



FOR
LEASE

RETAIL & CREATIVE OFFICE

SE 2ND & TAYLOR

134 SE TAYLOR STREET, PORTLAND, OR

BUILDING RESTORATION | EXPECTED COMPLETION SPRING 2017

20,000 SF - RETAIL & CREATIVE OFFICE

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SE 2ND & TAYLOR

ADDRESS | 134 SE TAYLOR ST, PORTLAND, OR

TIMING | AVAILABLE SPRING 2017

USES | RETAIL & CREATIVE

RENTABLE SF | 20,000 SF

DIVISIBLE UNITS SF | 1,200 - 10,000 SF

THE BUILDING

2nd & Taylor is a single-story building with a daylight basement and gross rentable floor area of approximately 20,000 square feet with each floor comprising of approximately 10,000 SF floor plates. The main level boasts twelve-foot high ceilings, while the daylight basement features ten-and-a-half-foot high ceilings. Each floor level will be served by a freight lift and feature common area restrooms, lobbies on each floor with natural light from skylights and exposed staircases. New storefronts will front both Taylor St. and 2nd Ave. along a dock-height platform that opens into the building's new lobby. A second lobby located on the NW corner of Taylor St. will serve the basement level.

The property fronts Taylor St. roughly two blocks southeast of the Water Ave. off-ramp to the I-84 Freeway. Also, Taylor St. provides great North/South access along MLK. Blvd. and Grand Ave. main arterials three blocks east of the building. The location has a 79 walkability rating (Very Walkable) a transit score of 86 (Excellent Transit), and 100 for biking (Bikers Paradise).

RENOVATIONS PLANNED

- New common area lobbies on both 2nd Ave. and Taylor St. each with wireless call systems
- New mechanical building systems: LEED Standard HVAC, electrical, and plumbing
- Seismic upgrade and a fire/life safety system to current code
- New roof featuring green standard insulation and sky lights
- Refinished fir flooring on main level and sealed concrete in basement
- Sandblasted exposed "old growth" columns/ceilings with grain finish
- Exposed brick and concrete walls
- New storefronts with operable wood windows with energy efficient standards
- Freight lift and three central staircases with ADA access
- Secured bike room and mail room
- Common area restrooms



DEMOS

	.25 MILES	.5 MILES	1 MILE
POPULATION	325	939	21,531
TOTAL EMPLOYEES	3,705	9,526	89,865
TOTAL BUSINESSES	404	1,027	7,174
MEDIAN HH INCOME	\$21,640	\$24,917	\$41,877
MEDIAN AGE	37	37	37
EDU (SOME COLLEGE+)	65.5%	69.2%	81.3%

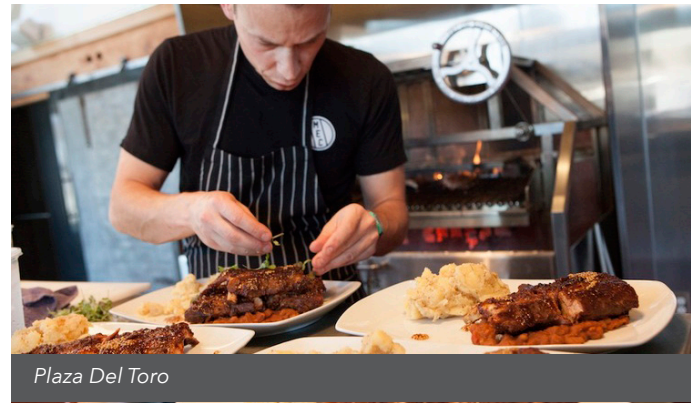


134 SE Taylor (Facing 2nd Ave)

AREA RETAIL & DINING



Boke Bowl



Plaza Del Toro



Bunk Bar

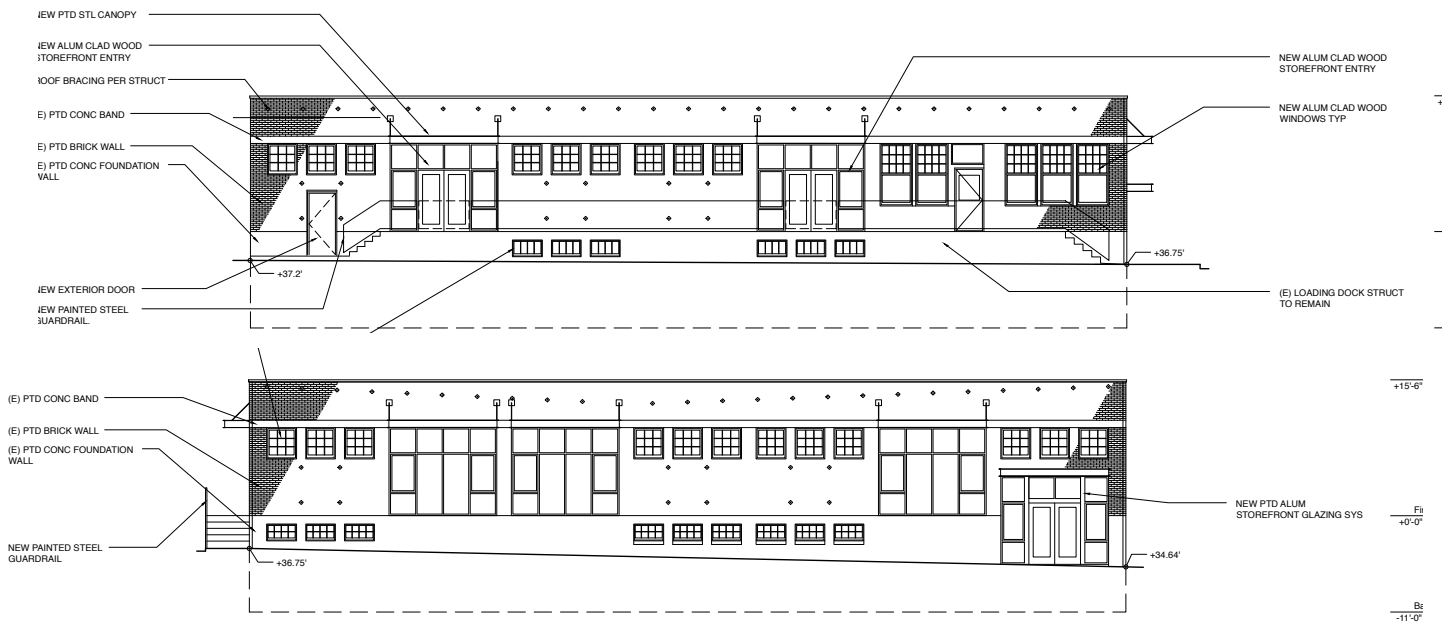


Kure Juice Bar

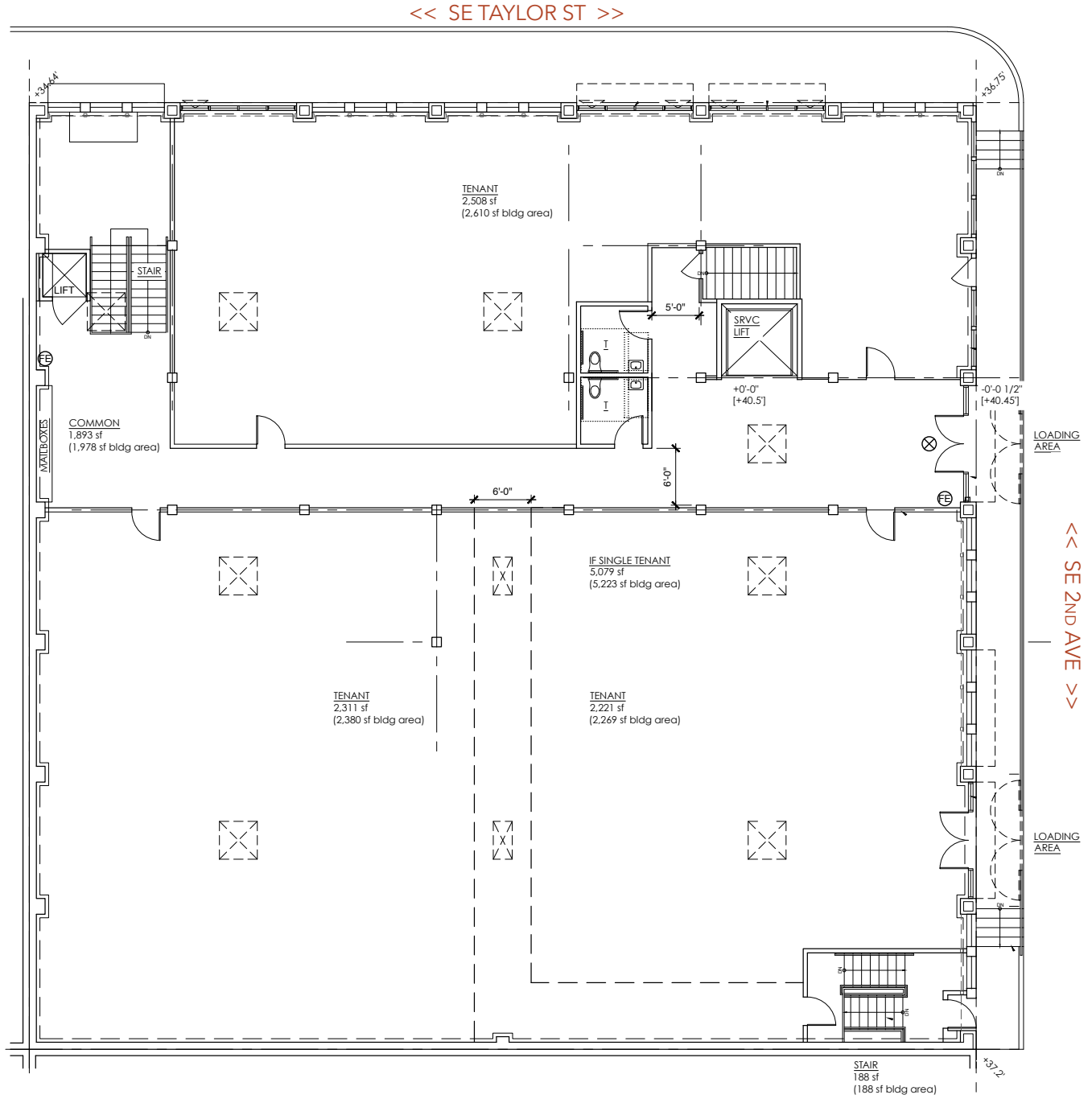


Cargo

RENDERING & ELEVATIONS



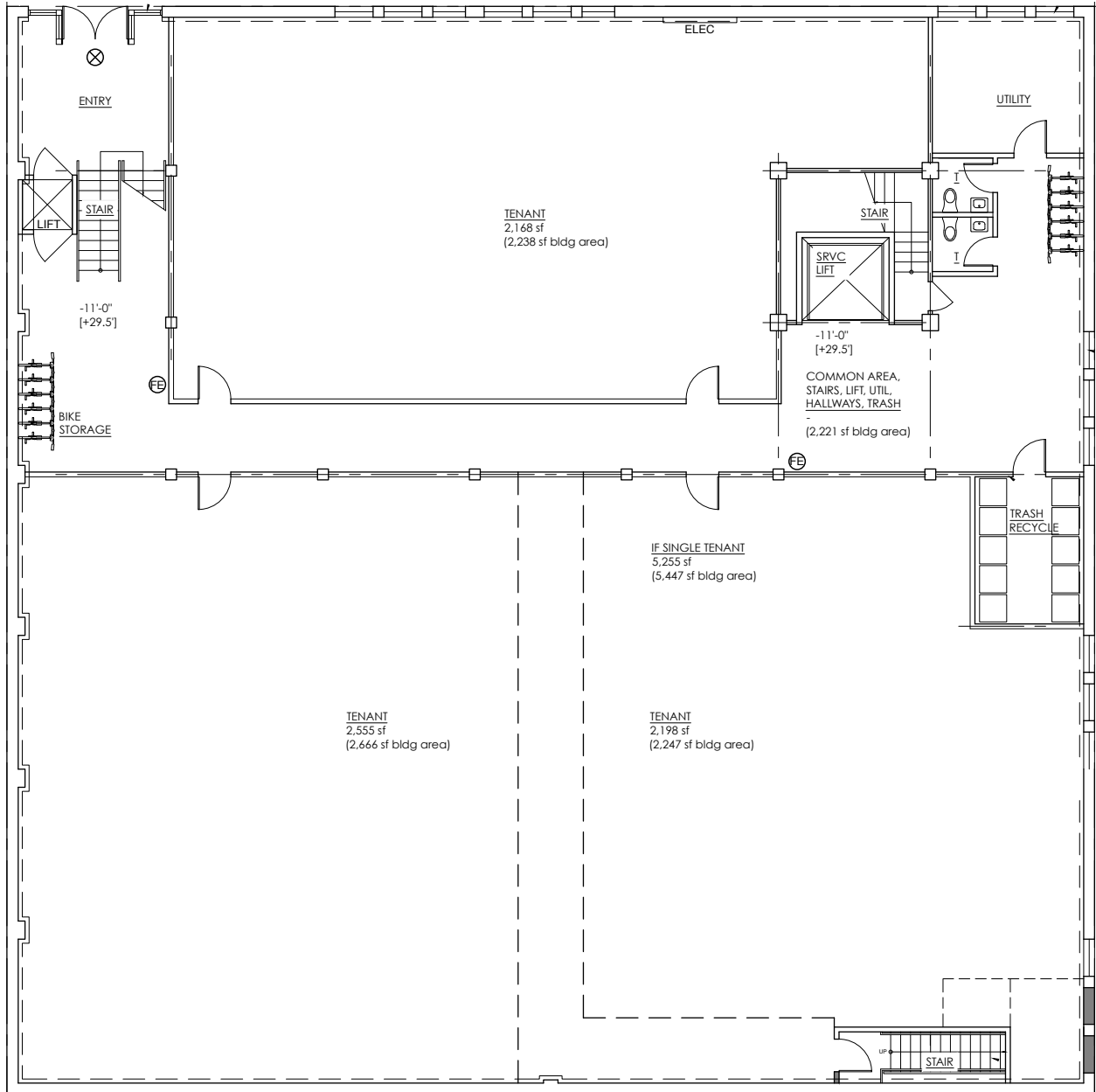
GROUND FLOOR



DAYLIGHT BASEMENT



<< SE TAYLOR ST >>



>> SE 2ND AVE >>

THE NEIGHBORHOOD

2nd and Taylor is located in an intensively developed industrial area known as the "Eastbank/Produce Row District" in the center of the "Central Eastside Business District". A target for adaptive reuse and ground-up projects. New developments helped reposition generally non-functional industrial spaces into high-profile creative industrial & office developments. The vibrant employment cluster in the area utilizes the newly adopted "Employment Overlay Subarea Zone" (EOS). The nearby developments (shown below) are just the beginning of Portland's most interesting, up and coming creative office/retail district.



1
CARGO BUILDING
 81 SE Yamhill St.
 30,000 SF
 Mixed-Use Bldg



2
EASTBANK COMMERCE CTR.
 1001 SE Water Ave.
 80,000 SF
 Creative / Office Space



3
WATER AVE COMM CTR.
 1028 SE Water Ave.
 60,000 SF
 Mixed-Use Bldg



4
PLOW WORKS BUILDING
 117 SE Taylor St.
 34,000 SF
 Mixed-Use Retail + Creative



5
GRAND MARKETPLACE
 1005 SE Grand Ave.
 36,000 SF
 Retail with Parking



6
STUMPTOWN HQ
 100 SE Salmon St.
 37,000 SF
 Roasting, Training + Offices



7
PITMAN II BUILDING
 1430 SE Water Ave.
 15,700 SF
 Redevelopment. Production
 Kitchen + Office Space.



8
WATERMAN BUILDING
 80 SE Madison Ave.
 40,000 SF
 Restoration Development
 Office, Retail + Ig1 Zone.



9
VIEWPOINT SOFTWARE HQ
 1515 SE Water Ave.
 90,000 SF
 Office Redevelopment



10
CLAY CREATIVE
 SE 3rd & Clay St.
 60,000 SF
 Industrial Office