

For LEASE

CAPSTONE
Partners

CUSHMAN &
WAKEFIELD

CustomBlocks

S|E|A
SCOTT EDWARDS ARCHITECTURE



customblocksportland.com

LL is in receipt of a Conditional Use Permit with the City of Portland, that will allow for a wide range of creative office usage



BUILDING HIGHLIGHTS



- ±72,000 SF, divisible to 2,000 SF
- Vintage 1940s & 1950s
- Old growth timber, bowstring truss roof
- Clear heights 14-18 feet
- Heavy 3-phase power
- Significant natural light - skylights
- Fully sprinklered
- Off-street parking
- Drive-in loading
- Ceiling Height up to 30 feet
- Located in the newly expanded East Portland Enterprise zone & e-commerce overlay

BUILDING AMENITIES



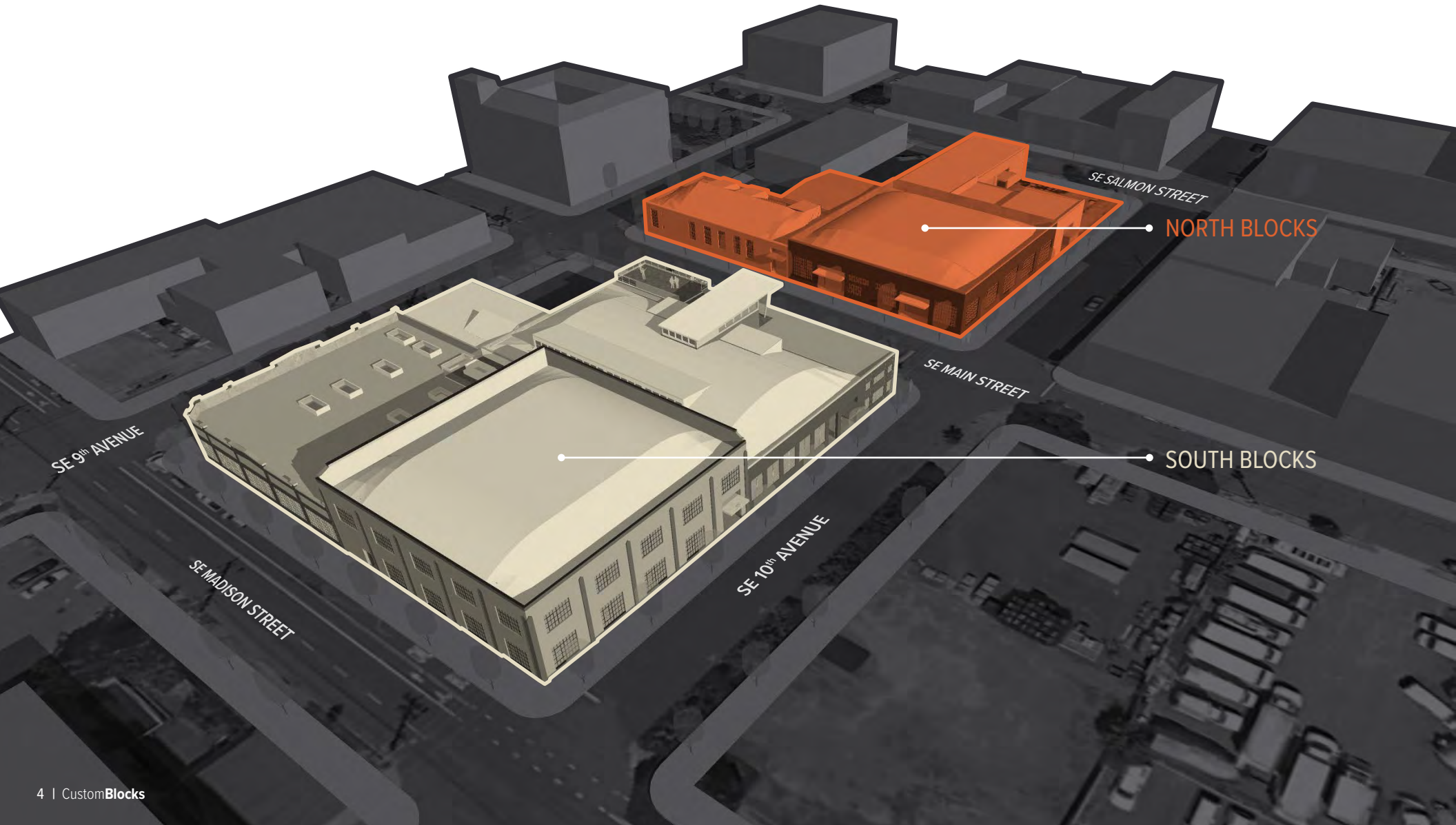
- New building systems throughout
- Seismically upgraded
- Rooftop decks with city views
- New energy-efficient operable windows
- New streetscape landscaping
- Interior bike storage and showers
- Significant sustainability elements
- Custom building addresses

*Authentic creative office in
the heart of the Central Eastside*



*Shell completion January '18
Early TI start possible*

\$29.50 / SF NNN

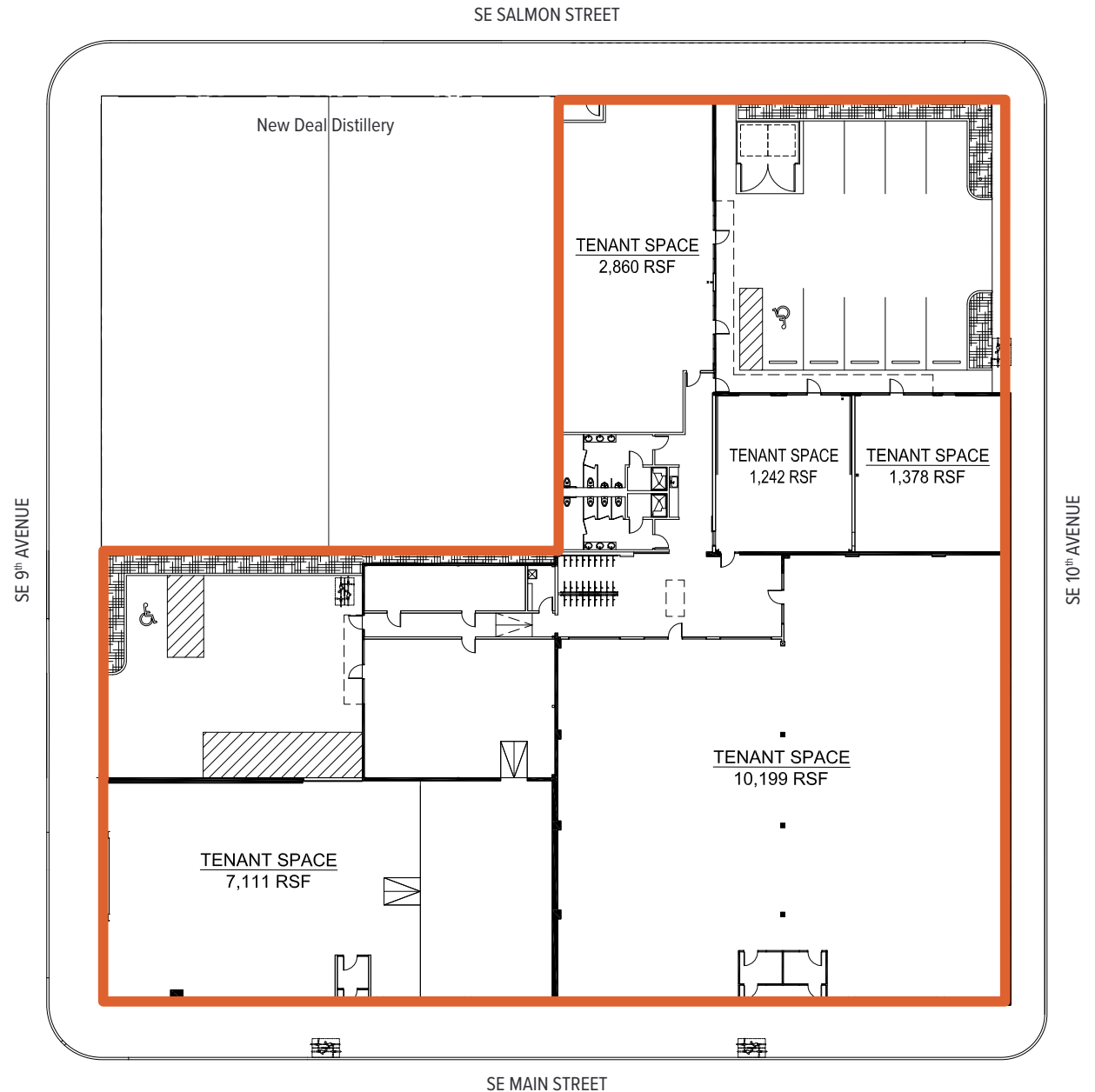




*SE 9th & 10th Avenue from
SE Salmon Street to SE Madison Street
Portland, OR*

NORTH BLOCKS | TOTAL OF 22,790 RSF

- Potentially five spaces - 1,242 RSF to 10,199 RSF
- Interior bike storage
- Old growth timber, bowstring truss roof
- Clear heights 14-18 feet
- Heavy 3-phase power
- Significant natural light - skylights
- Fully sprinklered
- Off-street Parking / Fenced yard possible
- Retail opportunities for tap room, tasting room, along with light assembly or high-tech production
- Ceiling Height up to 24 feet

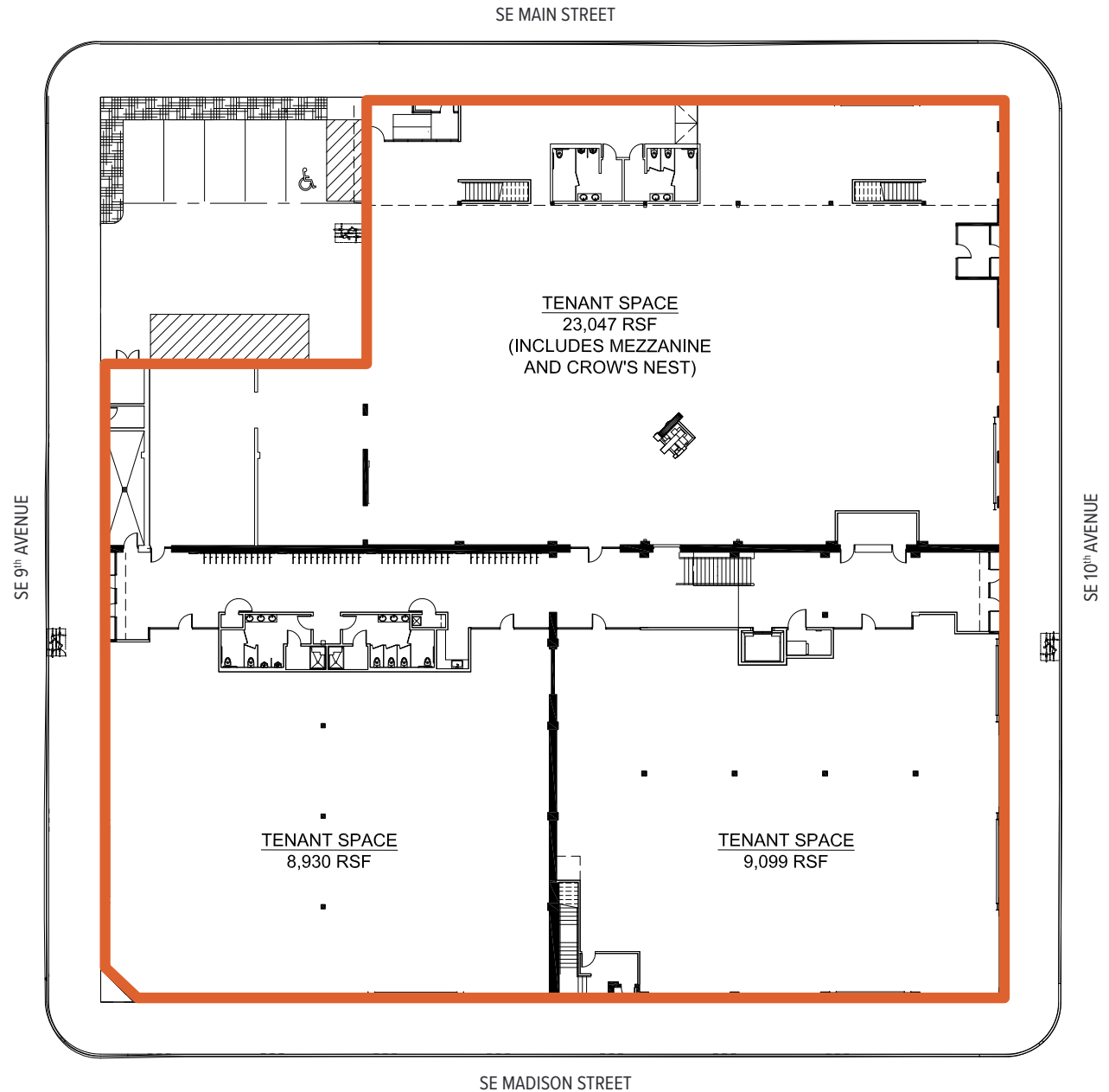
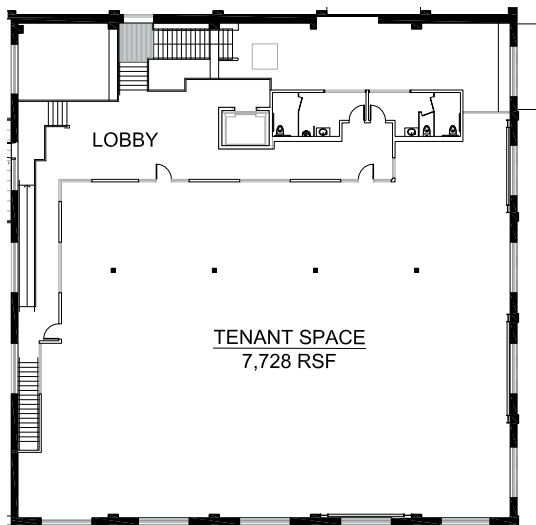




SOUTH BLOCKS | TOTAL OF 48,804 RSF

- 8,930 RSF to 23,047 RSF
- Large space includes crow's nest and mezzanine
- Off-street parking
- Interior bike storage and showers
- Clear heights 14-18 feet
- Heavy 3-phase power
- Significant natural light - skylights
- Fully sprinklered
- Ceiling Height up to 30 feet

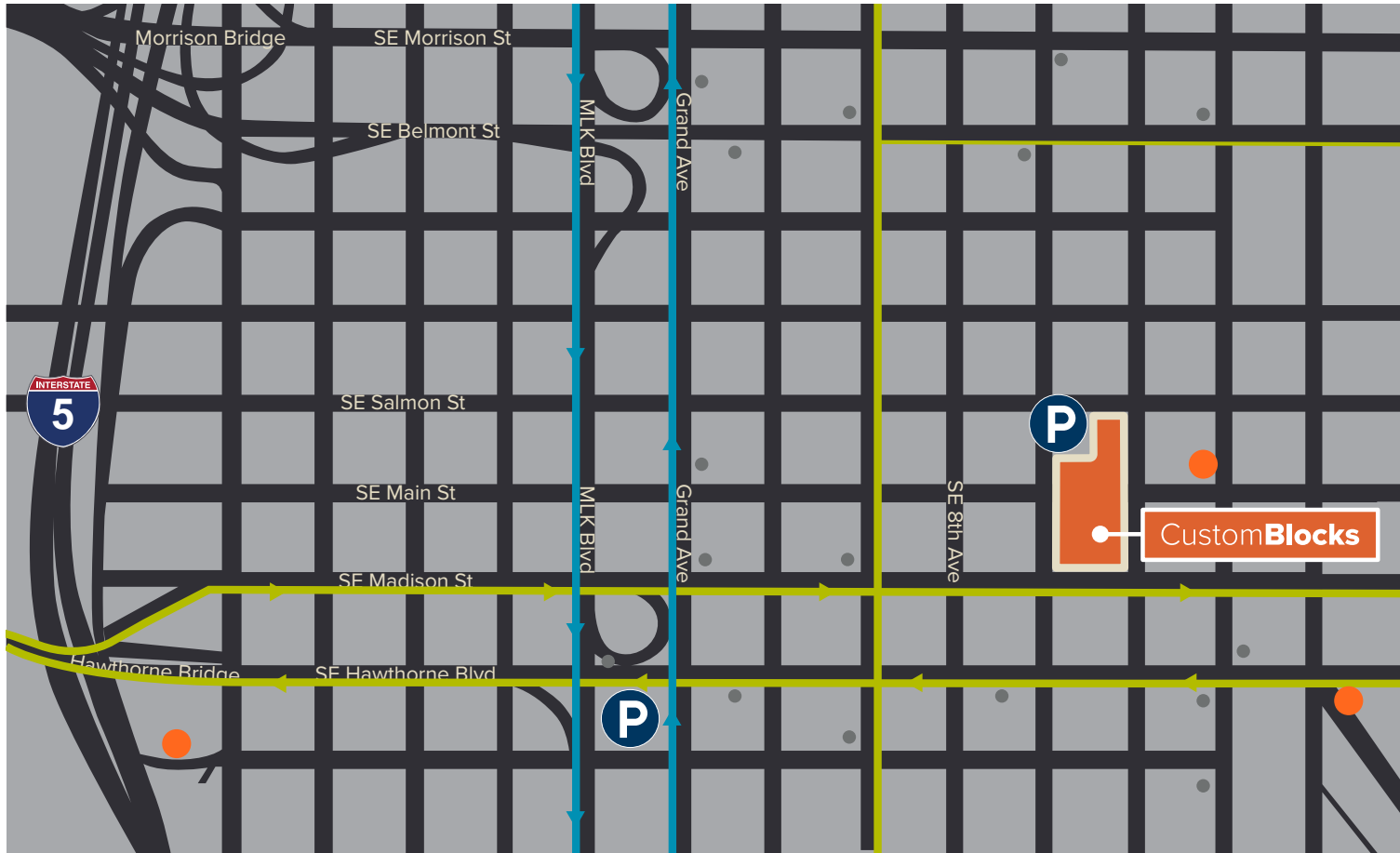
Second floor of SE quadrant



*Uses:
Creative office, including headquarters
opportunity, software, engineering, clean tech,
apparel, footwear, food and beverage*



Multi-Modal Transportation bike + streetcar + bus + walk + drive



Proximity to

Bus Stops	●	1-2 blocks
Streetcar		4-5 blocks
Bike Route		Adjacent
Biketown Hubs	●	1-3 blocks
Interstate 5		0.8 mile
Interstate 84		1.2 miles
Downtown		1 mile



Biker's Paradise
Flat as a pancake,
excellent bike lanes



Walker's Paradise
Daily errands do not
require a car



Excellent Transit
Transit is convenient
for most trips

Location


- Located in Central Eastside –Buckman / Ladd’s Addition
- Strong bike and public transportation infrastructure
- Close to I-5 and Hawthorne and Morrison Bridges
- Biking/Walking distance to waterfront and downtown PDX
- Located in the newly expanded East Portland Enterprise zone & e-commerce overlay
- Proximity to new developments:
 - LOCA (formerly Goat Blocks): Market of Choice, Orchard Supply
 - The Redd, Ecotrust
- Proximity to some of the city’s finest restaurants and bars: Rolling River Spirits, Rogue, Growler Guys, Cascade Brewing, Buckman Coffee Factory, The Commons Brewery, Bunk Sandwiches, Renata
- Streetscape with Building/ Naming Rights/ Unique addresses for each space



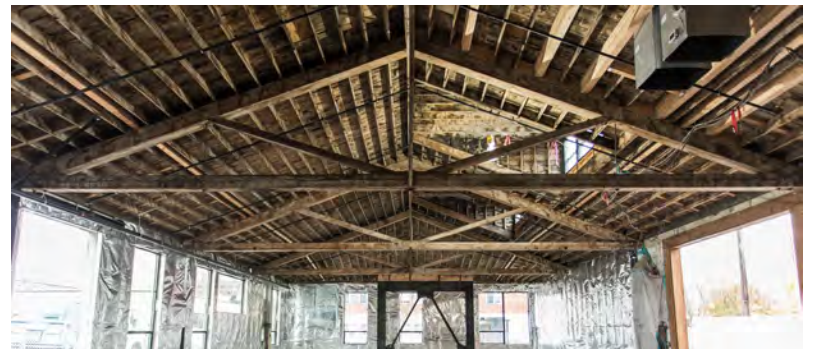
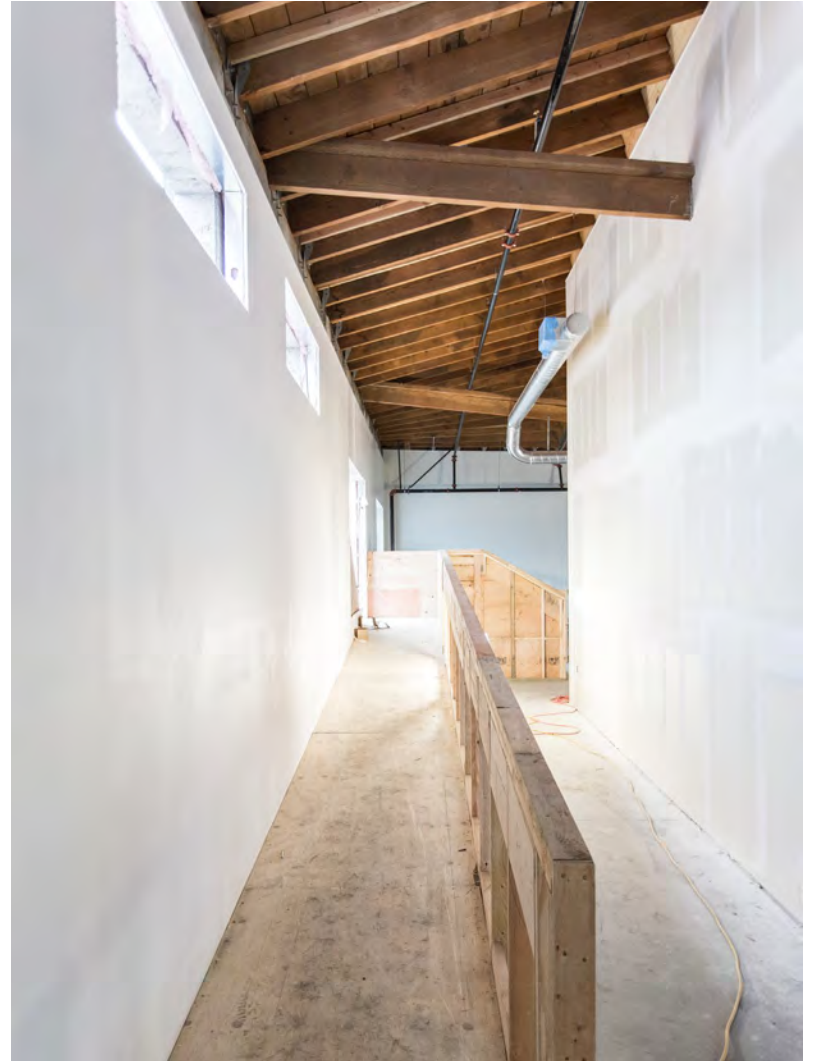


Amenities food + drink + shopping + entertainment

- Entertainment
- Cafes/Restaurants
- Retail
- Selected Top 10 Amenities
- Brewery/Distillery
- Fitness
- Services

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Developed By:



Joint Venture Partner:



Architect:



Builder:



Leasing:

