CustomBlocks

1355 SE 10th Avenue | Portland, OR 97214

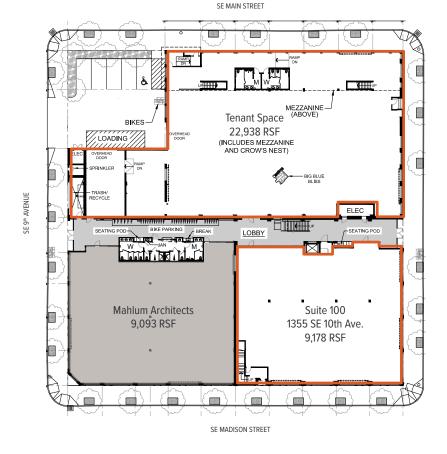


SOUTH BLOCK | TOTAL OF 32,116 RSF

The most authentic, creative space in the city today.



- \pm 4,500 RSF to \pm 32,116 RSF available
- Space includes crow's nest and mezzanine
- · 2 rooftop decks with city views
- · Interior bike storage and showers
- Heavy 3-phase power, full seismic upgrade
- Fully sprinklered
- Significant natural light skylights and operable windows
- Fully insulated roof deck and modern, efficient window packages
- · Independent, off-street parking lot



Asking Rate: \$29.50 NNN.

Low Operating Expenses

BRAD CARNESE 503 279 1750 brad.carnese@cushwake.com MARK CARNESE 503 279 1764 mark.carnese@cushwake.com **DOUG DEURWAARDER** 503 279 1752 doug.deurwaarder@cushwake.com

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customblocksportland.com















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

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