

FOR LEASE

# THE BLAGEN BLOCK CREATIVE OFFICE SPACE

34 NW 1ST AVENUE :: PORTLAND, OREGON

## SPACE AVAILABLE:

**FIRST FLOOR** 3,235 RSF  
\$24.00/SF FSG

**SECOND FLOOR** 9,193 RSF  
\$25.00/SF FSG  
(avail. 3/1/13)

**THIRD FLOOR** 9,184 RSF  
\$25.00/SF FSG  
(avail. 3/1/13)

Up to 21,612 SF contiguous available



## LOCATION MAP



## FEATURES:

- High ceilings on 1st floor
- Exposed brick
- Located on the MAX line
- On-site storage available
- Bike storage
- Easy access to Esplanade and Tom McCall Waterfront Park
- T1, DSL, fiber ready
- Local ownership and management

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

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The brokers are licensed in the State of Oregon

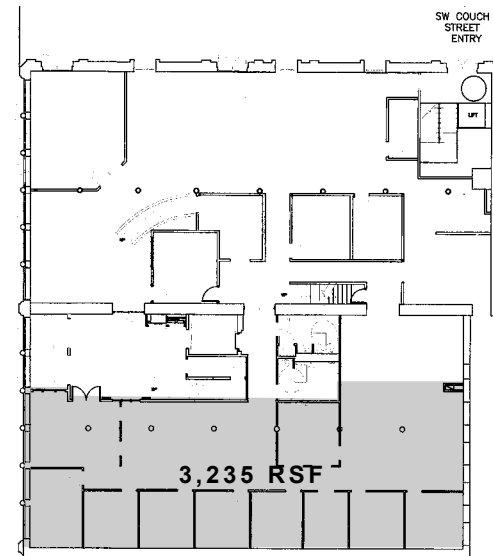
**CBRE**

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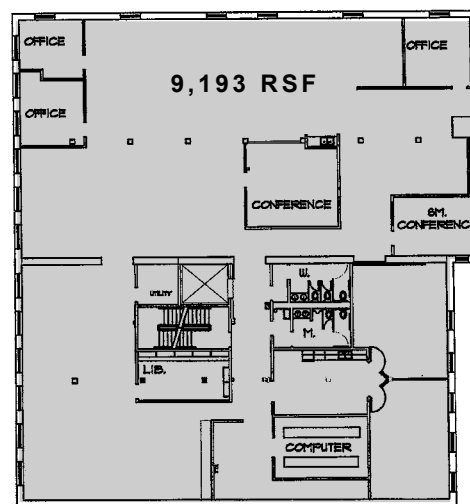
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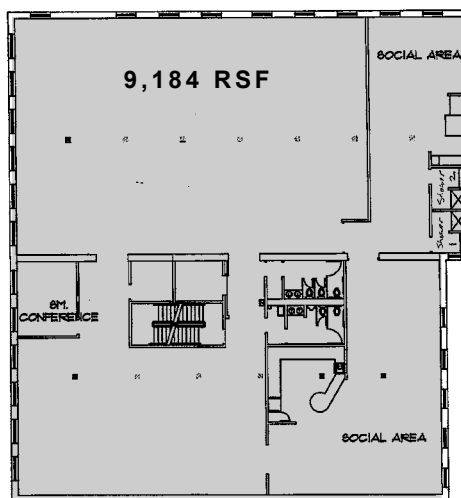
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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