

# TOWNE STORAGE

17 SE 3<sup>RD</sup> AVENUE, PORTLAND, OR 97214

CREATIVE  
OFFICE  
FOR LEASE



APEXREALESTATE

PARTNERS

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Westport  
Capital Partners



# TOWNE STORAGE

## OPPORTUNITY

Towne Storage is an innovative adaptive-reuse project bringing ± 100,000 RSF of creative office space to the Portland market.

- » Available 4<sup>th</sup> quarter 2016
- » \$32.00 - \$34.00 / RSF, NNN
- » Cool, historic building with modern amenities & technology
- » Flexible floor plans offering collaborative and private work areas
- » Penthouse deck providing 360° views of Portland's stunning skyline
- » ± 80 Covered parking stalls
- » Ample secured bike parking
- » Abundant natural light with oversized, operable windows
- » High ceilings ranging from 13 to 18 feet
- » ± 20,000 RSF floor plates
- » Dog friendly building
- » Signage opportunity available
- » 15 minute walk to Downtown over the Burnside Bridge
- » Close proximity to TriMet transportation, I-5 and I-84, offering ease of access to and from the Portland Metropolitan Area





# TOWNE STORAGE

PENTHOUSE DECK



INTERIOR RENDERING



CURRENT VIEW



PROPOSED EXTERIOR RENDERING

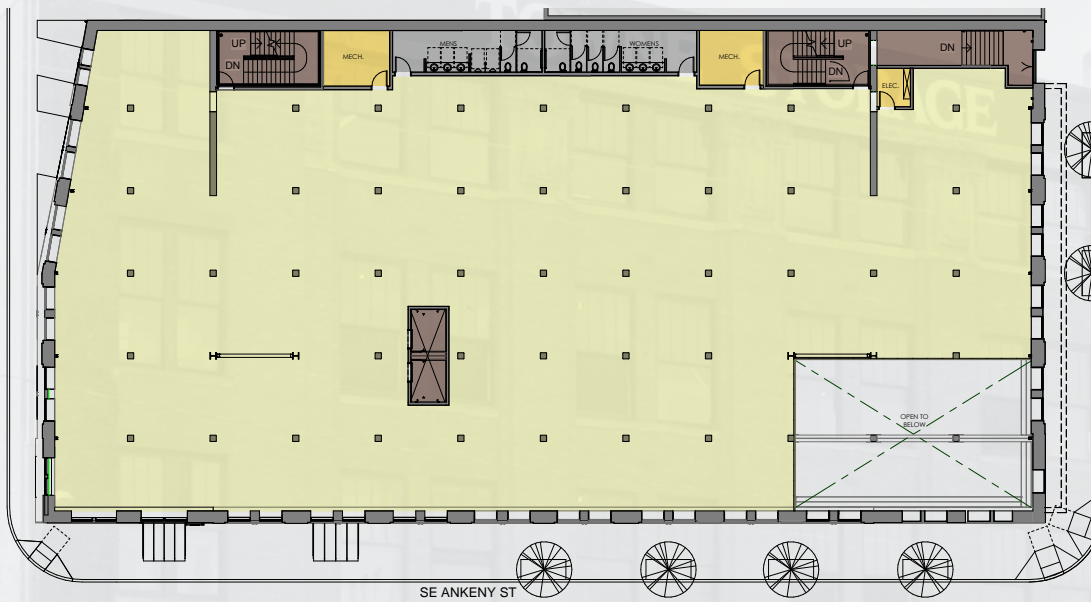




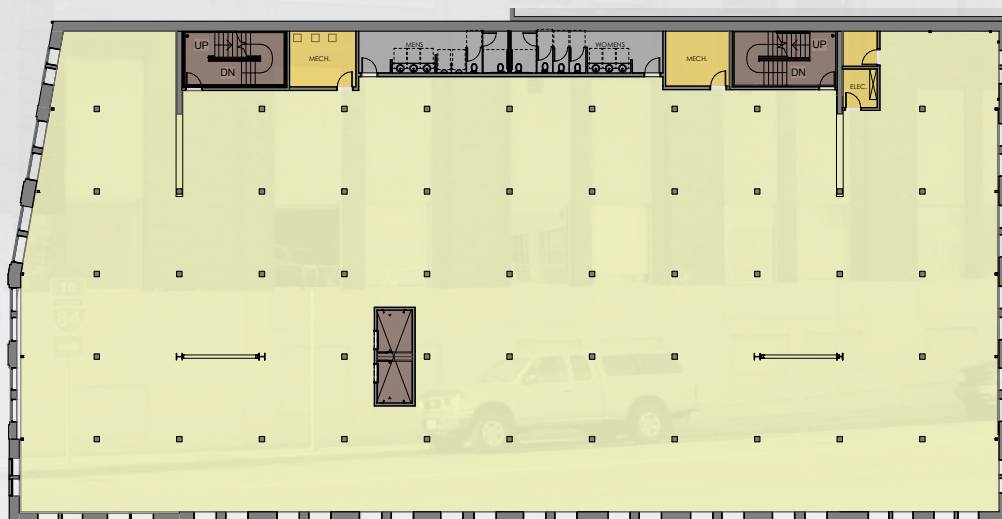
# TOWNE STORAGE



FIRST FLOOR



SECOND FLOOR

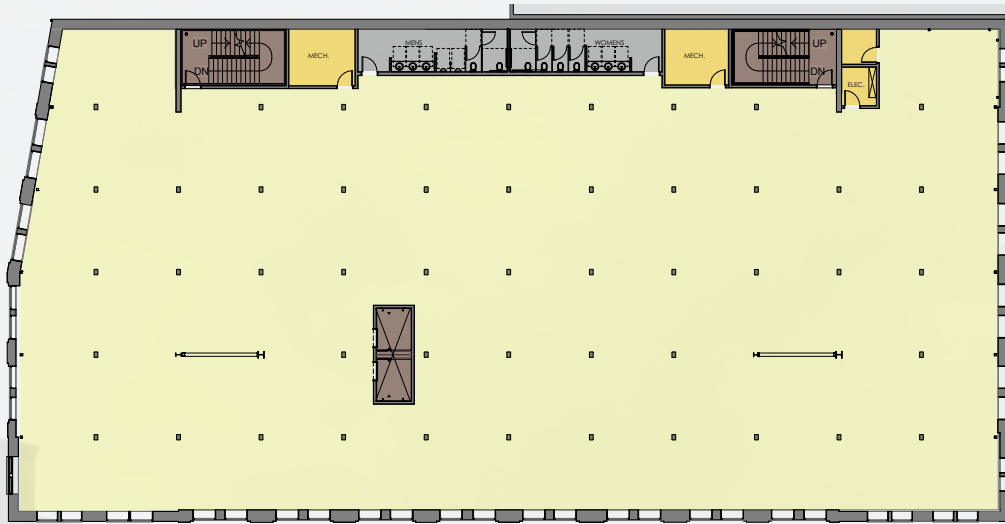


THIRD FLOOR

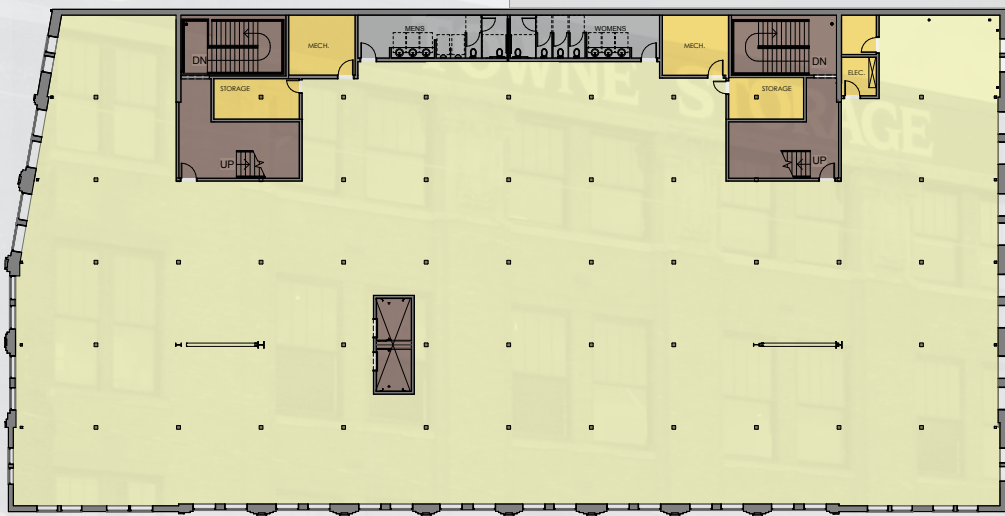




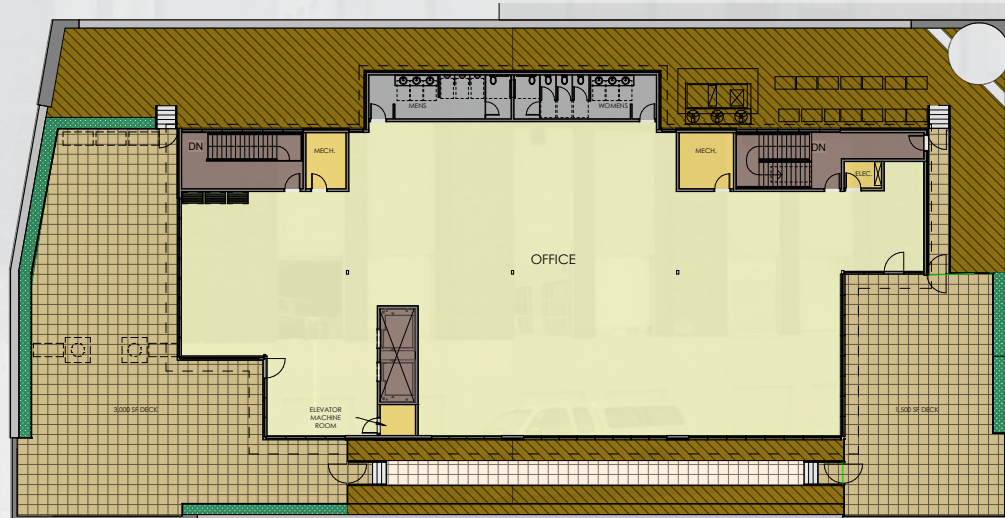
# TOWNE STORAGE



FOURTH FLOOR



FIFTH FLOOR



PENTHOUSE





## PRIME URBAN LOCATION

Towne Storage, originally constructed as a warehouse building in 1916 is being transformed into a creative office opportunity. Located in the eclectic Close-in Eastside Industrial District, it is one of the fastest evolving neighborhoods in Portland and momentum is gaining. Towne Storage is one of several projects anticipated in the Burnside Bridgehead area, with new office, retail & high rise residential delivery by Summer 2016.

Towne Storage is surrounded by numerous local retailers and boutiques, including breweries, distilleries, coffee shops & cafes. Just minutes to downtown and with close proximity to TriMet transportation, I-5 & I-84, this is the perfect location for any company looking to establish a prominent presence in Portland.

PEARL DISTRICT

CENTRAL BUSINESS DISTRICT

EASTBANK ESPLANADE



CLOSE-IN EASTSIDE DISTRICT



SE 3<sup>RD</sup> AVENUE




SE MARTIN LUTHER KING JR BLVD

SE ANKENY STREET

SE GRAND AVENUE

SE PINE STREET

SE ASH STREET

-  TriMet Bus Line
-  Portland Streetcar
-  City Designated Pedestrian / Bike Route