



ELECTRIC
BLOCKS



**Five buildings to
inspire them all.**





Five buildings, one campus to inspire them all.

A network of five flexible buildings in Portland's Central Eastside, where creativity and innovation flow freely. At the center of a rapidly evolving area, perfectly suited to the needs of visionaries, innovators, and free-thinkers, The Electric Blocks features a flexible and dynamic urban campus of indoor and outdoor spaces, built to flex and pivot as your business needs it.

- 271,100 RSF across 5 buildings
- 5,700 USF of outdoor terraces
- 300+ Parking spaces
- 400+ Secured bike parking spaces
- Campus security and fob access



GROUNDWIRE ELECTRIC BLOCKS

1510 SE Water Ave.
Portland OR 97214

A building with vision.

Groundwire, once a historic railroad depot, is now transformed into a modern, LEED Platinum Certified office building, in Portland's Central Eastside. Groundwire's three-story atrium, sustainable reuse of materials, and functional design strike the perfect balance between innovation and inspiration - a perfect place for forward-thinking businesses.

Fully leased

LEED Platinum Certified with dramatic ceilings and natural light

Radiant slab technology

Highly visible signage opportunities for tenants

Innovative reuse of materials

Won the Energy Trust of Oregon's High-Performance Award

64 secured parking spaces and ample bike parking

Showers, lockers, and access to a fitness center in Nova Building

Murals and artful design throughout

FULLY LEASED



The world headquarters of change-makers.

One of the first large-scale mass-timber buildings in Portland, Nova at the Electric Blocks has always been ahead of the curve. Built to incorporate the graffiti-covered remnants of the old burned-down Taylor Electric warehouse, this modern building is filled with light, art, and inspired businesses working to change the world, and the neighborhood, for the better.

Nova was the tallest heavy timber building in town, right up until everyone else realized how awesome heavy timber buildings are. We're happy to lead when it leads to more sustainable, ethical buildings.

[VIEW FLOOR PLANS](#)

2,112 RSF – 55,887 RSF Available

LEED Gold standard with exposed heavy timber construction

15-foot ceilings

Innovative reuse of materials

5th-floor outdoor terrace with exceptional Portland Skyline views

Fitness center, showers, & lockers

Highly visible signage opportunities for tenants

Nossa Familia Coffee in Lobby

93 secured parking spaces

100+ secured bike parking spaces



SKYLIGHT ELECTRIC BLOCKS

120 SE Clay St.
Portland OR 97214

Enlightened spaces for enlightened minds.

Discover Skylight, a beacon of architectural innovation and workplace synergy. This unique building spans three dynamic levels, offering a sprawling open circular workspace layout. Designed with collaboration and productivity at its core, Skylight boasts an environment filled with natural light, enhancing both well-being and performance. Its art-filled spaces are supported by a highly efficient HVAC system and an eco-friendly cross-laminated timber design. The centerpiece, a breathtaking central atrium, along with all-gender-designed restrooms, epitomizes Skylight's commitment to inclusivity and inspiration. Here, every element converges to foster an atmosphere where teams can excel and unleash their creative potential, making Skylight not just a place of work, but a hub of creativity and collaboration.

19,069 RSF – 38,248 RSF Available

LEED Gold standard exposed heavy timber construction designed with dramatic ceiling heights and natural light

Large rooftop terrace with seating, BBQs, and views

Showers, lockers, and access to fitness center in Nova Building

82 secured parking spaces + ample bike parking



[VIEW FLOOR PLANS](#)

VOLTA

ELECTRIC BLOCKS

1705 SE 3rd Ave.
Portland OR 97214

Calling all visionaries.

Vintage buildings have real character that once destroyed can never be replaced. When we saw the soaring wooden ceilings and exposed trusses of the former warehouse that would one day become Volta, we had to restore it to its former glory- and then some. Volta preserves the original character and accents while bringing in cutting-edge sustainable design and integrated art to create a workspace where bright ideas run wild. It's all in the details:

4,317 RSF Available

LEED Platinum Certified

Net-Zero design with adaptive reuse of materials & preserved timber ceilings

Expansive, operable windows

15' to 20' ceiling heights

HVAC system with MERV 13 Filters

15 secured parking spaces + exterior parking

50 secured bike parking spaces

Showers, lockers, and access to a fitness center in Nova Building



[VIEW FLOOR PLANS](#)

120 MARKET ELECTRIC BLOCKS

120 Market St.
Portland OR 97214

Industrialize your future.

Freestanding 32,748 RSF building including 12,659 RSF of two-story office with exclusive truck court/parking areas

Building Footprint (Shell): 27,554 RSF including 6,679 RSF of first floor office space

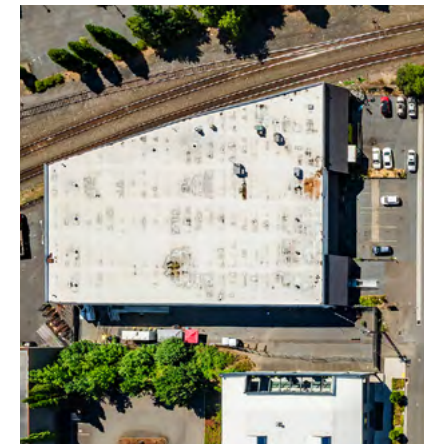
2nd Floor: 5,980 RSF of second floor office space (elevator served)

5 dock high doors and 4 step-van height doors

Exclusive fenced parking area

22' clear height in warehouse area

Full commercial kitchen in second floor office and small walk-in cooler in warehouse



[VIEW FLOOR PLANS](#)

Electricity is in the air once again.

The Central Eastside holds a long history of community-led street art and creative culture in Portland, and although the landscape has changed, we've kept that energy alive through our partnerships and events hosted at the Electric Blocks. Learn more about our art programs, events, and our open-air community street art gallery partnership with the Portland Street Art Alliance called the Taylor Electric Project.

[LEARN MORE HERE](#)



A haven of connectivity.

Nestled amidst a rich blend of businesses, industries, makers, and creatives, the Central Eastside exudes the energy of Downtown while offering an escape from the congestion and limited accessibility. A neighborhood full of character, history, and potential the Electric Blocks' convenient location offers close proximity to the retail and housing hubs of MLK Blvd, Hawthorne, Division, and Belmont Streets — just where you want to be. Within a 10-minute walk you have it all.

45+ Restaurants/bars



10+ Coffee shops



20+ Retail shops



15+ Breweries



Notable neighborhood amenities

On-site

NOSSA FAMILIA COFFEE

THIRD COAST HOT DOGS

LAWLESS BARBECUE

GROUND BREAKER BREWING
GLUTEN-FREE

SHALOM Y'ALL

Wolf's Head
BURGERS & MALTS

WONDERLOVE

Coava

BIRRIERIA PDX
BURRIA ESTILO JALISCO

阿夫利
AFURI

Broker contacts

For office inquires:

Jake Lancaster

Licensed in OR & WA

jake.lancaster@jll.com

503 972 8612

Jessica Ramey

Licensed in OR

jessica.ramey@jll.com

503 972 8604

For industrial inquires:

Mike Malone

Licensed in OR

mike.malone@jll.com

503 972 8609

Philip Pompetti

Licensed in OR

philip.pompetti@jll.com

503 505 7077

