



OPEN FLOORPLAN FLEXIBILITY

Conceptual Rendering

14,055 SF Commercial Use Space

Landlord Shell Improvements & TI Allowance
Call for Pricing

Property Highlights

- Excellent build-to-suit opportunity
- Ideal for retail or office set-up
- One block from convention center
- Many hotels within walking distance
- One block from Portland Streetcar
- Three blocks from MAX station
- Easy access to I-84 and I-5
- Maximum exposure & traffic counts

Building Features

- Clear spans with truss joists
- Four existing access points

Area Amenities

- Many nearby restaurants
- Lloyd Center & other shopping
- Moda Center



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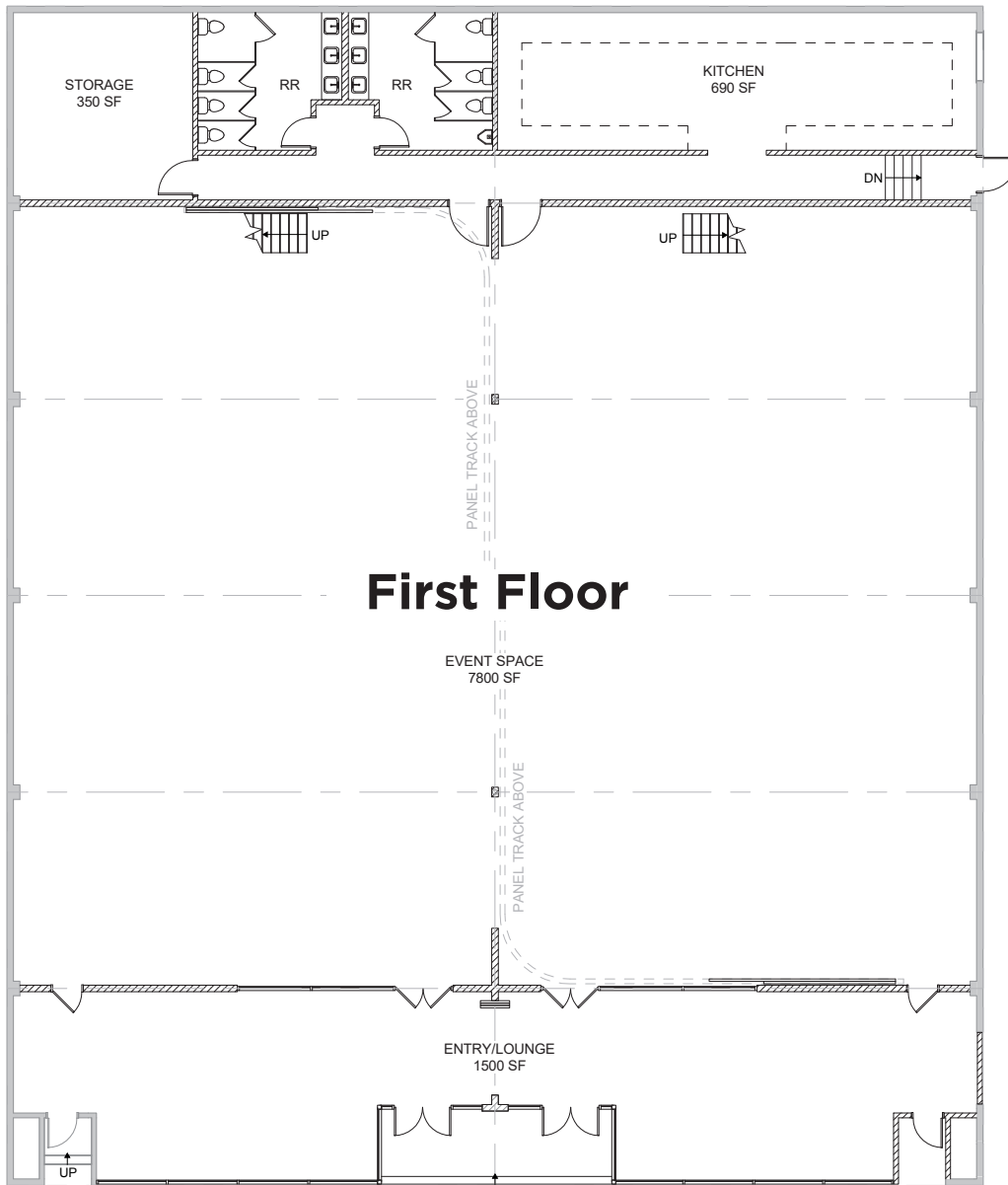
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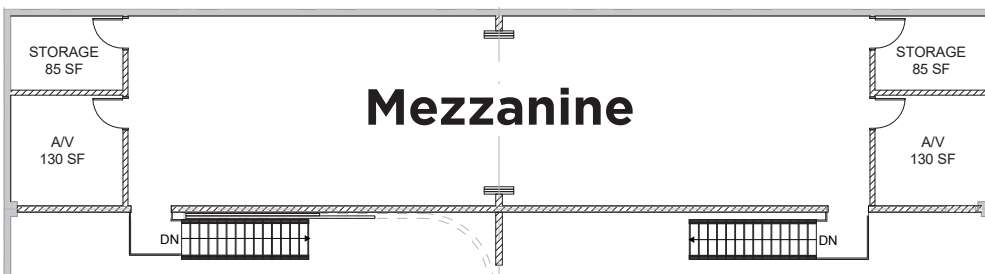
Street-facing location provides high visibility (conceptual rendering)



Dividing wall enables split space option (conceptual rendering)



Conceptual Floorplan



BUILDING SUMMARY:	
ZONE:	CX-d (CENTRAL COMMERCIAL)
DESIGN OVERLAY:	YES
ALLOWABLE USES:	RETAIL, OFFICE, RESIDENTIAL
SITE AREA:	12,000 SF GROSS
BUILDING AREA:	FIRST FLOOR: 12,000 SF GROSS MEZZANINE: 2,055 SF GROSS
	TOTAL: 14,055 SF GROSS
BUILDING TYPE:	III-B
SPRINKLERED:	YES
OCCUPANCY:	A-3 ASSEMBLY
OCCUPANT LOAD:	1,440 OCCUPANTS