

For LEASE

 **CAPSTONE**  
Partners

 **CUSHMAN &  
WAKEFIELD**

# Custom**Blocks**

**S|E A**  
SCOTT EDWARDS ARCHITECTURE



[customblocksportland.com](http://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



- ±67,000 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



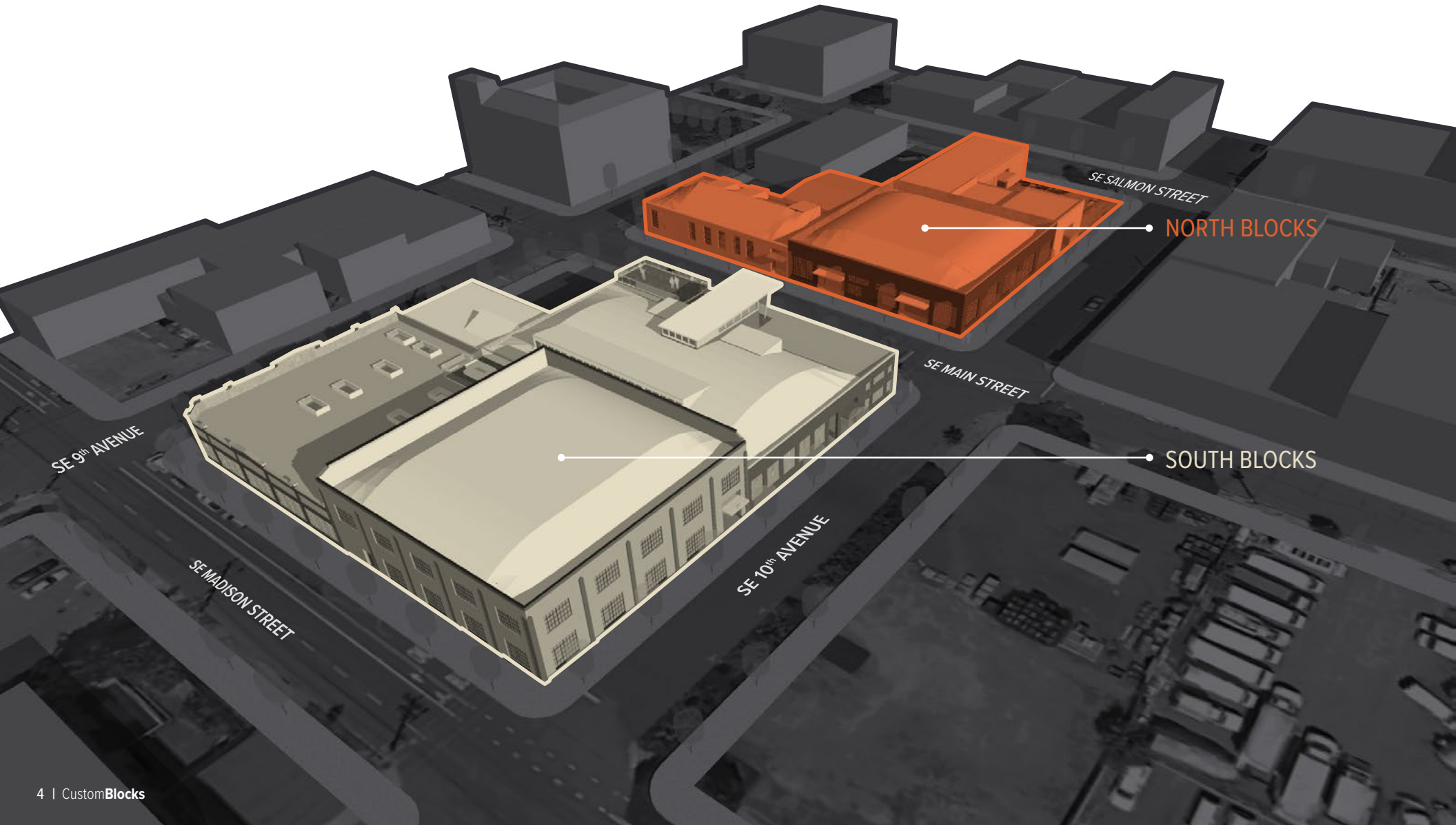
- New building systems throughout
- Seismically upgraded
- Rooftop decks with city views
- New energy-efficient operable windows
- New streetscape landscaping
- Interior bike storage and showers
- Significant sustainability elements
- Custom building addresses

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



*Shell complete*

**\$29.50 / SF NNN**

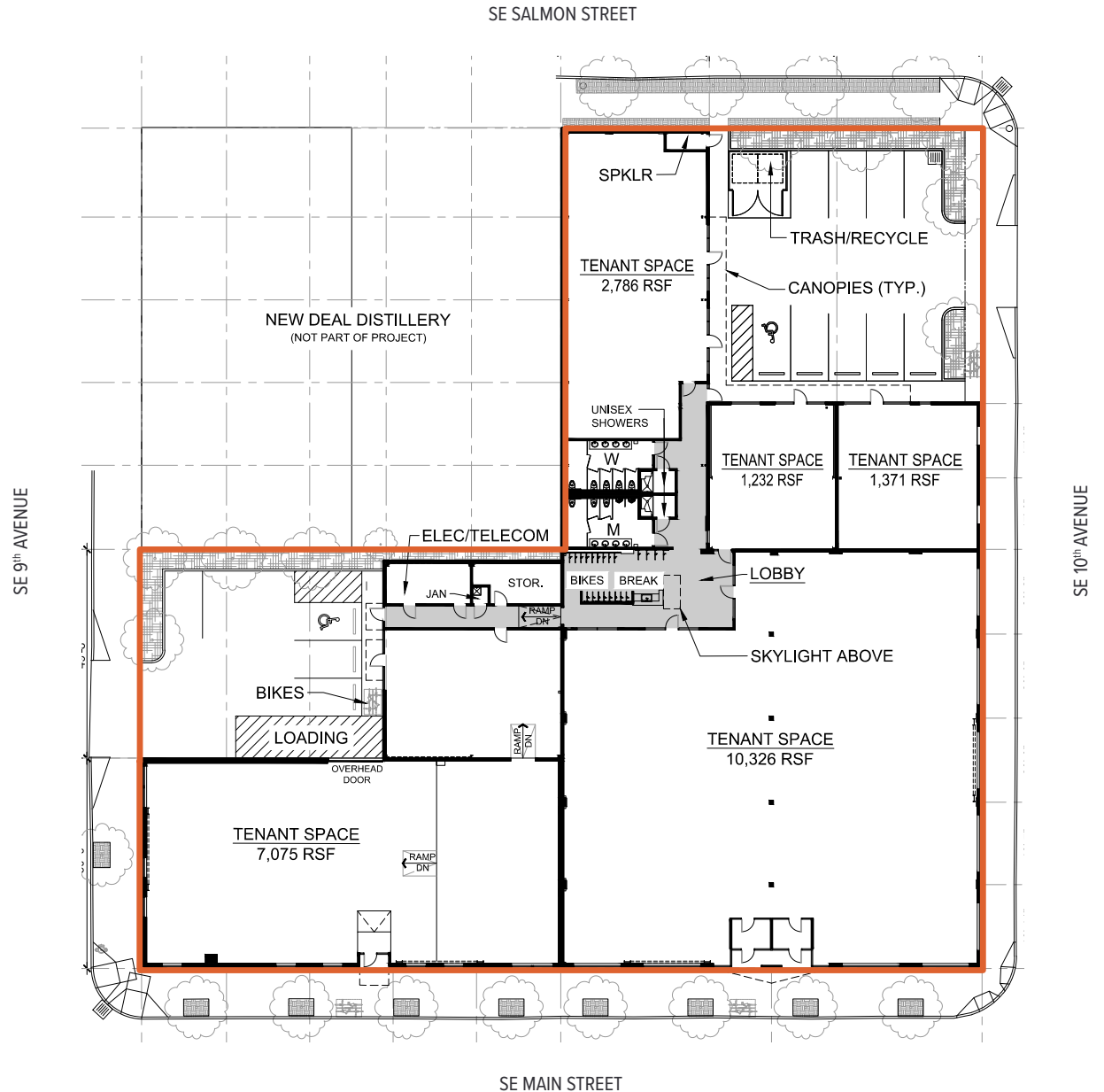




*SE 9th & 10th Avenue from  
SE Salmon Street to SE Madison Street  
Portland, OR*

## 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

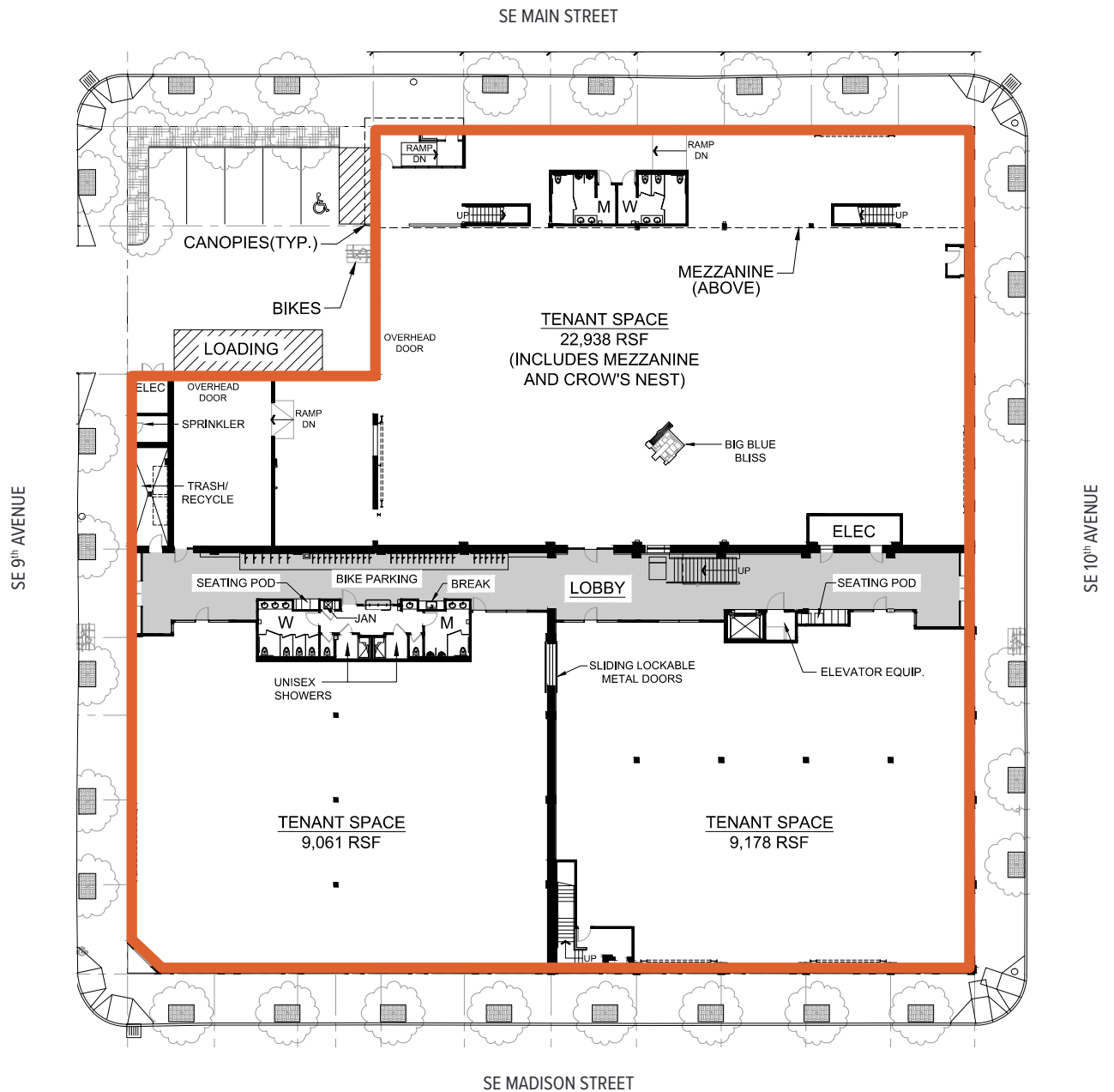
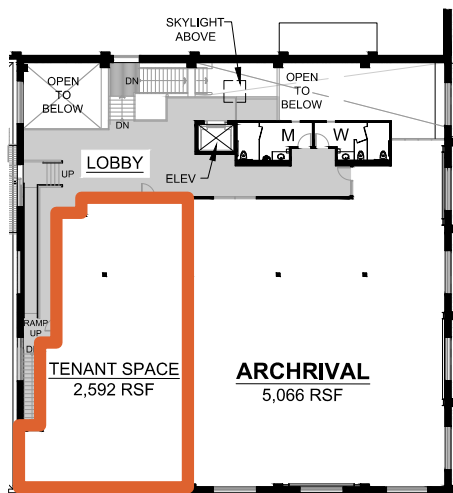




## SOUTH BLOCKS | TOTAL OF 48,804 RSF

- 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
- 2 rooftop decks with city views

Second floor of SE quadrant

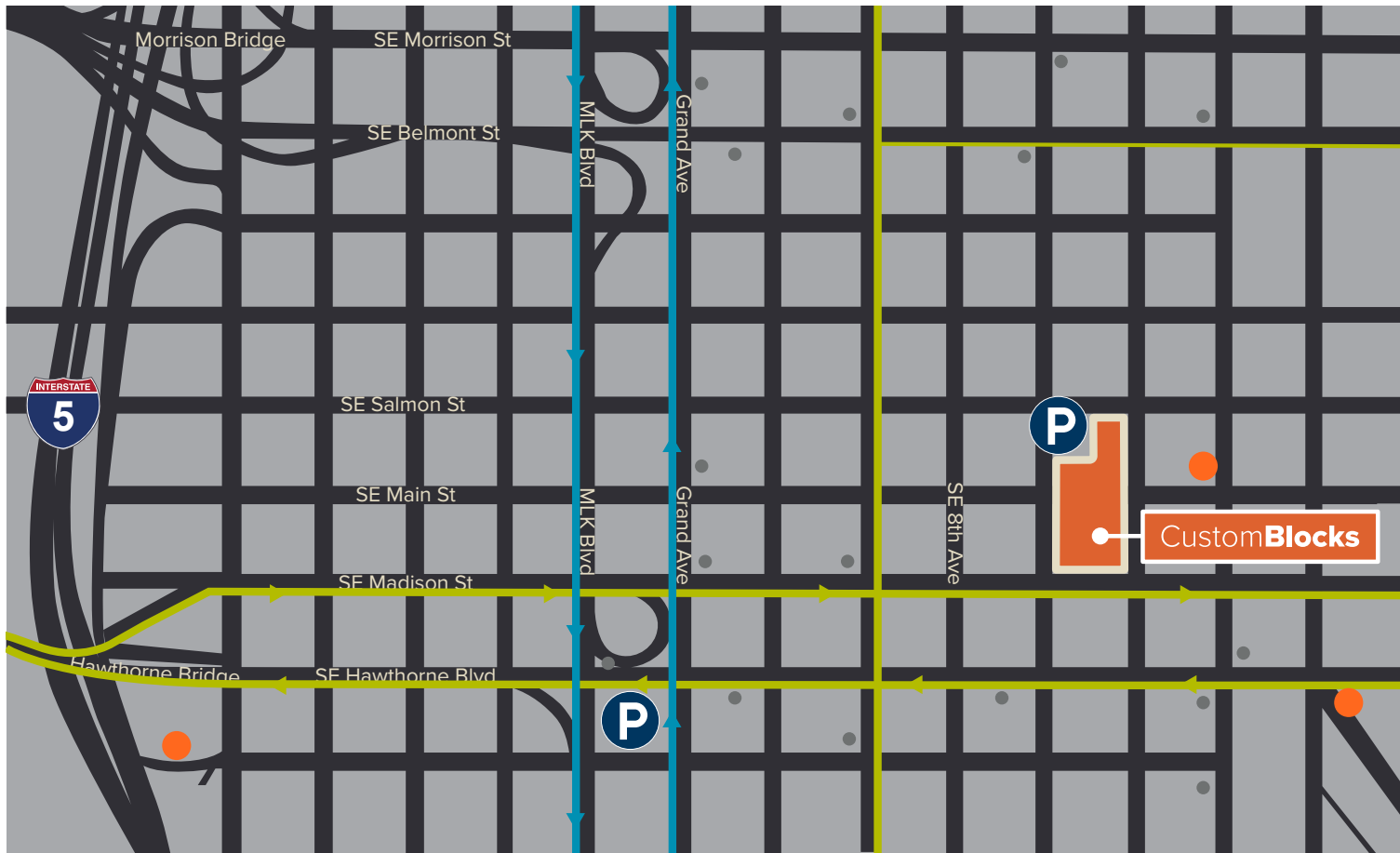




*Uses:  
Creative office, including headquarters  
opportunity, software, engineering, clean tech,  
apparel, footwear, food and beverage*



# 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



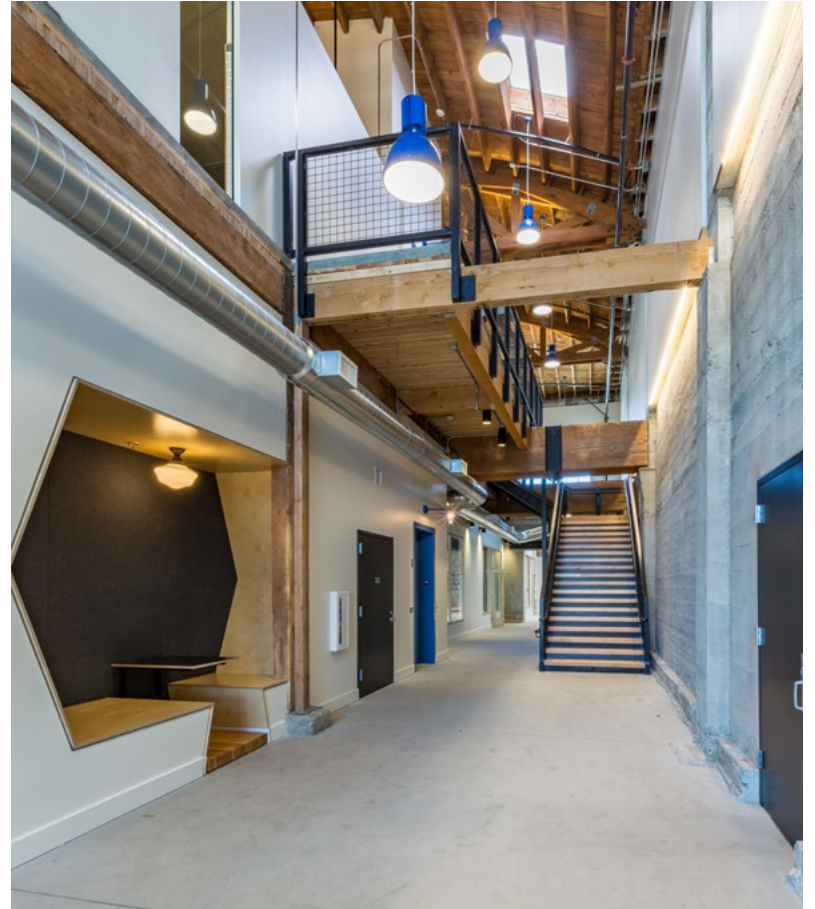


**Amenities** food + drink + shopping + entertainment

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

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click logo to visit website



# CustomBlocks

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Developed By:



Joint Venture Partner:



Architect:



Builder:



Leasing:

