

FOR LEASE

URBAN
WORKS



NEWLY RESTORED

INDUSTRIAL OFFICE BUILDING IN PORTLAND'S CENTRAL EASTSIDE

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URBAN ROW



ADDRESS | 305 SE 3RD AVE, PORTLAND, OR
UNIT #305 - 3RD FLOOR CREATIVE OFFICE | 630 SF

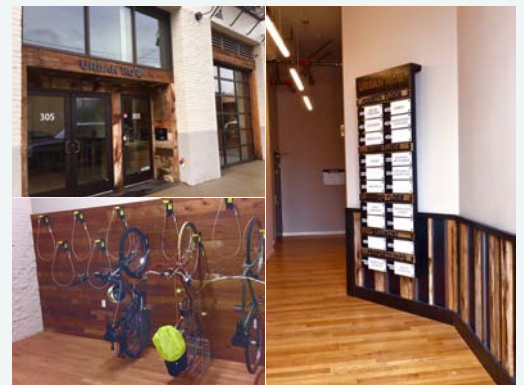
THE BUILDING

The Urban Row Building (formerly City Sign Co.) is located at 305 SE 3rd Avenue. The four-story building is comprised of two free-standing buildings making the total combined building area roughly 29,380 square feet with 25,000 SF being rentable.

This multi-tenant building offers a wide variety of creative uses including flex/office, beer brewing, restaurant, photography & art studios, and even a produce distribution company. Exposed wood beams, refinished brick and lofty ceilings share many of the desired characteristics of the burgeoning Central Eastside.

BUILDING IMPROVEMENTS

- New lobby glass doors with reclaimed wood framing
- New lobby wood floors + lighting
- Exposed brick & sand blasted wooden beams
- Secured ground floor bike room parking & lockers
- Restored operable wood windows
- New 800 AMP service, 3 phase
- New wireless call system (building entrance to each office unit)
- Tenant lobby directory



TENANTS & NEIGHBORS

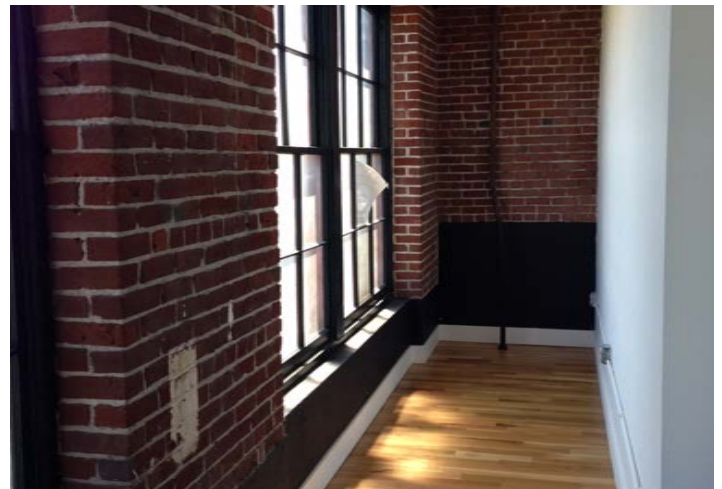
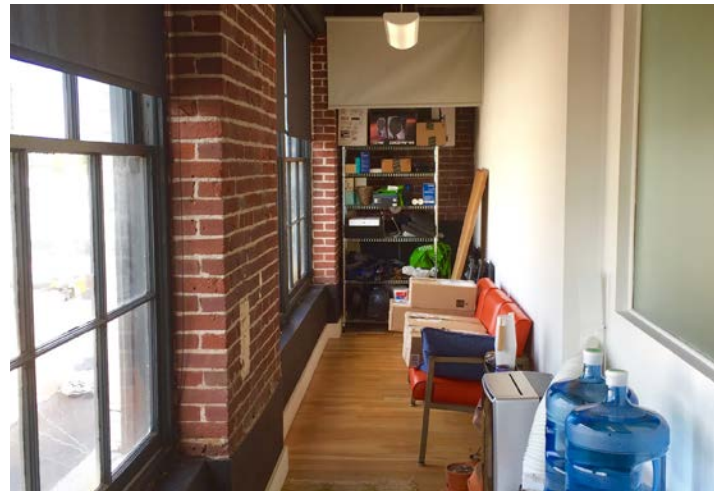


UNIT #305

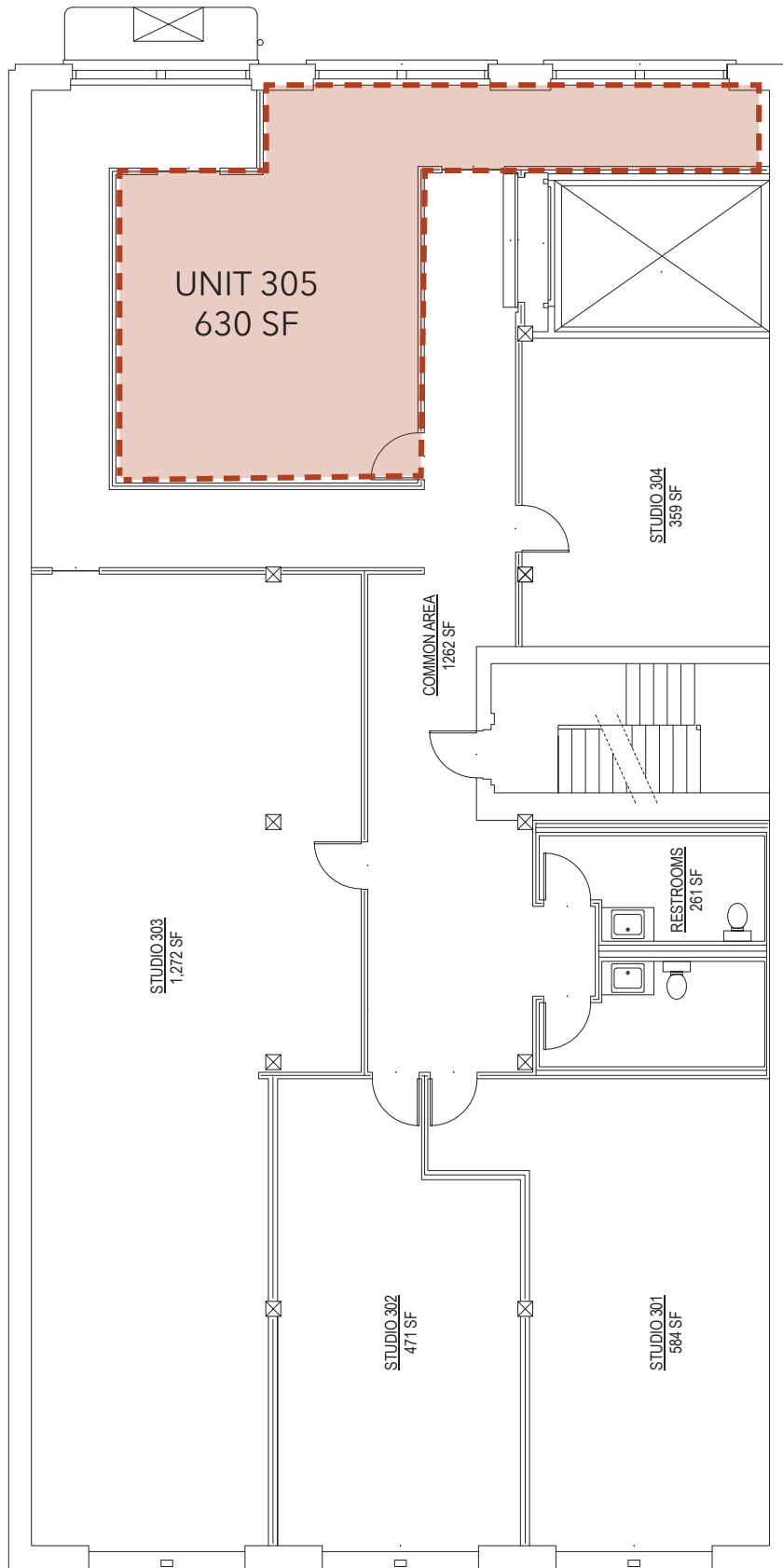


UNIT #305 - CREATIVE OFFICE | 630 SF

FEATURES | WHITE PAINT & EXPOSED BRICK, WOOD CEILINGS WITH EXPOSED BEAMS, NEWER LIGHTING FIXTURES, EAST FACING OPERABLE WINDOWS, WOOD FLOOR, MULTIPLE ELEC. OUTLETS



SITE PLAN



BURNSIDE BRIDGEHEAD REDEVELOPMENT



Once a busy warehouse and manufacturing district, this neighborhood has transformed in recent years into the epicenter of Portland's art and design scene.

Central Eastside's daytime population continues to grow as new office developments take flight. The CES employs more than any other district in the Central City outside of the downtown core. Industrial uses and creative businesses sit side-by-side, as the area becomes an emerging location for cross-industry exchange, from film and digital enterprises to food, creative services and craft industries. A variety of enterprises makes the area one of the city's largest employment districts.



1. THE AURA

FALL 2017

Apartments & Retail: 100,000 SF
157 Apartments
Parking: 62 stalls

2. THE FAIR HAIRD DUMBBELL

FALL 2017

Office & Retail: 56,000 SF
Parking: 24 stalls

3. THE SLATE

OPEN

Office & Retail: 100,000 SF
150 Apartments
Parking: 42 Stalls

4. BLOCK 68

OPEN

DEV. BY BEAM
Office/Retail: 100,000 SF
Parking: 122 Stalls

5. THE SIDEYARD

OPEN

Office & Retail: 21,151 SF

6. YARD

OPEN

21 Story Apt Tower
276 units
Office & Retail: 19,709 SF
Parking: 200 Stalls / 426 Bikes

7. FISHEL'S

FALL 2019

DEV. BY GERDING & EDLEN
Office/Apts/Retail - 17 Stories
300,000 SF - est. 220 apts
Parking: 180 Stalls

8. TOWNE STORAGE

WINTER 2018

DEV. BY SENTINEL DEVELOPMENT
Office & Retail: 100,000 SF
Parking: 50 stall

9. ELEMENTS 78 / BRIDGE HOUSING

FALL 2017

Apts & Retail: 282,000 SF
300 Apartments
Parking: 132 stalls

10. SCHLEIFER WAREHOUSE

SPRING 2018

DEV. BY BEAM & UD+P DEVELOPMENT
Office & Retail: Approx 40,000 SF / TBD
No Parking

CENTRAL EASTSIDE



NEIGHBORHOOD & DEMOS



	.25 MILES	.5 MILES	1 MILE
POPULATION	451	2,032	19,730
TOTAL EMPLOYEES	3,485	16,449	87,787
TOTAL BUSINESSES	364	1,529	7,228
MEDIAN HH INCOME	\$29,920	\$25,608	\$39,371
MEDIAN AGE	34	37	37
EDU - SOME COLLEGE	78%	71%	81%



WAYFINDER BEER



OLYMPIA PROVISIONS



PRODUCE ROW CAFE



BUNK BAR



SHERIDAN FRUIT COMPANY



CARGO



HOUSE SPIRITS DISTILLERY

NOW OPEN!



A COLLABORATION FROM THE CREATORS OF DOUBLE MOUNTAIN BREWERY, PODNAH'S PIT, AND SIZZLE PIE.

WAYFINDER BEER is a new brewery project in Portland, Oregon. The team transformed 12,000 square feet of the Urban Row Building in Portland's Central Eastside into a classic destination for beer and food lovers.

Wayfinder is the brainchild of Charlie Devereux (co-founder of Double Mountain Brewery), Matthew Jacobson (co-founder/owner of Sizzle Pie, Quality Bar, and Relapse Records) and Rodney Muirhead (co-founder/owner of Podnah's Pit and La Taq). Their mission: to bring simple and authentic pleasures of the highest quality to the Rose City and beyond.

Guests to Wayfinder love the 110-seat taphall, and when the weather permits, flock outside to the massive patio. The menu of handcrafted comfort food features deliciousness from a custom wood-fired grill. Wayfinder will use a four-vessel, 10-barrel brewhouse to create world-class lagers and ales for onsite enjoyment and wholesale distribution.

IN THE NEWS

"The brewery is as grand as its ambition, with a kitchen that puts out an eclectic food menu larger than what you'll find at 90 percent of the breweries in Seattle." - Seattle Times 3/2/17

"Portland's brand-spankin'-new Wayfinder Beer is the new gold standard for local brewpub design." - The Portland Mercury 10/18/16

"Wayfinder has some very good food, great cocktails and very good collaboration beers." - Willamette Week 2/28/17

"All of this is served in one of the most open and welcoming spaces to have opened in 2016. Its patio alone makes us long for summer." - pdx.eater.com 2/9/17