



BULDING DETAILS

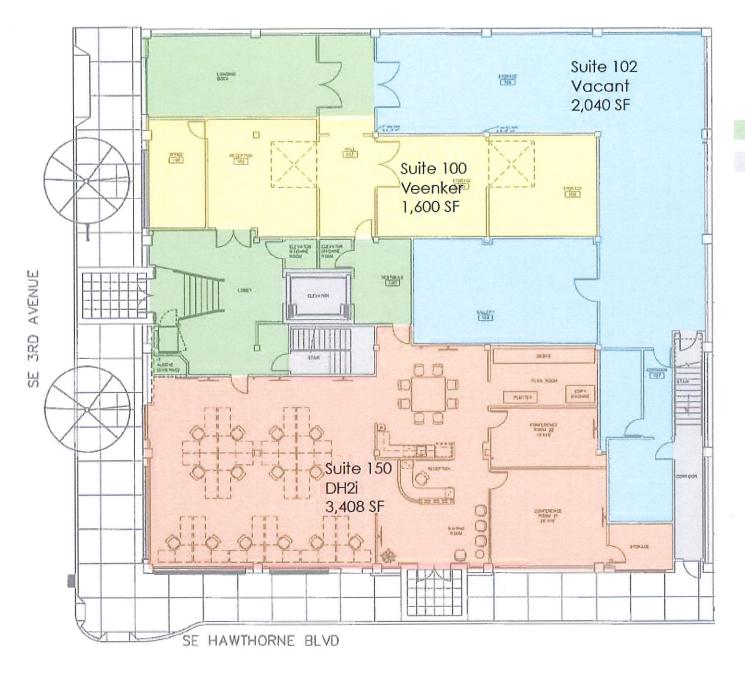
- ➤ 28,500 SF office building constructed in 1927
- Office and Storage Space
- > Seismically upgraded
 - 4 Suites Available
 - Suite 102 2,040 SF Storage
 - Suite 350 3,715 SF Office
 - Suite 100 1,600 SF Office
 - Suite 250 3,560 SF Office
 - Call for Rates
- Secured access entry into building
- Excellent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

EXCLUSIVELY MARKETED BY

BOB NIEHAUS 503.358.7770 bob@niehausproperties.com

TOM TETHEROW 503.819.9904 tom@niehausproperties.com





First Level

9,500 SF

- Common Area
- Non-Rentable SF

10

Floor Plans

The information shown has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projection, opinion, assumptions, or estimates are, for example, only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and suitability of the property for your needs.







Completely open space in warm shell condition

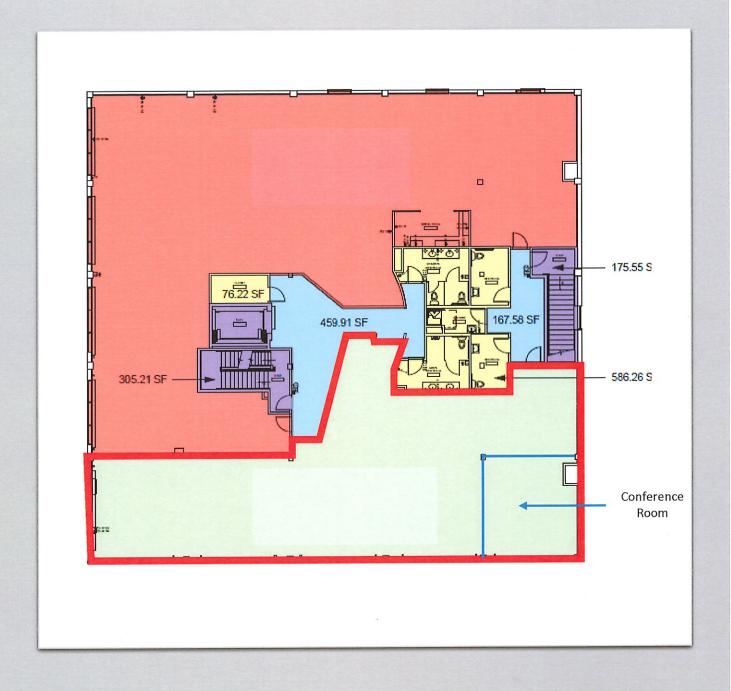
Abundant natural light with full south facing window line and west (downtown) facing window

Tenant Improvement budget

Asking Rate: \$25 + NNN

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.

