

**FOR LEASE**

**4 Spaces Available**

**1430**

**CLOSE-IN SE OFFICE BUILDING**

1430 SE 3<sup>rd</sup> Ave (aka 307 SE Hawthorne Blvd.)  
Portland, OR

Close-in SE Creative Office Conversion Loaded with Character



# BUILDING DETAILS

- 28,500 SF office building constructed in 1927
  - Office and Storage Space
  - Seismically upgraded
- 4 Suites Available**
- Suite 102 - 2,040 SF Storage
  - Suite 350 - 3,715 SF Office
  - Suite 100 - 1,600 SF Office
  - Suite 250 - 3,560 SF Office
- Call for Rates**
- Secured access entry into building
  - Excellent access to downtown, restaurants, Eastbank Esplanade path

EXCLUSIVELY MARKETED BY

**BOB NIEHAUS**

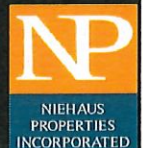
503.358.7770

[bob@niehausproperties.com](mailto:bob@niehausproperties.com)

**TOM TETHEROW**

503.819.9904

[tom@niehausproperties.com](mailto:tom@niehausproperties.com)











Completely open space in warm shell condition

Abundant natural light with full south facing window line  
and west (downtown) facing window

Tenant Improvement budget

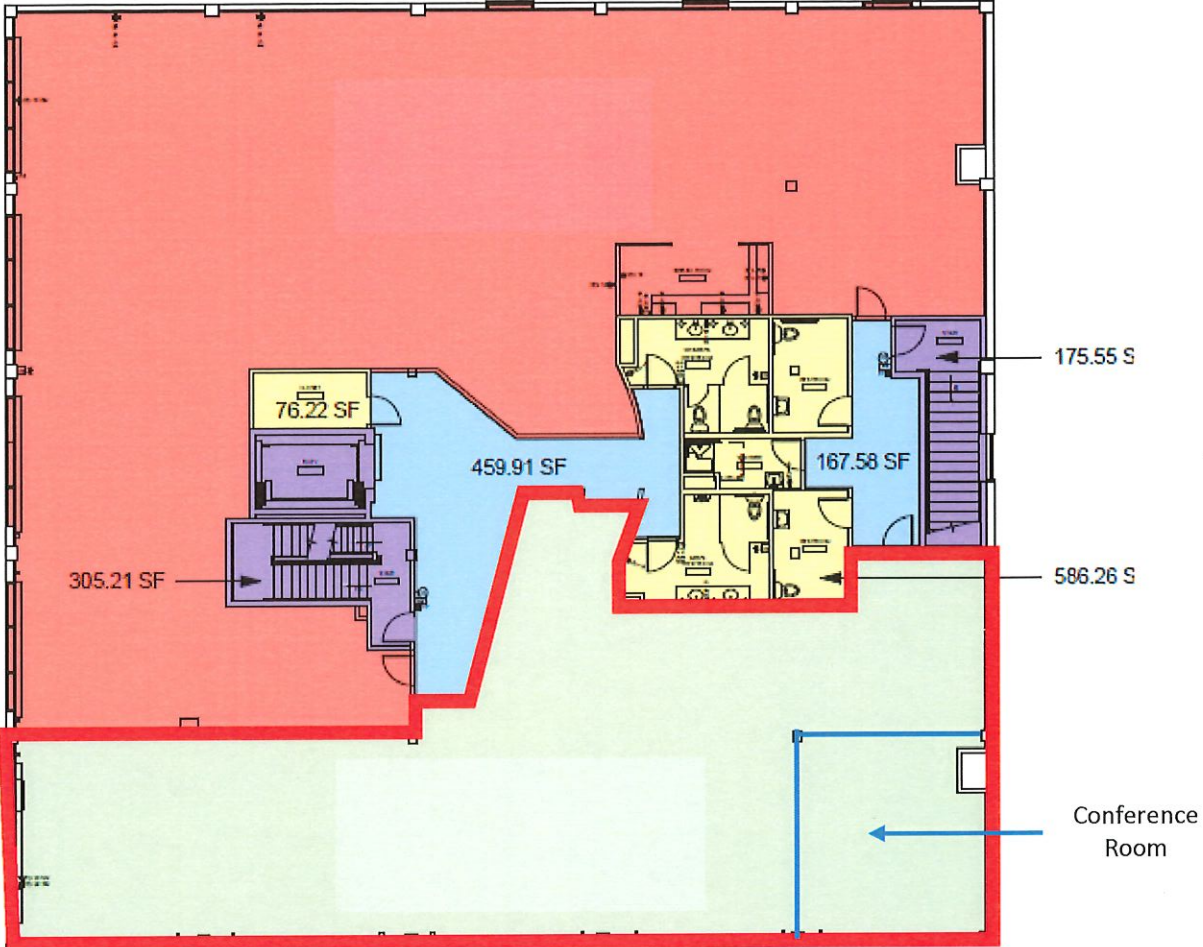
Asking Rate: \$25 + NNN

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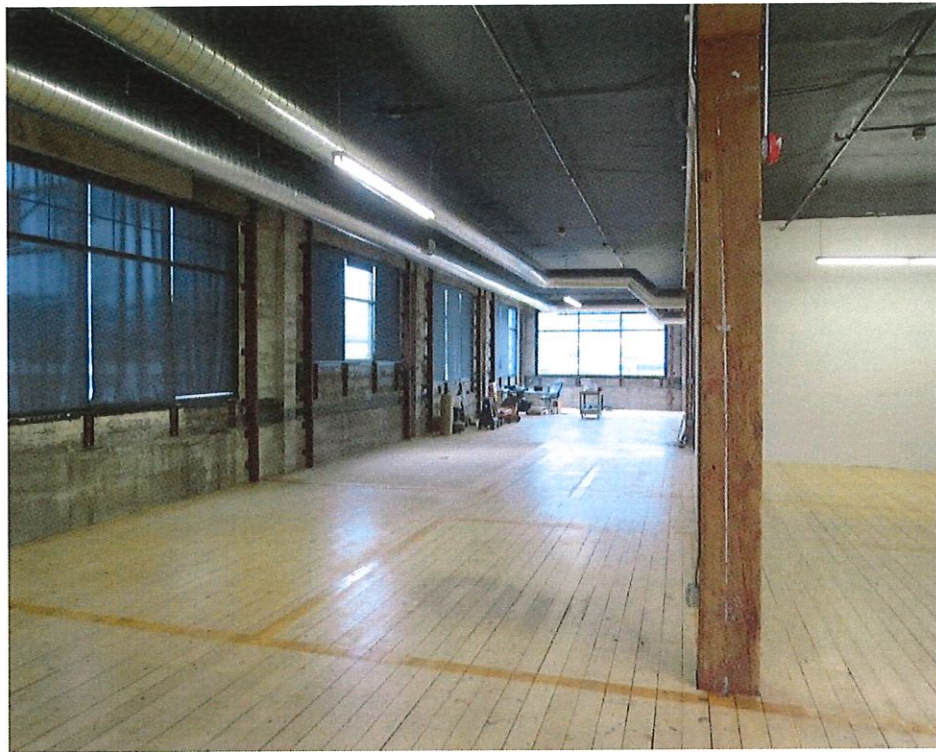
**SUITE 350 – 3,715 RSF**



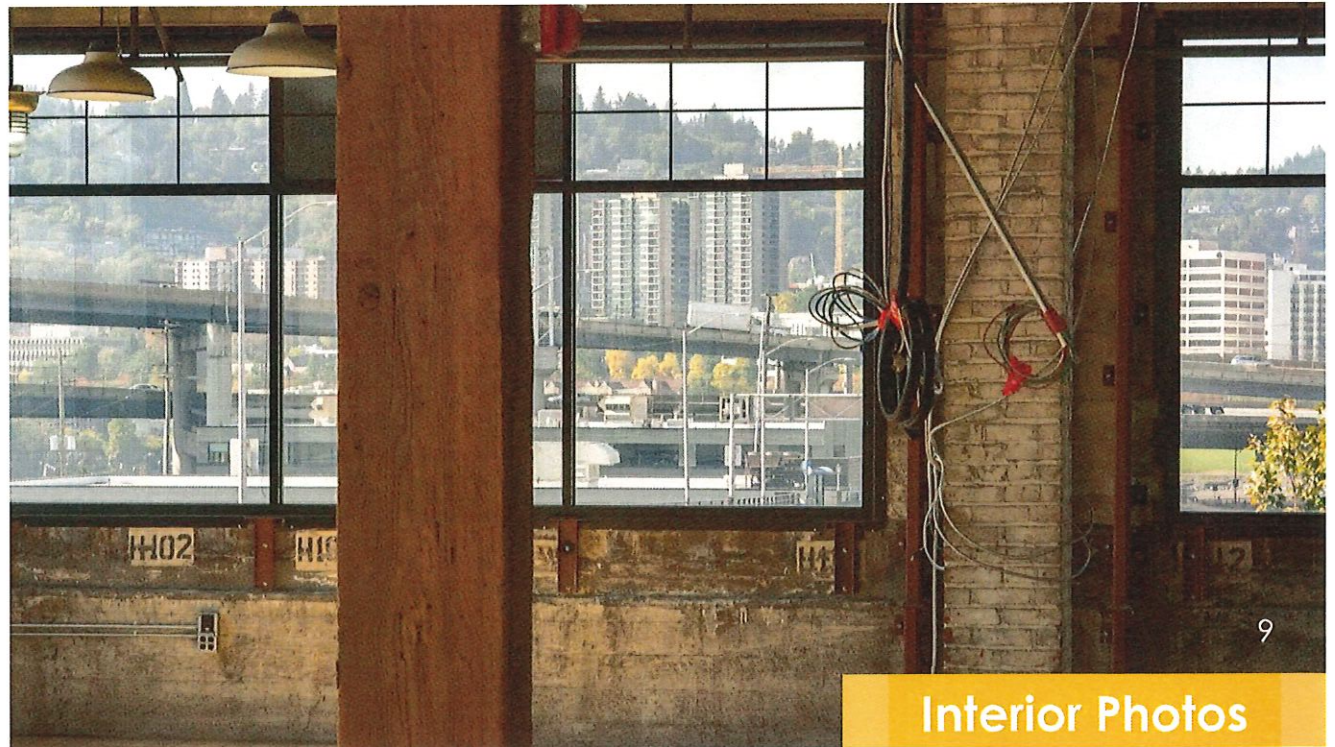
# SUITE 350







- Completely open space in warm shell condition
- Abundant natural light with full south facing window line and west (downtown) facing window







## Location Narrative

The Central Eastside Industrial District is a 681-acre district encompassing property south of I-84 to Powell and the river to SE 12th. An emerging international hotspot for significant innovation, sustainable industries, and entrepreneurship, it is also one of the most unique districts in the country, offering manufacturing jobs in the city core while encouraging a diversity of other users. Preserved historic buildings co-exist among new multi-story developments. Extensive public transit systems makes the area accessible to employees and visitors, and the Vera Katz Eastbank Esplanade is a favorite Portland recreation spot for cyclists and pedestrians to appreciate the river.





PDX Airport



1430 SE 3<sup>rd</sup>  
Ave



# 03 PROPERTY MAP