

NORTHEAST THIRD AVENUE  
Nº123  
**EASTSIDE  
EXCHANGE**  
BUILT 1925  
PORTLAND, OREGON 97232



# PREMIER CREATIVE OFFICE SPACE FOR LEASE

123 NE THIRD AVE | PORTLAND, OR

BEAM Development  
hans@beamdevelopment.com  
503-313-3528

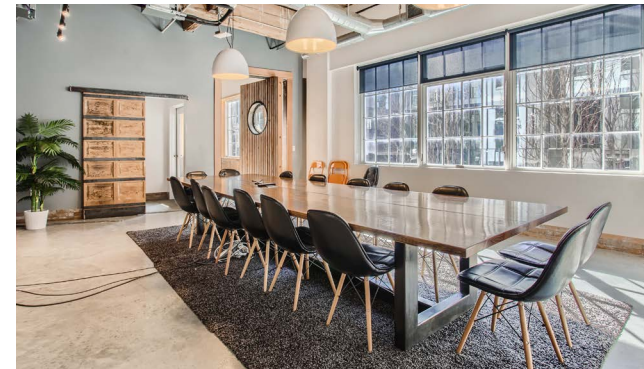
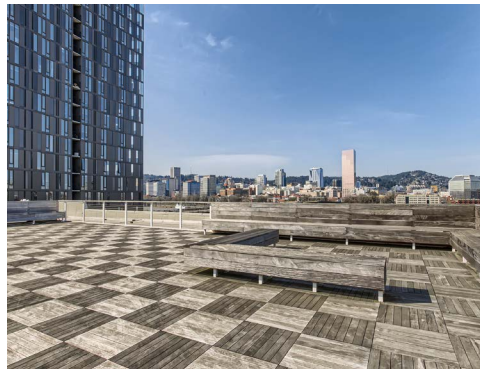
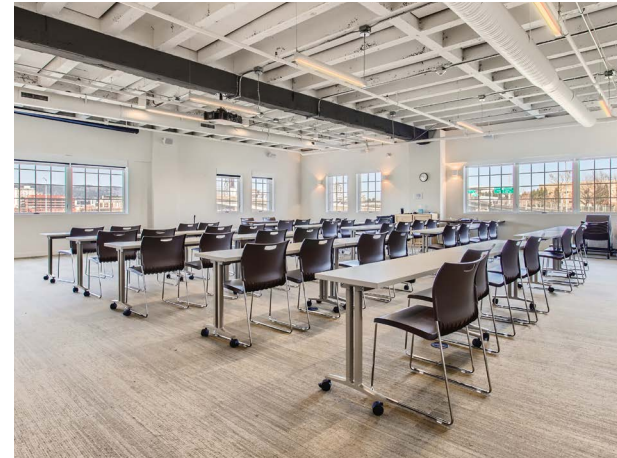


**BEAM**



NORTHEAST THIRD AVENUE  
No 123  
**EASTSIDE  
EXCHANGE**  
BUILT 1925  
PORTLAND, OREGON 97232

Located at the confluence of the Willamette River and Burnside Bridge, the **Eastside Exchange** is a blend of historic character, contemporary design, and modern amenities. This LEED Silver-certified building is listed on the National Register of Historic Places and is home to some of Portland's most innovative companies.



Open space with exposed timber ceilings, private offices, event space and conference rooms



Large rooftop deck with sweeping city views



Impressive city and river views



± 1.7 /1,000 SF parking with additional street parking



Excellent proximity to restaurants, bars, entertainment & shopping



LEED-Silver certified



Fully seismically upgraded



6 coffee shops within walking distance



Secure indoor bike parking with showers and changing rooms

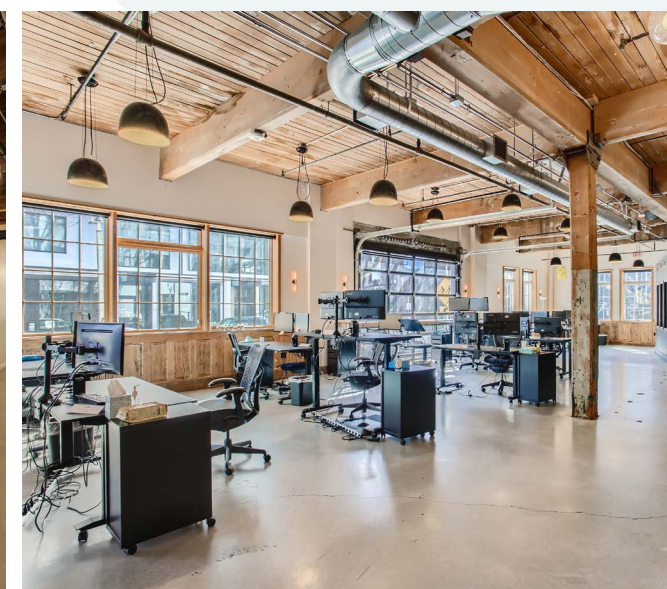
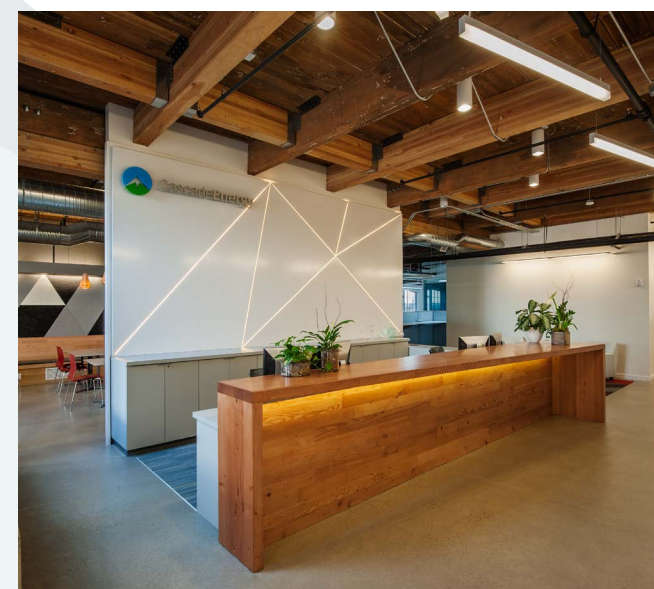
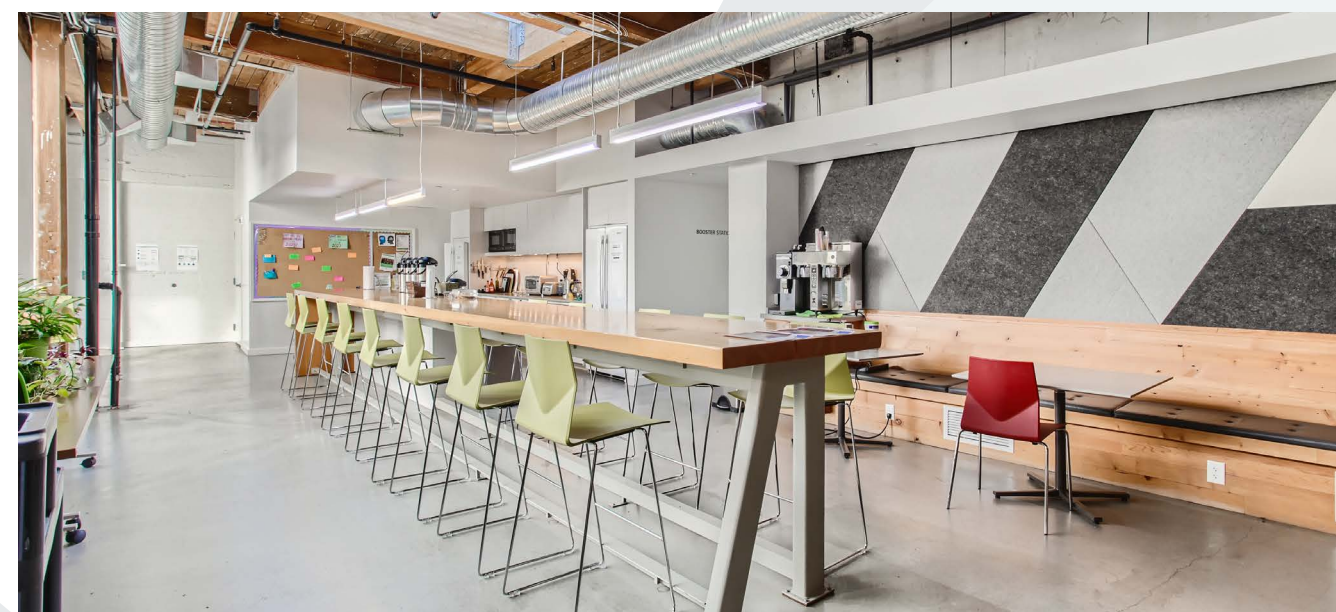


Served by multiple bus lines and the Portland Streetcar



# AVAILABILITIES

|                     |                 |  |
|---------------------|-----------------|--|
| <b>SUITE</b><br>450 | LEASED          | Top floor opportunity with amazing views of downtown.                              |
| <b>SUITE</b><br>307 | 2,129 RSF       | Third floor opportunity. Reception, glass-walled conference rooms, and kitchenette |
| <b>SUITE</b><br>012 | 932 - 1,874 RSF | Lower-level opportunity with dedicated entrance and direct loading/overhead door   |





# A NEIGHBORHOOD WITH IT ALL



## OFFICE TENANTS

- |                             |                  |                         |                         |
|-----------------------------|------------------|-------------------------|-------------------------|
| 1 Autodesk                  | 7 Centrl Office  | 13 Hacker               | 19 Poached Jobs         |
| 2 Laundry Service           | 8 Holst          | 14 Simple               | 20 Wolf Water Resources |
| 3 Viewpoint                 | 9 Graybox        | 15 Splash Worldwide     | 21 Grady Britton        |
| 4 Mackenzie                 | 10 Sortis        | 16 NAU International HQ |                         |
| 5 Laundry Service/Wasserman | 11 Revant Optics | 17 Spaces               |                         |
| 6 R/West                    | 12 Roundhouse    | 18 Liquid Agency        |                         |



## BARS & RESTAURANTS

- |                           |                              |                          |                              |
|---------------------------|------------------------------|--------------------------|------------------------------|
| 1 Wu-Rons                 | 10 Wa Kitchen Kuu            | 20 Produce Row Cafe      | 29 Le Pigeon                 |
| 2 Shalom Y'All            | 11 Hat Yai                   | 21 Wayfinder Beer        | 30 Dimo's Apizza             |
| 3 Kachka                  | 13 Pacific Standard (at Kex) | 22 J&M Cafe              | 31 Rum Club                  |
| 4 Clarklewis Restaurant   | 14 Canard                    | 23 Coava Coffee Roasters | 32 Palomar                   |
| 5 Bunk Bar                | 15 Nong's Khao Man Gai       | 24 Dirty Pretty          | 33 Danwei Canting            |
| 6 Water Avenue Coffee     | 16 Lulu                      | 25 Scotch Lodge          | 34 Coopers Hall              |
| 7 Boke Bowl               | 17 kann                      | 26 Rontoms               | 35 Ladd Taphouse             |
| 8 Labyrinth Forge Brewing | 18 Afuri                     | 27 Sizzle Pie            | 36 Mirakutei Sushi and Ramen |
| 9 Ranger Chocolate Co.    | 19 Olympia Provisions        | 28 White Owl Social Club | 37 Crema                     |



## SHOPPING

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



## HEALTH & BEAUTY

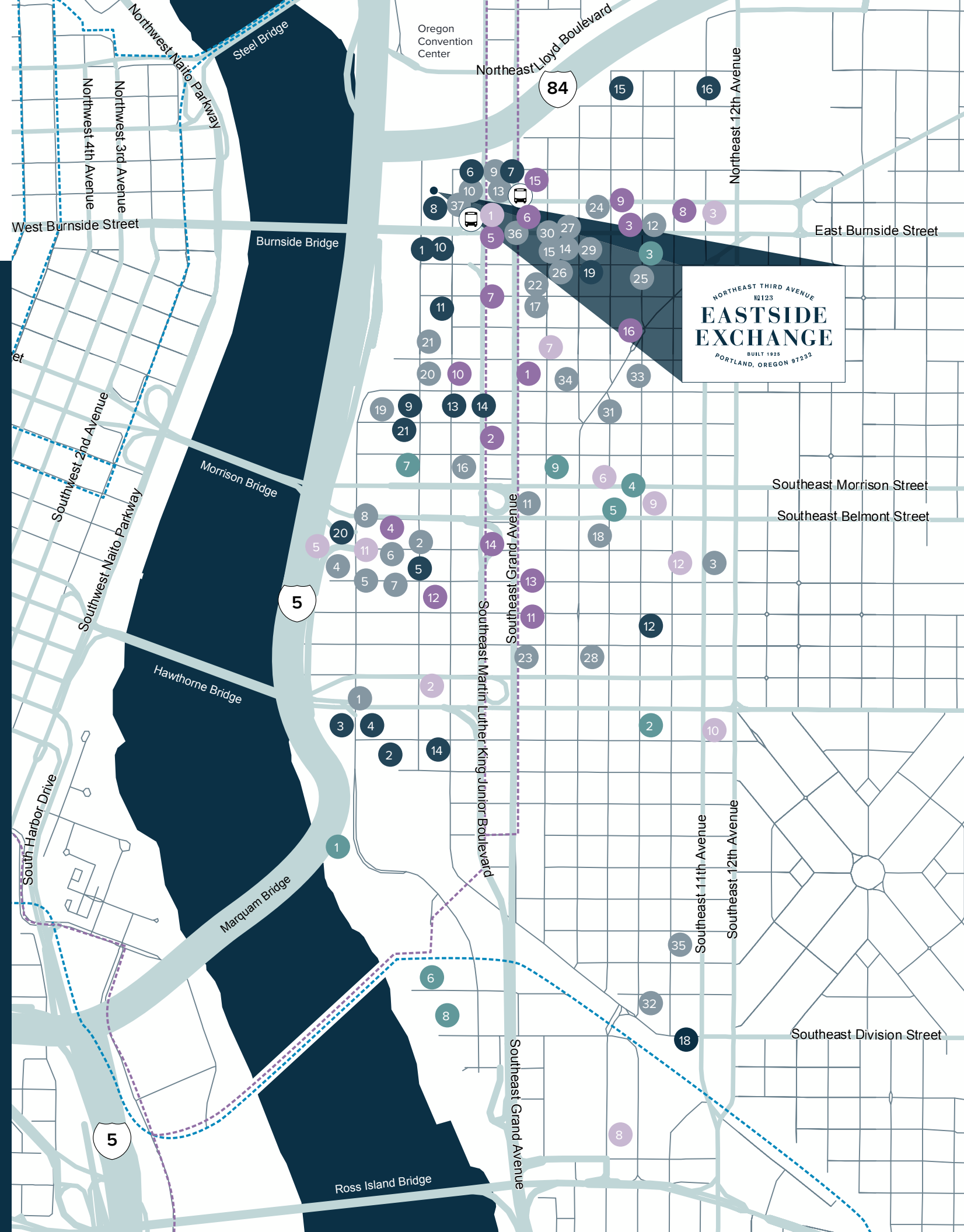
- |                     |                      |                          |                            |
|---------------------|----------------------|--------------------------|----------------------------|
| 1 Knot Springs      | 4 Bridgetown Fitness | 7 Moda Yoga              | 10 Tempo Cycling & 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           |                      |                         |                     |

STREETCAR - - -  
MAX LIGHT RAIL - - -





NORTHEAST THIRD AVENUE  
NO 123  
**EASTSIDE  
EXCHANGE**  
BUILT 1925  
PORTLAND, OREGON 97232



123 NE THIRD AVE | PORTLAND, OR

BEAM Development  
[hans@beamdevelopment.com](mailto:hans@beamdevelopment.com)  
503-313-3528



**BEAM**

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle IP, Inc. All rights reserved.