



FOR LEASE

R.J. TEMPLETON BUILDING

9 SE THIRD AVENUE
PORTLAND, OR 97214

RATE: \$19/RSF NNN

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LICENSED IN OREGON, WASHINGTON, AND TEXAS

Standing on the east end of the Burnside Bridge overlooking the Willamette River, R.J. Templeton provides a fresh look at creative office. The building was originally constructed in 1930 and has since changed ownership in 2012 with renovations that followed. A mix of great views with a unique location, R.J. Templeton is among the buildings pioneering a path of creative office in east Portland. With numerous amenity options in the immediate vicinity, the building offers an exclusive opportunity for its tenants.

LOCATION

The Burnside Bridgehead has undergone a dramatic transformation over the past five years. With the addition of tenants such as Autodesk and CENTRL Office, neighborhood amenities in the area continue to blossom. The R.J. Templeton Building has numerous nearby food, drink, and entertainment options, and multiple modes of public transportation.

Accessibility is key driver for successful businesses. The R.J. Templeton Building has easy access to the Burnside Bridge and I-84 and public transportation options abound. Four buses and two streetcar lines all have stops within one block of the building.

HIGHLIGHTS

- Abundant light, large windows, high ceilings
- Bike storage
- Refinished wood flooring and exposed brick
- Immediate access to transit
- New renovations completed in 2014
- Shower facilities
- After hours access and secured entrance

Abundant Light, Large Windows, High Ceilings

Bike Storage

Renovated in 2014

Shower Facilities



Walk Score
81



Transit Score
82



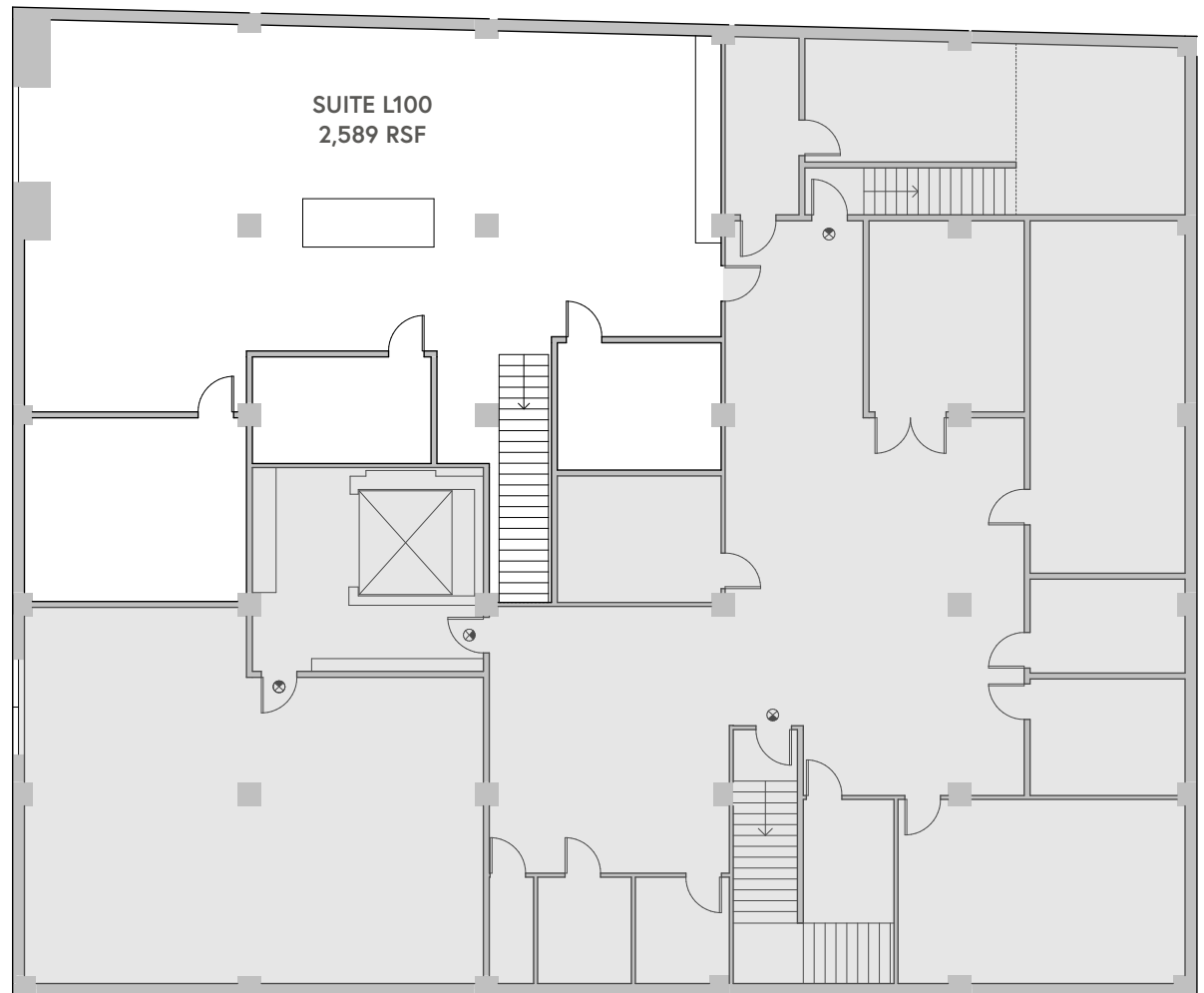
Bike Score
99



THE R.J. TEMPLETON BUILDING

SUITE L100 | +/-2,589* RSF

- Mix of open and private spaces
- Turnkey condition
- Large west-facing windows provide excellent light



LOWER LEVEL

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

*CAN BE COMBINED WITH SUITE 100 VIA INTERNAL STAIRCASE FOR 7,427 RSF

THE R.J. TEMPLETON BUILDING

SUITE 100 | +/-4,838* RSF

- Mix of open space and private offices
- Kitchenette
- Conference room and built-in reception
- Large west-facing windows provide excellent light
- High ceilings



FIRST FLOOR

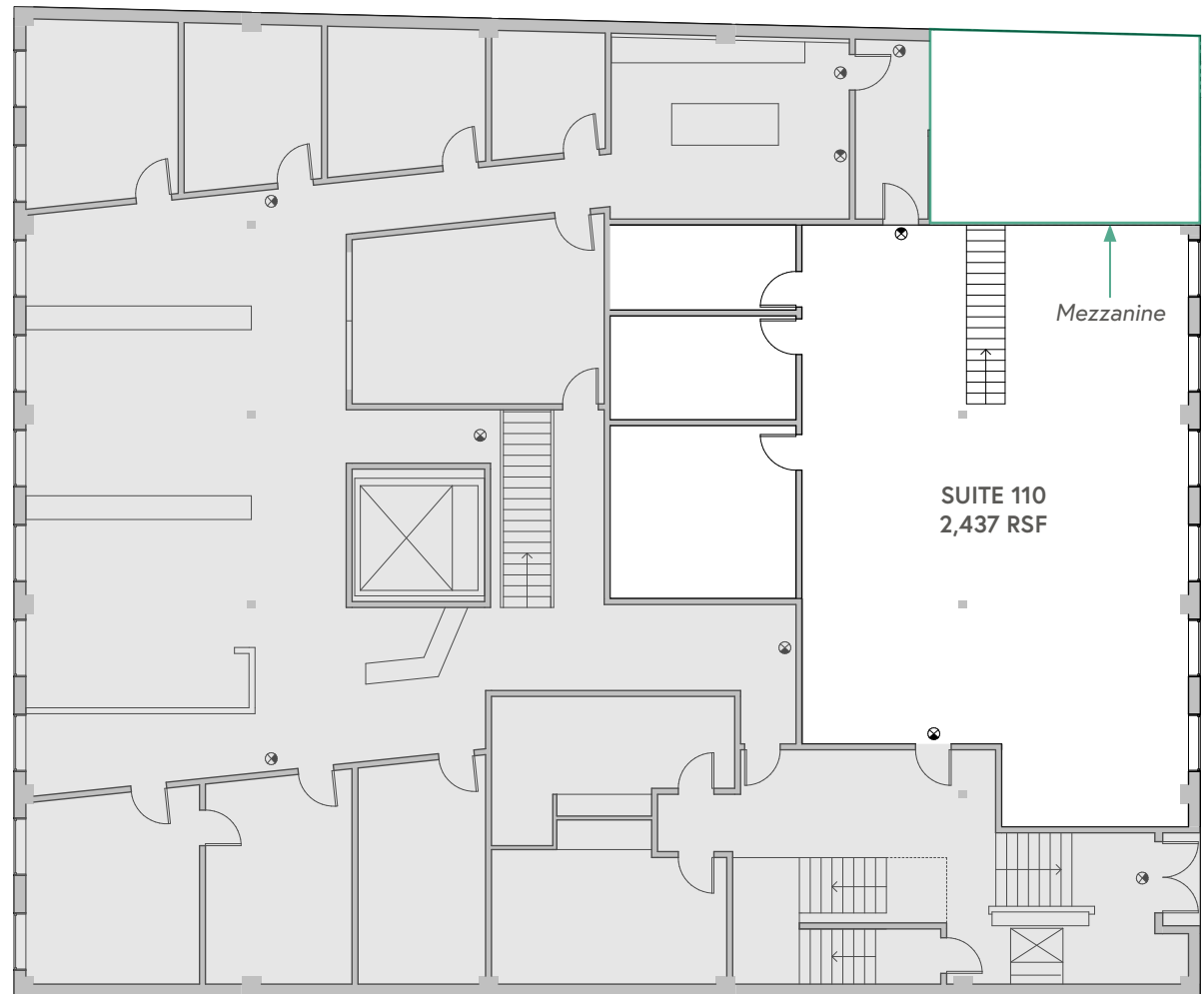
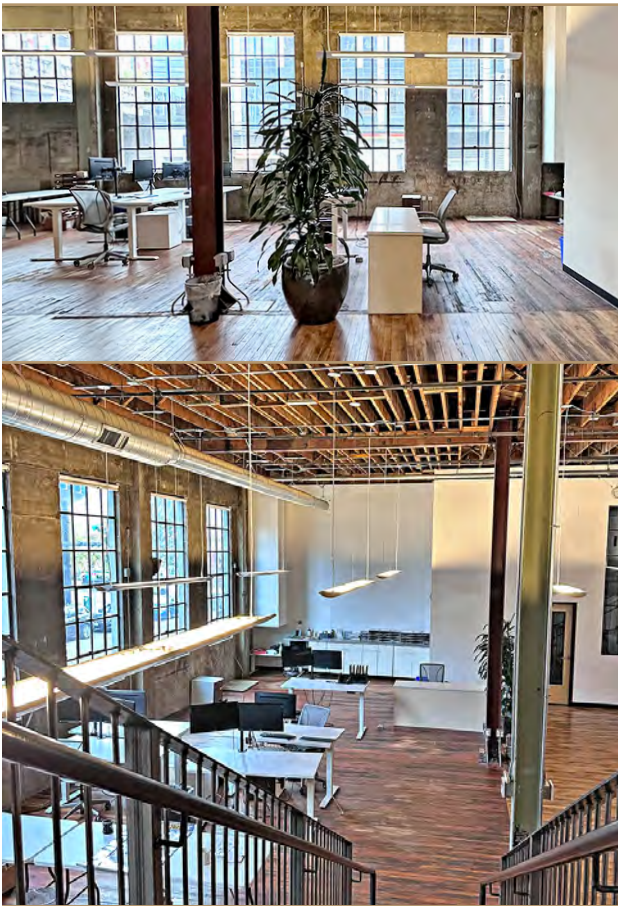
THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

*CAN BE COMBINED WITH SUITE L100 VIA INTERNAL STAIRCASE FOR 7,427 RSF

THE R.J. TEMPLETON BUILDING

SUITE 110 | +/-2,437 RSF

- Extra large east-facing windows
- High ceilings
- Two flex offices and mezzanine
- Kitchenette



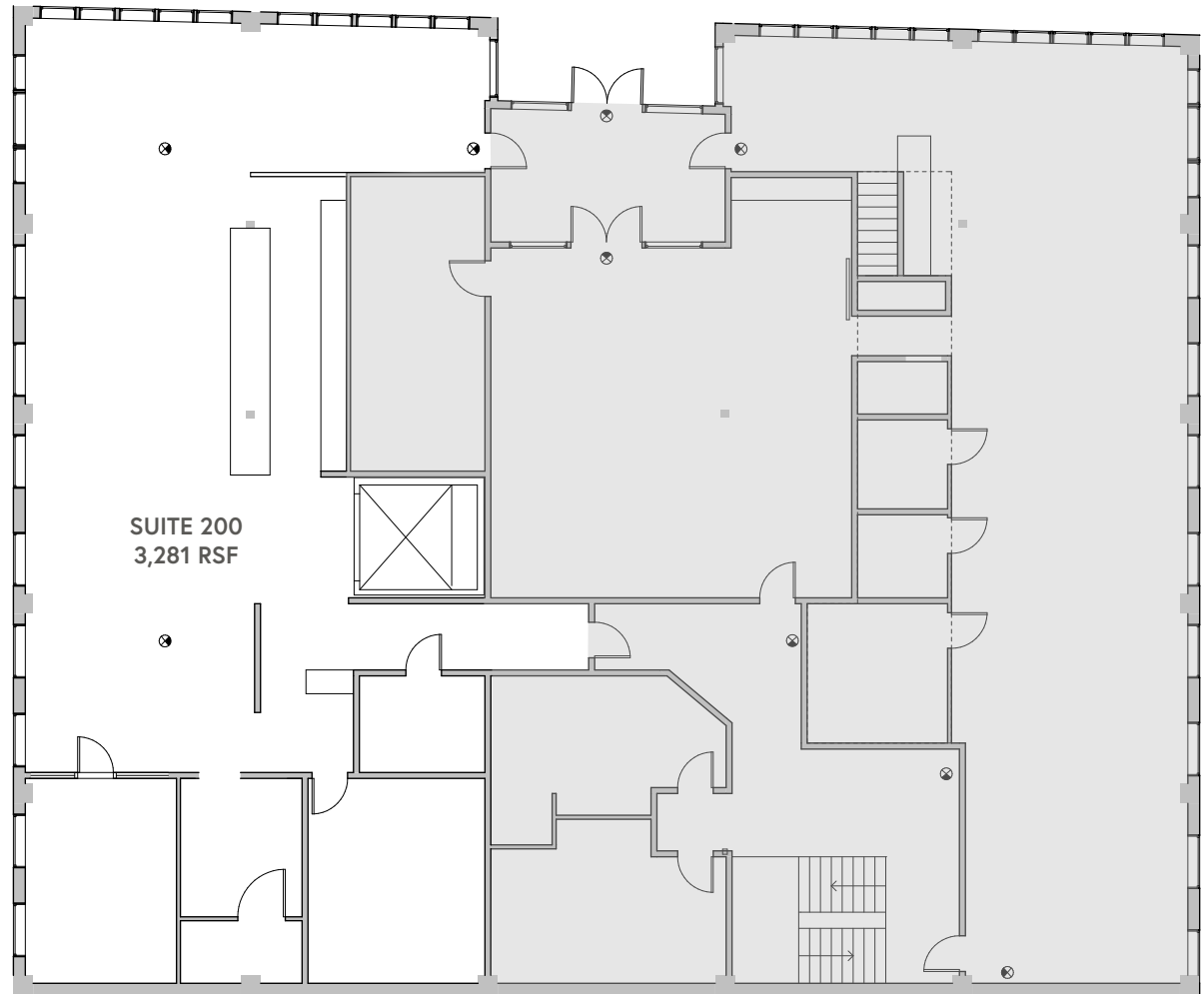
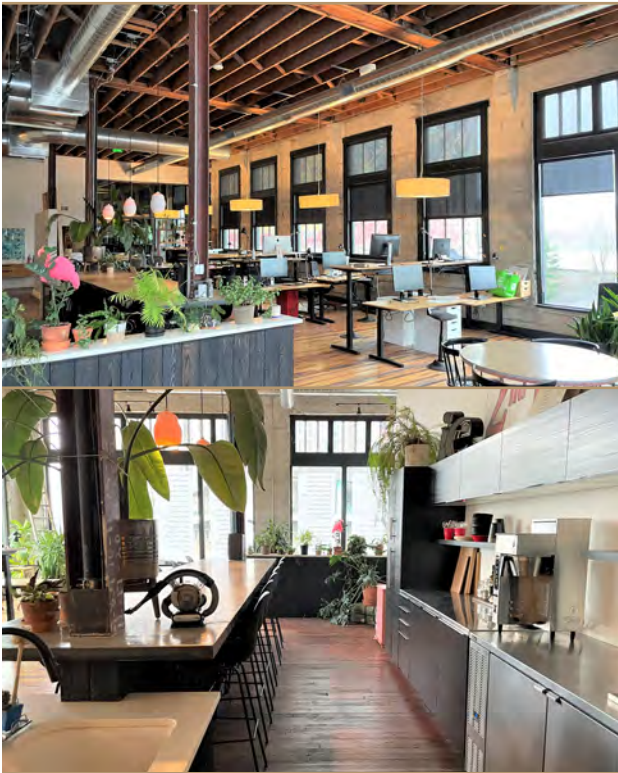
FIRST FLOOR

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THE R.J. TEMPLETON BUILDING

SUITE 200 | +/-3,281 RSF

- Expansive window line with views of downtown, the Willamette River, and the Burnside Skate Park
- Large kitchenette and bar
- Two private / flex offices
- Two conference rooms
- Secret passageway to loft



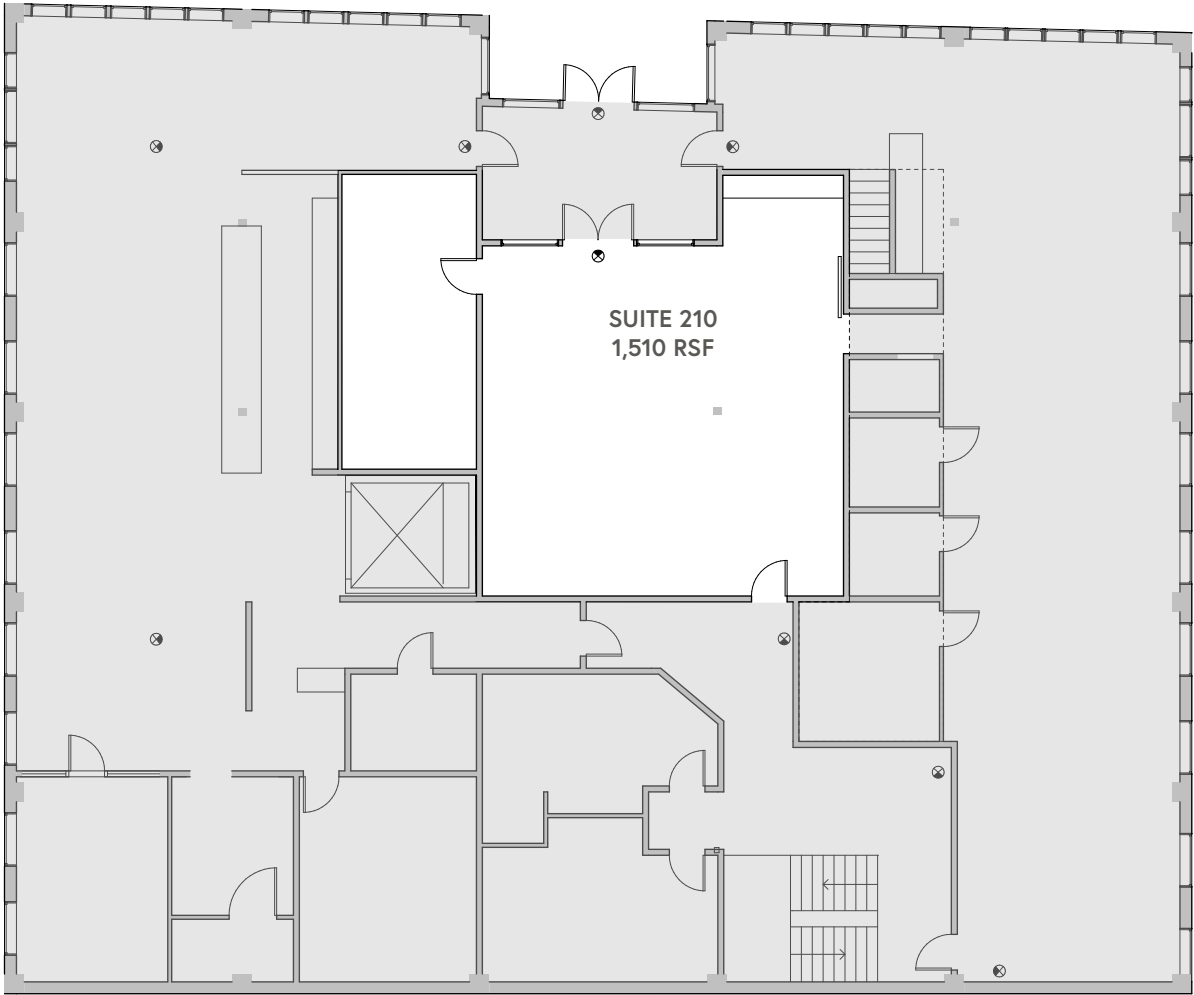
SECOND FLOOR

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THE R.J. TEMPLETON BUILDING

SUITE 210 | +/-1,510* RSF

- Open plan
- Efficient layout
- Conference room
- Kitchenette
- High ceilings



SECOND FLOOR

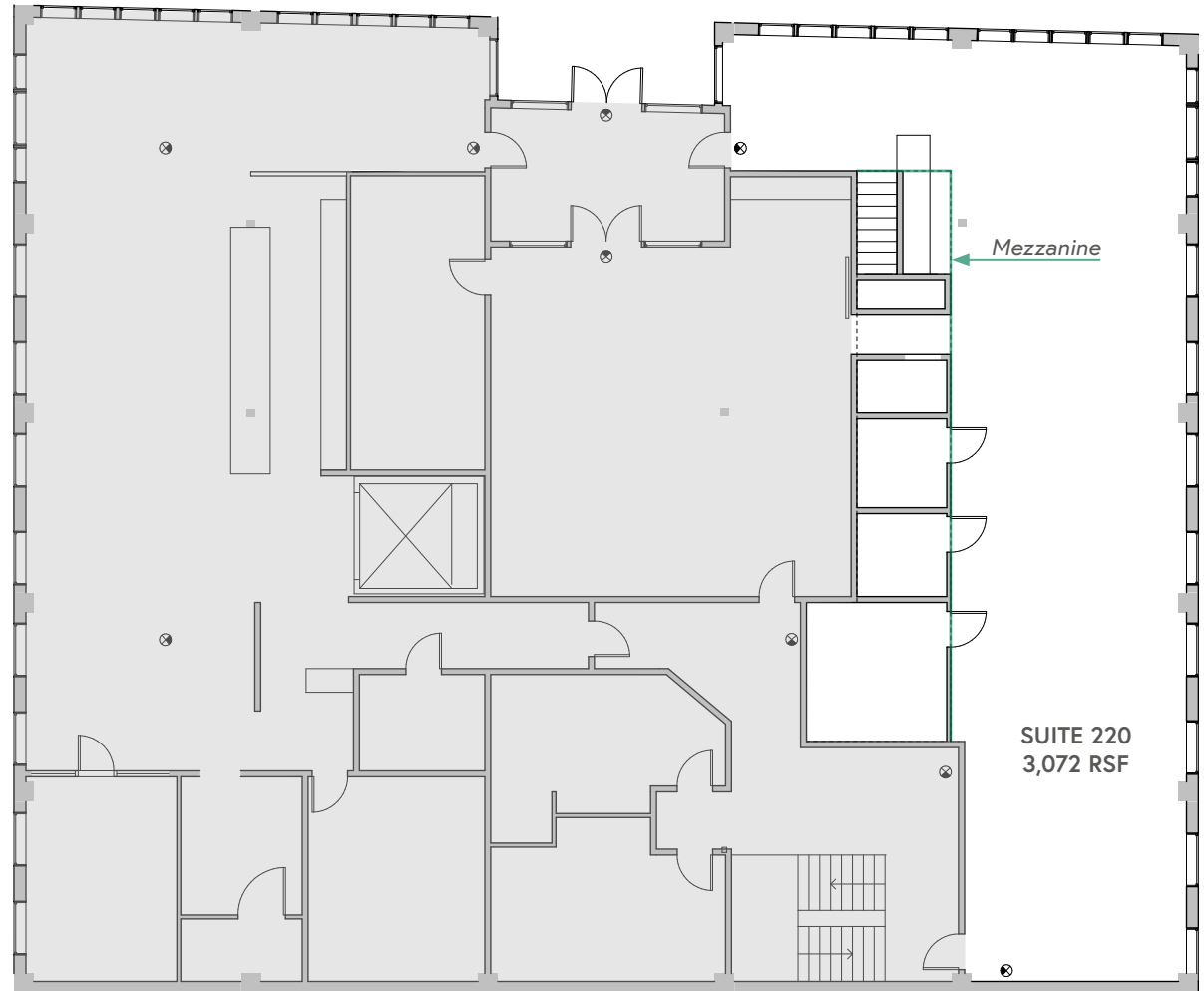
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*CAN BE COMBINED WITH SUITE 220 FOR 4,582 RSF

THE R.J. TEMPLETON BUILDING

SUITE 220 | +/-3,072* RSF

- Three private / flex offices
- One conference room
- Kitchenette
- Mezzanine
- Large windows
- Historic charm



SECOND FLOOR

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*CAN BE COMBINED WITH SUITE 210 FOR 4,582 RSF



TENANT AMENITIES





OREGON CONVENTION CENTER

MODA CENTER

PARKING

LLOYD CENTER

R.J. TEMPLETON BUILDING

RANGER

EASTSIDE EXCHANGE

KUU

DOWNTOWN PORTLAND

BURNSIDE BRIDGE

PARKING

C'EST SI BON

DIMOS APIZZA

味楽亭

SIZZLE PIE

BOSSANOVA BALLROOM

WURST

HEY LOVE

5

Half Pint Cafe

kann

WAYFINDER Beer

KINBOSHI

DIRTY PRETTY

24/7

Canard

NORMANDIE

84

