

For LEASE

# CustomBlocks



 **CAPSTONE**  
Partners

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**S|E|A**  
SCOTT EDWARDS ARCHITECTURE

[customblocksportland.com](http://customblocksportland.com)

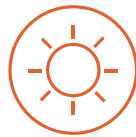
 **CUSHMAN & WAKEFIELD**



*Landlord is enrolled in  
Facilities Permit Program*

## BUILDING HIGHLIGHTS

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- ±41,332 SF, divisible to 2,700 SF
- Vintage 1940s & 1950s
- Old growth timber, bowstring truss roof
- Heavy 3-phase power
- Significant natural light - skylights
- Fully sprinklered
- Off-street parking
- 8' x 14' drive-in loading door
- Ceiling Height up to 30 feet
- Located in the newly expanded East Portland Enterprise zone & e-commerce overlay

## BUILDING AMENITIES

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- New building systems throughout
- Seismically upgraded
- Rooftop decks with city views
- New energy-efficient operable windows
- New streetscape landscaping
- Interior bike storage and showers
- Significant sustainability elements
- Custom building addresses



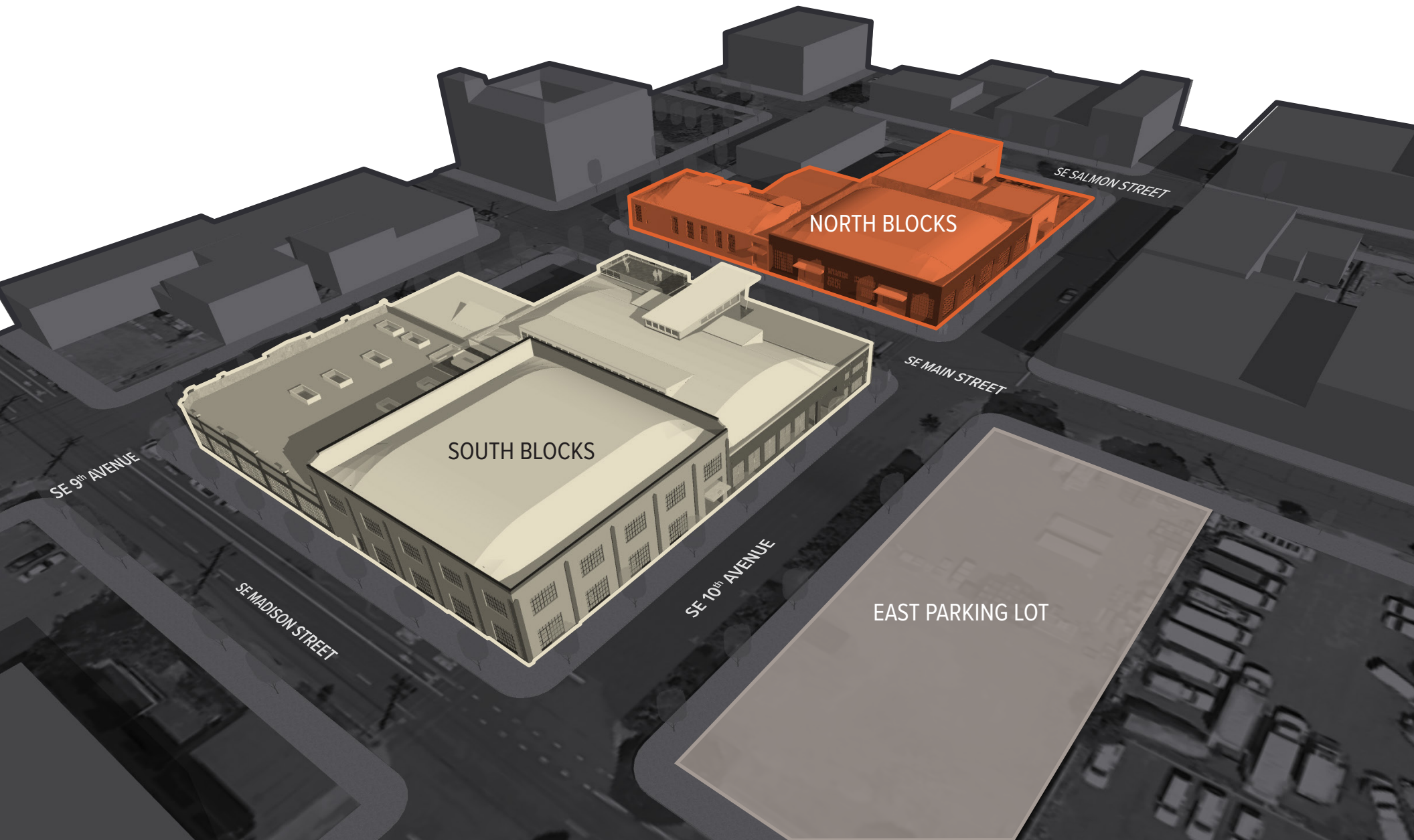
*Authentic creative office in  
the heart of the Central Eastside*





*Shell complete*

**\$29.50 / SF NNN**





*SE 9th & 10th Avenue from  
SE Salmon Street to SE Madison Street  
Portland, OR*



## NORTH BLOCKS | TOTAL OF 22,790 RSF

- ± 6,516 RSF available
- Old growth timber, bowstring truss roof
- Vintage 1930s
- Extensive natural light
- Operable windows
- Clear heights 14-16 feet
- Heavy 3-phase power
- 8' x 14' drive-in loading door
- Fully sprinklered
- Independent parking lot
- Opportunity for patio seating

*Retail opportunities for tap room, tasting room, along with light assembly or high-tech production*





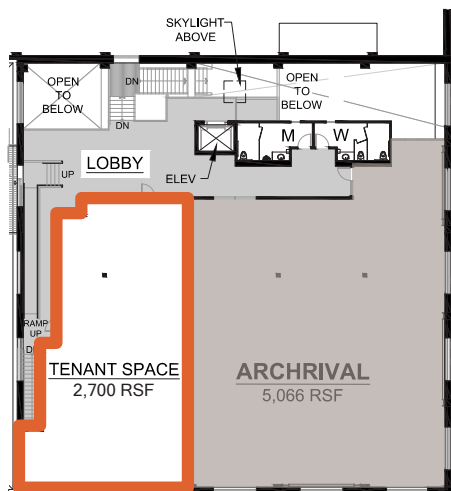




# SOUTH BLOCKS | TOTAL OF 48,972 RSF

- ± 2,700 RSF to ± 34,708 RSF
- Large space includes crow's nest and mezzanine
- Off-street parking
- Interior bike storage and showers
- Clear heights 14-18 feet
- Heavy 3-phase power, full seismic upgrades
- Significant natural light - skylights
- Fully sprinklered
- Ceiling height up to 30 feet
- 2 rooftop decks with city views

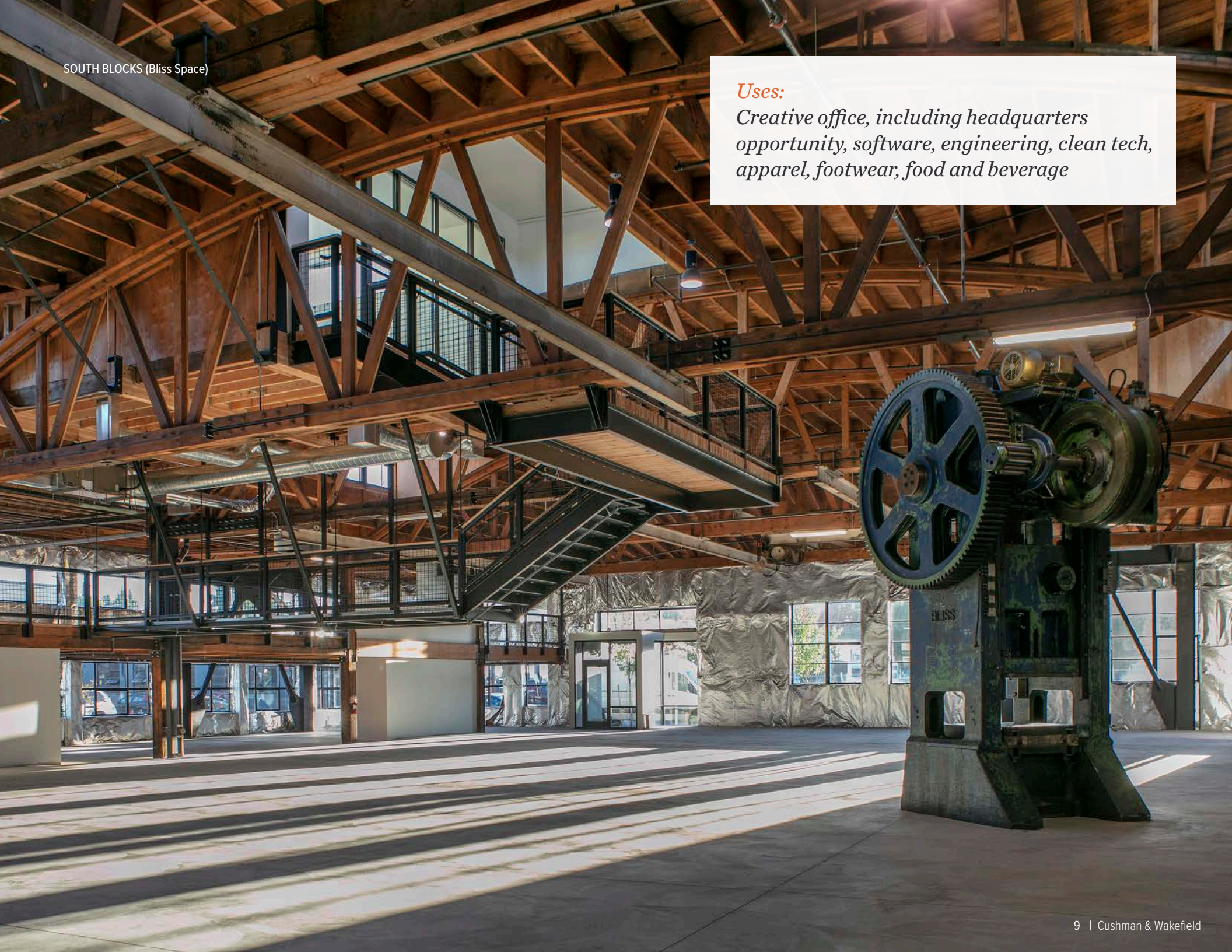
Second floor of SE quadrant



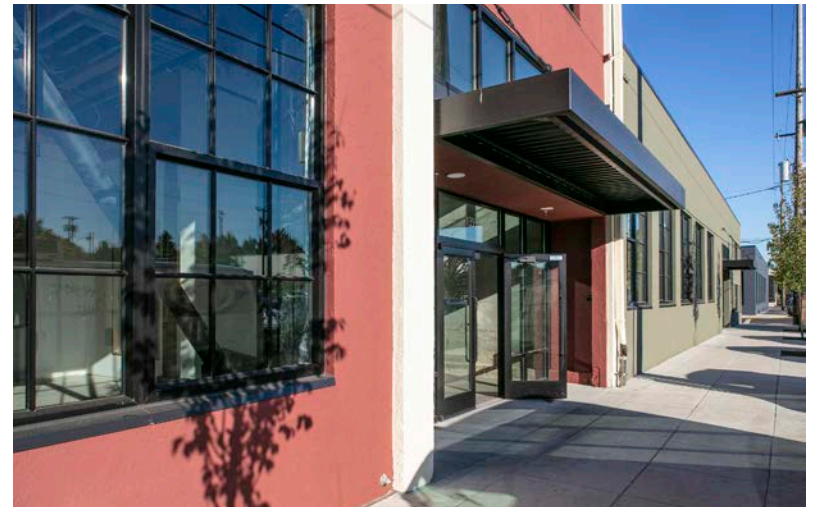
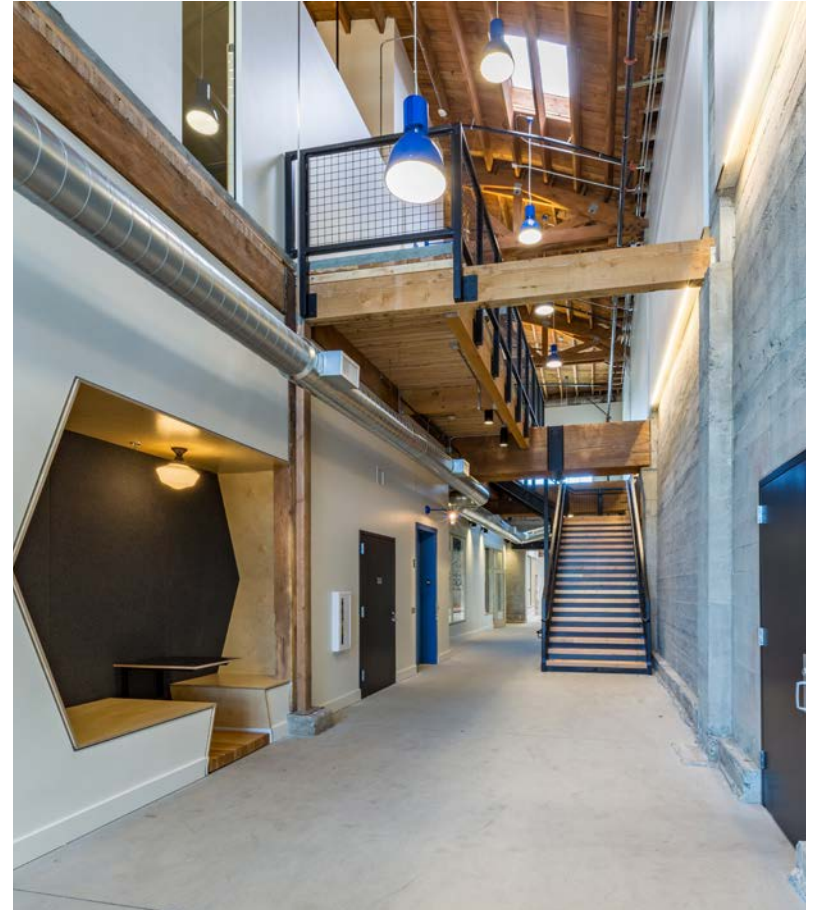


*Uses:*

*Creative office, including headquarters opportunity, software, engineering, clean tech, apparel, footwear, food and beverage*













## Parking

- 4 parking lots
- 69 total stalls
- 1:1,000 parking ratio

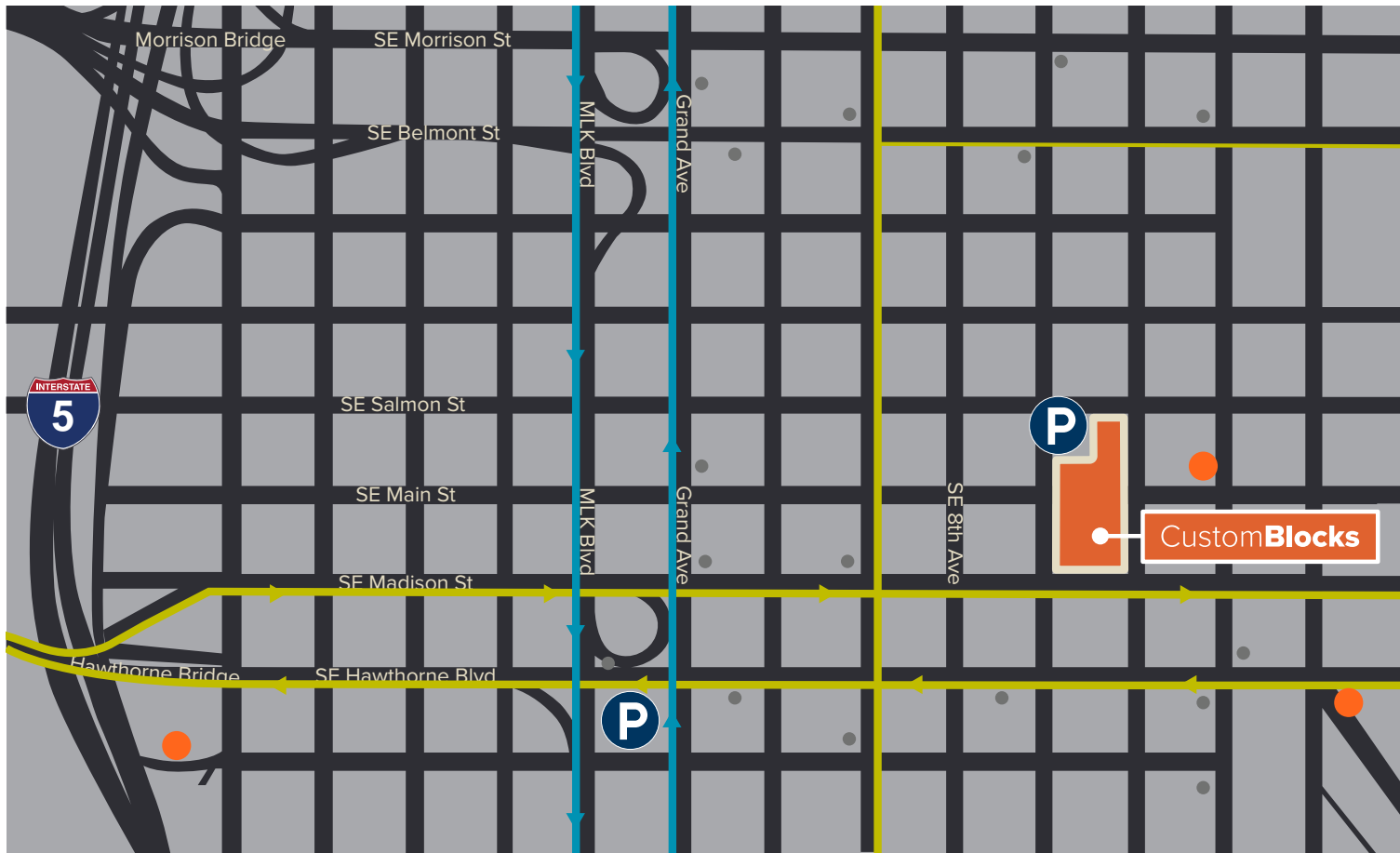








## Multi-Modal Transportation bike + streetcar + bus + walk + drive

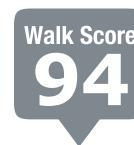


### Proximity to

Bus Stops	●	1-2 blocks
Streetcar		4-5 blocks
Bike Route	—	Adjacent
Biketown Hubs	●	1-3 blocks
Interstate 5		0.8 mile
Interstate 84		1.2 miles
Downtown		1 mile



**Biker's Paradise**  
Flat as a pancake,  
excellent bike lanes



**Walker's Paradise**  
Daily errands do not  
require a car



**Excellent Transit**  
Transit is convenient  
for most trips



## Location

- Located in Central Eastside –Buckman / Ladd’s Addition
- Strong bike and public transportation infrastructure
- Close to I-5 and Hawthorne and Morrison Bridges
- Biking/Walking distance to waterfront and downtown PDX
- Located in the newly expanded East Portland Enterprise zone & e-commerce overlay
- Proximity to new developments:
  - LOCA (formerly Goat Blocks): Market of Choice, Orchard Supply
  - The Redd, Ecotrust
- Proximity to some of the city’s finest restaurants and bars: Rolling River Spirits, Rogue, Growler Guys, Cascade Brewing, Buckman Coffee Factory, The Commons Brewery, Bunk Sandwiches, Renata
- Streetscape with Building/ Naming Rights/ Unique addresses for each space





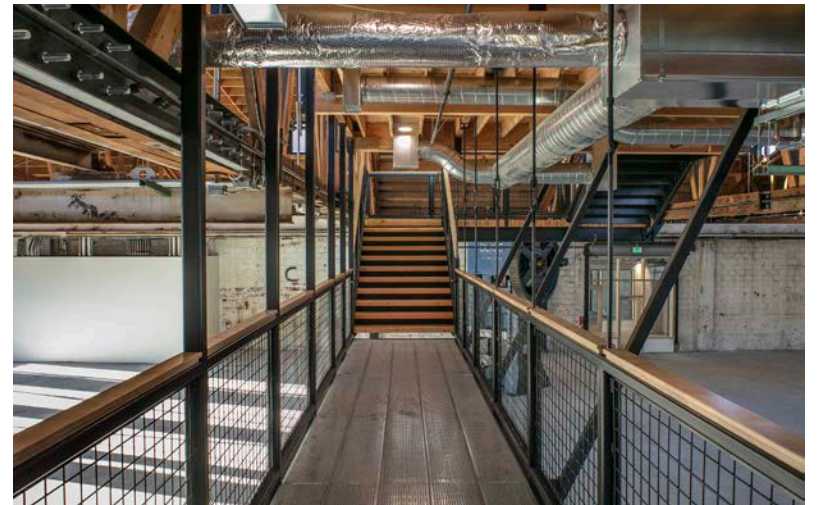
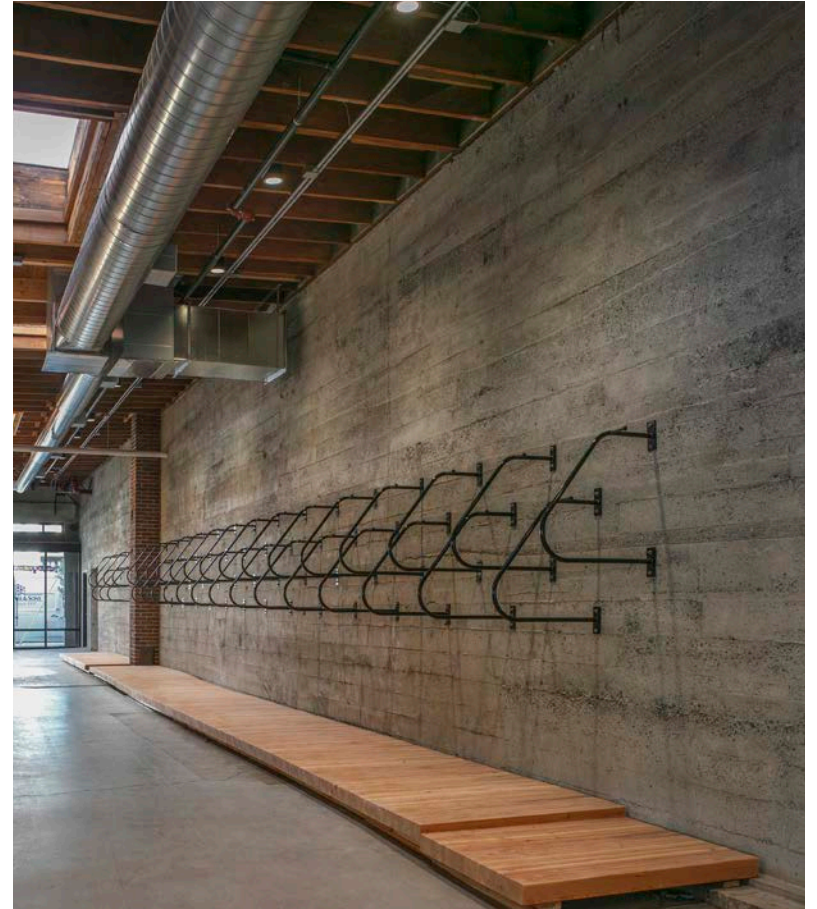
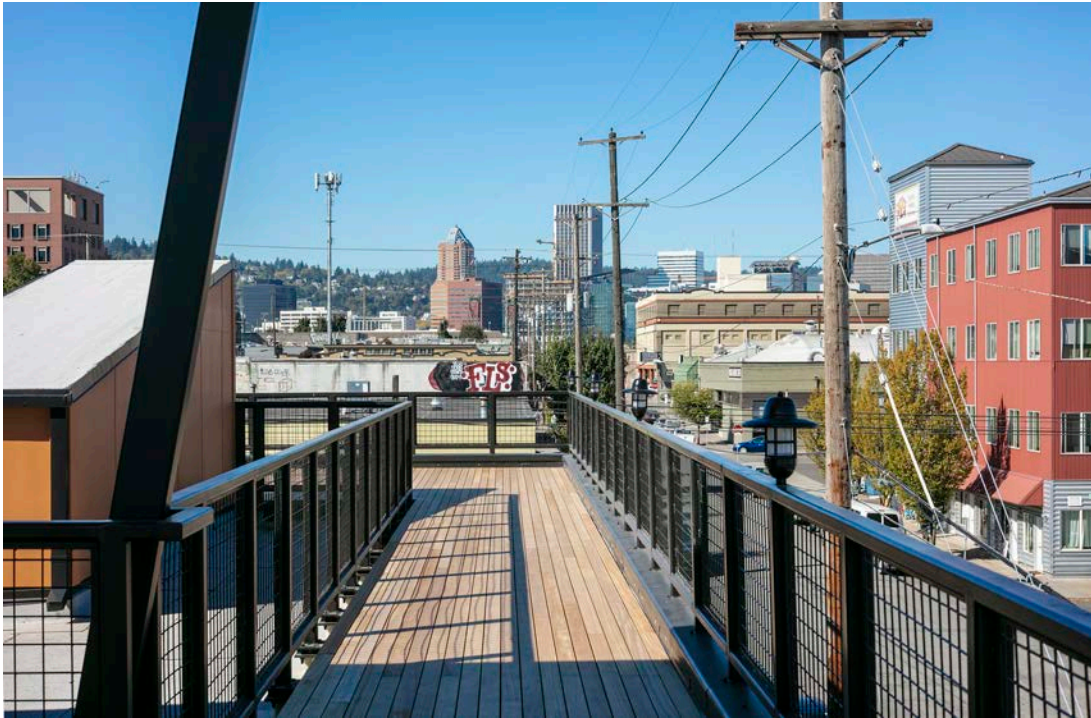


## Amenities food + drink + shopping + entertainment

- Entertainment
- Cafes/Restaurants
- Retail
- Selected Top 10 Amenities
- Brewery/Distillery
- Fitness
- Services

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Developed By:



Joint Venture Partner:



Architect:



Builder:



Leasing:

