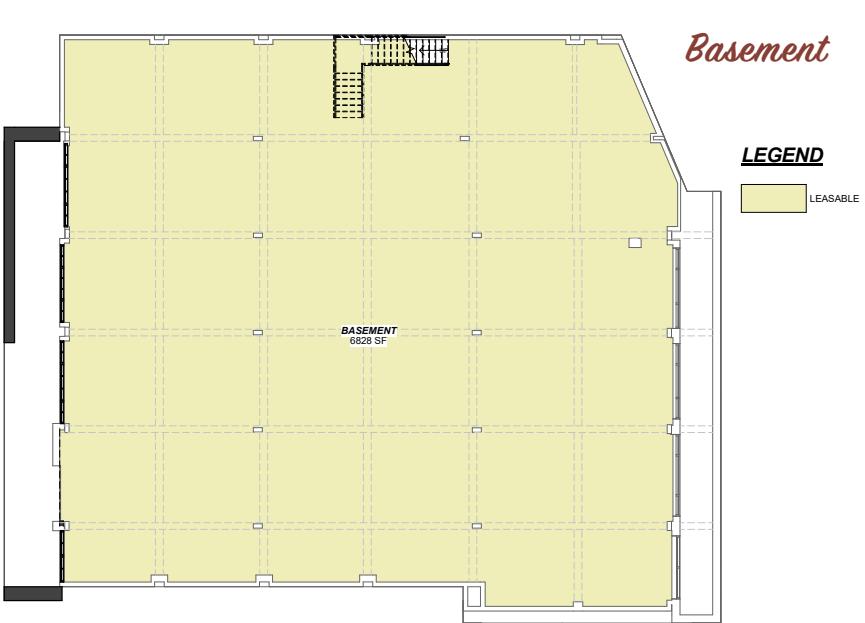
Extensive parking available adjacent to building.

Available June 2022

All spaces have individual, separate mini-split heat and air conditioning units.

Extensive common areas with phone rooms/common conference rooms.

Basement



Central Eastside at a glance...

LARGE
TECHNOLOGY COMMITMENTS:
APPLE-30,000 SF
AUTODESK-100,000 SF

22,000 JOBS
1,100 BUSINESSES
"MOST ROBUST
EMPLOYMENT HUB IN
PORTLAND"
PROSPER PORTLAND

2,000
JOBS ADDED
SINCE 2012

1,000,000 SF
OF NEW OFFICES

OVER
1 \$Billion
IN NEW
DEVELOPMENT
FROM
2010-2021

LOWEST
VACANCY RATE
IN CITY FOR
OFFICE/INDUSTRIAL

4,600
APARTMENTS
BUILT
SINCE 2012

Central Eastside



The Central Eastside is undergoing a steady and sustained renaissance mixing the boundless energy of technology, design, engineering, food/beverage and makers and creators of all types to quickly become one of most dynamic and emergent commercial neighborhoods on the West Coast. Having added over 2000 jobs in the last 6 years to 15,000 who already live, work, create, build and innovate, the Central Eastside is full of potential and just hitting its stride. With 3000 new apartments and 500,000 SF office and creative space completed or under construction it is place of phenomenal opportunity.



Portland's Central Eastside is the place to be. Paying homage to its industrial roots and smartly using its vintage warehouse building stock mixed with cutting edge and eclectic new development, the Central Eastside is attracting some of the best and brightest (and more fun) aspects of the creative class. It would be hard to find more diverse mix of entrepreneurship, culture and energy in such a compact and accessible area of a major city.

-New York Times 2017.

