

The Hampton Opera Center

211 SE CARUTHERS STREET PORTLAND, OREGON 97214

Area Amenities



- Biwa Restaurant
- Boke Bowl
- Bunk Bar & Bunk Sandwiches
- ClarkLewis
- East Bank Saloon
- Iorio Restaurant
- Le Bistro Montage
- McCormick & Schmick's
- New Cascadia Traditional
- Nosh
- Olympic Provisions
- Pho Green Papaya
- Pizza Schmizza
- Produce Row Cafe
- Rock Bottom
- Slow Bar
- Tennessee Red's BBQ Co.
- Three Degrees
- Veritable Quandary
- East Bank Commerce Center
- Macy's Downtown
- Nordstrom Rack
- Pioneer Place
- Ross Dress for Less
- Dig A Pony
- H50 Bistro & Bar
- La Merde
- Lotus Cardroom & Cafe
- My Father's Place
- Paddy's
- Sway Bar
- City Coffee
- Clive Coffee
- Cooper's Coffee
- Dutch Bros. Coffee
- Floyd's Coffee
- James Bean Cafe
- Rimsky-Korsakoff House
- Starbucks
- Water Avenue Coffee
- Bank of America
- Banner Bank
- Key Bank
- Umpqua Bank
- US Bank
- Wells Fargo
- West Coast Bank



Building Highlights

- > 12,437 RSF on second floor
- > 3 free surface level parking spaces per 1,000 SF of leased space
- > Plug & Play potential
- > Key card entry system
- > Riverfront downtown views
- > Direct access to public transportation
- > Bike racks and showers
- > Newly renovated lobby
- > 2 conference rooms, multiple private offices and open work area

Lease Rate: \$20.00 PSF

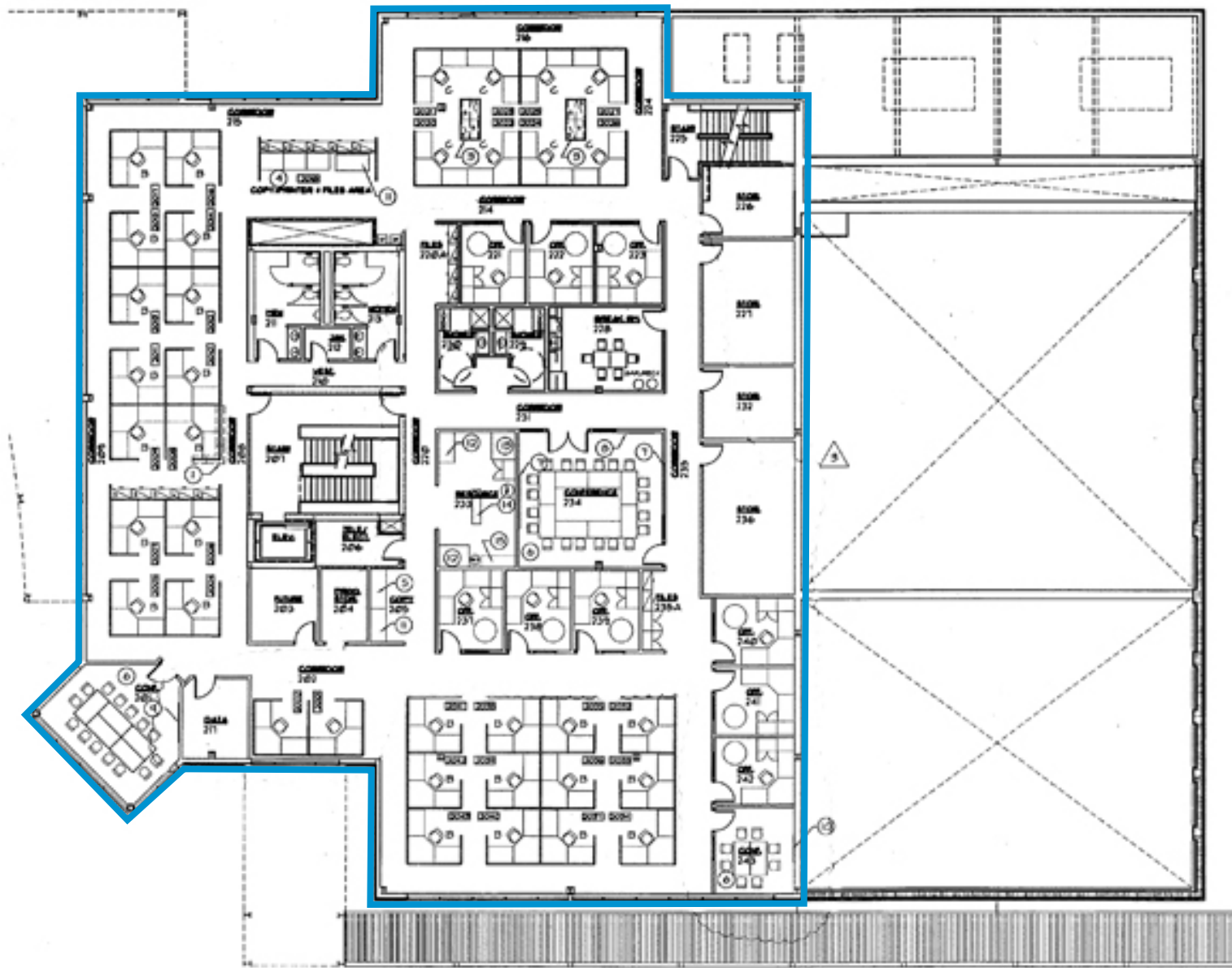
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Floor Plan

12,437 RSF available on 2nd floor

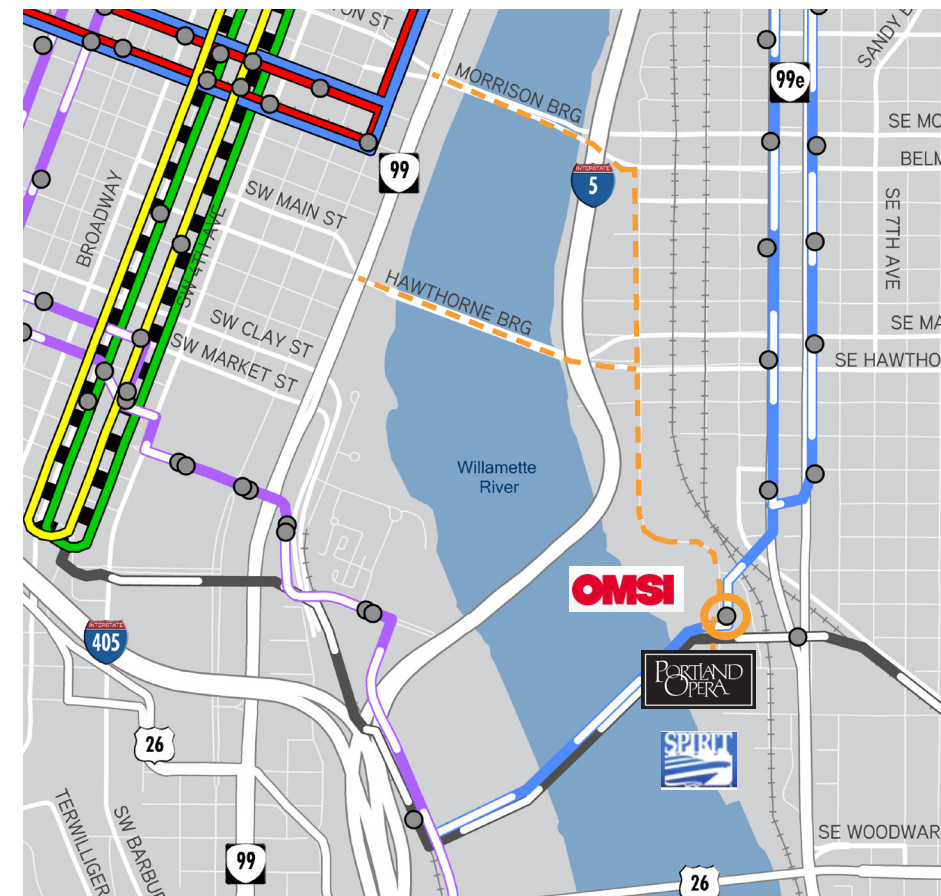


Space Details

- > 2 conference rooms
- > 1 breakroom
- > 2 showers
- > 2 restrooms
- > Mixture of private offices and cubicles
- > Open work format for maximum flexibility
- > Great views, especially from south and west sides
- > 192 data & 194 voice (copper)
- > T1 line service
- > 2nd floor security control (Lenel alarm system control hosted by Portland Opera)
- > Complete control of second floor entry and the north side of the building entry
- > Deisel power back up generator

Location

- > Easy access into downtown Portland
- > 4 minute drive to I-5 North and South
- > Portland-Milwaukie Light Rail will connect the Hampton Opera Center with downtown Portland, PSU, and OHSU
- > New streetcar loop will provide direct access to Lloyd Center, Convention Center, Rose Garden Arena, The Pearl District, and Pioneer Courthouse Square
- > Located on the East Bank Esplanade, connecting to the Spring Water Corridor



Portland-Milwaukie Lightrail Bridge
Future view from property. Completion Fall 2015



- - - Access to/from downtown Portland
- Steetcar stop within 1 block of property (Fall 2012)
- MAX Blue Line
- MAX Green Line
- ■ ■ Max Mall Shuttle
- Max Red Line
- Max Yellow Line
- Portland Aerial Tram
- Portland Streetcar
- Future Eastside Portland Streetcar (Fall 2012)
- Portland-Milwaukie Light Rail (Fall 2015)