

For LEASE


CustomBlocks



customblocksportland.com



CAPSTONE
PARTNERS



*Landlord is enrolled in
Facilities Permit Program*

BUILDING HIGHLIGHTS



- ± 14,164 SF, divisible to ± 3,000 SF
- Vintage 1940s & 1950s
- Old growth timber, bowstring truss roof
- Heavy 3-phase power
- Significant natural light - skylights
- Fully sprinklered
- Off-street parking
- Located in the newly expanded East Portland Enterprise zone & e-commerce overlay
- Strong traffic counts and visibility + signage opportunity

HEALTH & SAFETY FEATURES



- Calibrated HVAC system to maximize fresh air and dilute pathogens
- Wide corridors with space for social distancing
- Hand washing station in corridor
- Open air stairwells offer an alternative to elevators
- Indoor/outdoor work space opportunities
- Touchless entry system on both SE 9th and SE 10th
- Foot pulls installed on restroom doors
- Seismically upgraded

BUILDING AMENITIES



- New building systems throughout
- Rooftop decks with city views
- New energy-efficient operable windows
- Interior bike storage and showers
- Significant sustainability elements



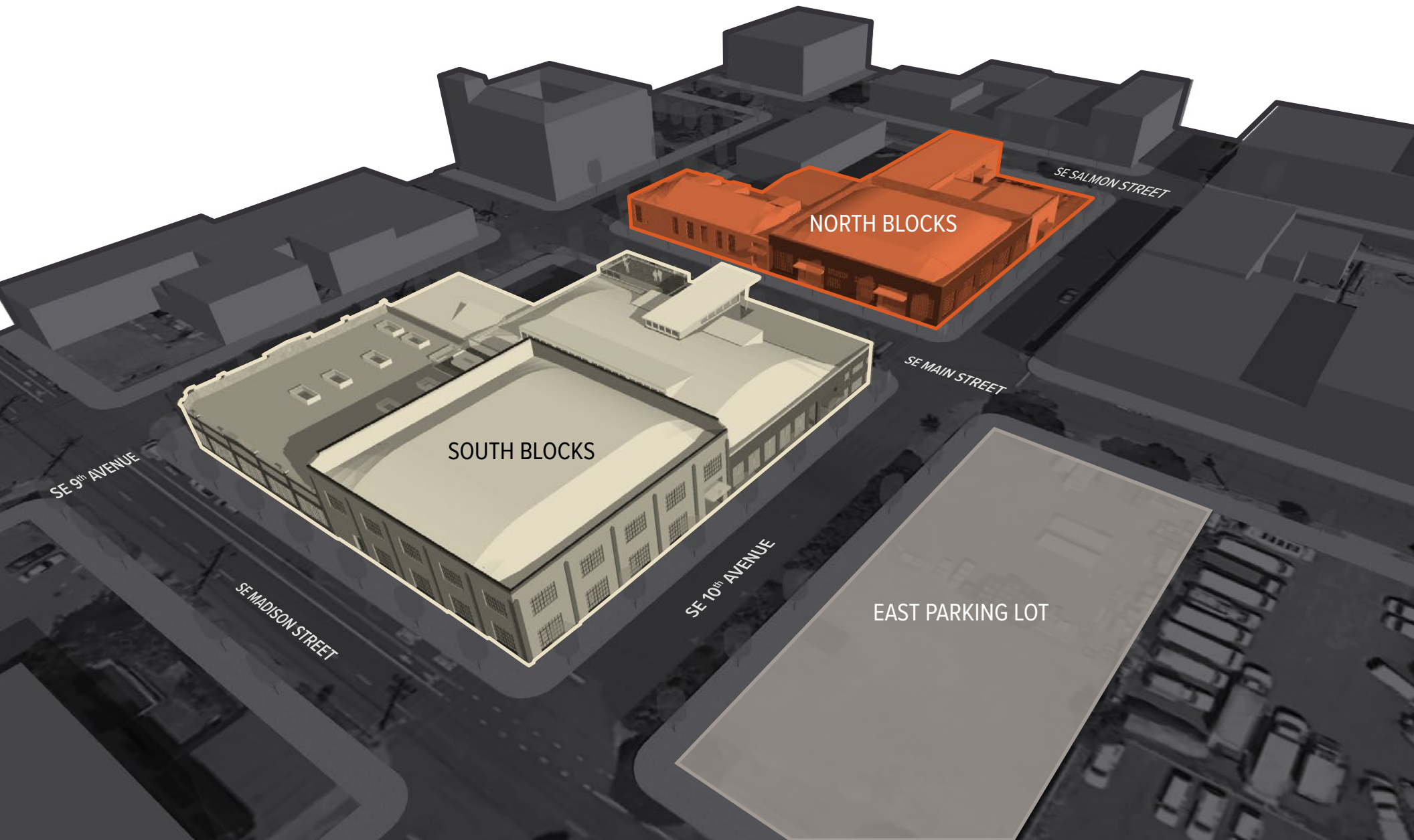
CLICK FOR A VIRTUAL TOUR
of the lobby, bike parking &
common space

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



Shell complete

\$29.50 / SF NNN

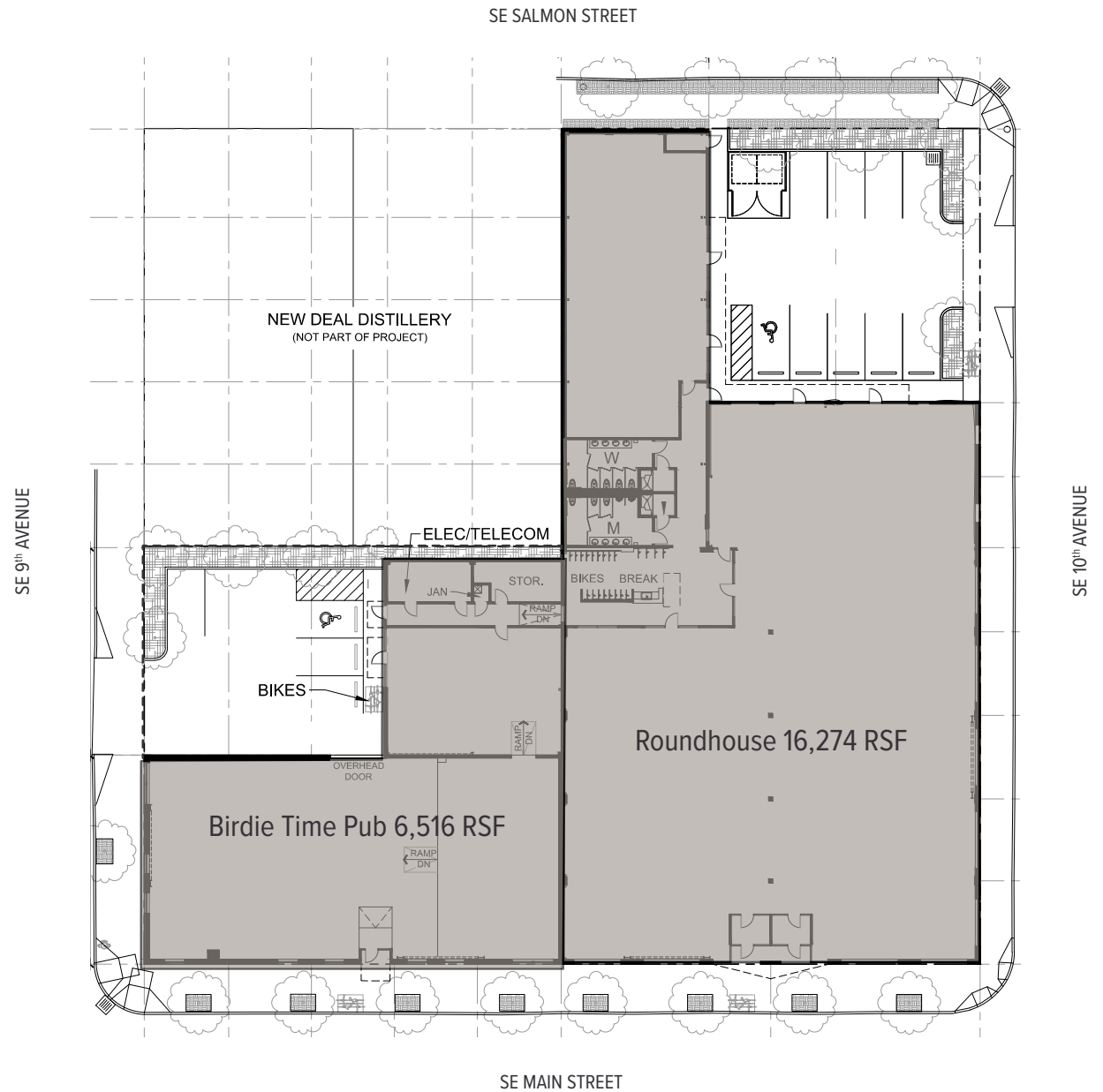


*SE 9th & 10th Avenue from
SE Salmon Street to SE Madison Street
Portland, OR*



NORTH BLOCKS | TOTAL OF 22,790 RSF

- Fully leased
- Old growth timber, bowstring truss roof
- Vintage 1930s
- Extensive natural light
- Operable windows
- Clear heights 14-16 feet
- Heavy 3-phase power
- 8' x 14' drive-in loading door
- Fully sprinklered
- Independent parking lot
- Opportunity for patio seating



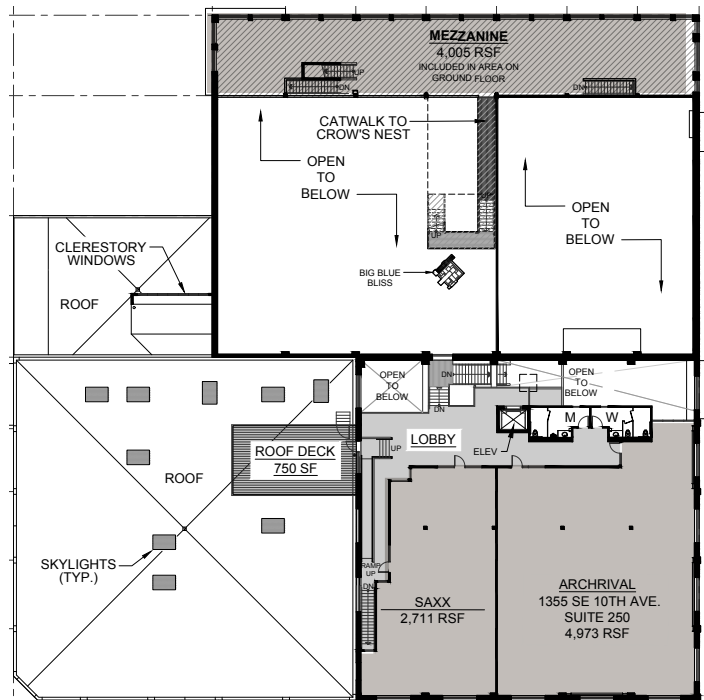


SOUTH BLOCKS | TOTAL OF 49,002 RSF

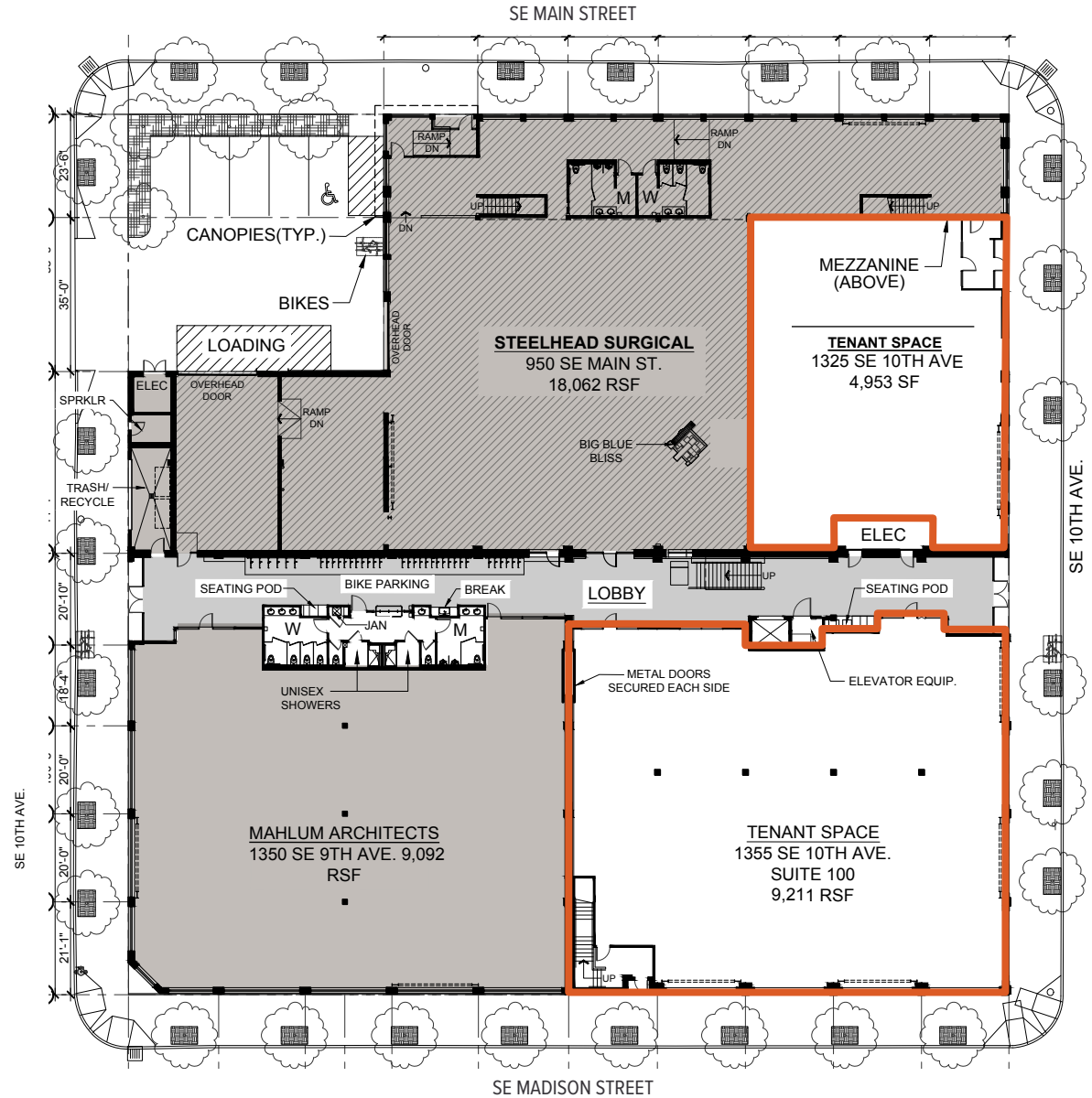
- ± 3,000 RSF to ± 14,164 RSF available
- Off-street parking
- Interior bike storage and showers
- Clear heights 14-18 feet
- Heavy 3-phase power, full seismic upgrades
- Significant natural light - skylights
- Fully sprinklered
- 2 rooftop decks with city views



CLICK FOR A VIRTUAL TOUR
of 950 SE Main /1325 SE 10TH



Second floor of SE quadrant



CLICK FOR A VIRTUAL TOUR
of 1355 SE 10th Avenue

Uses:

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



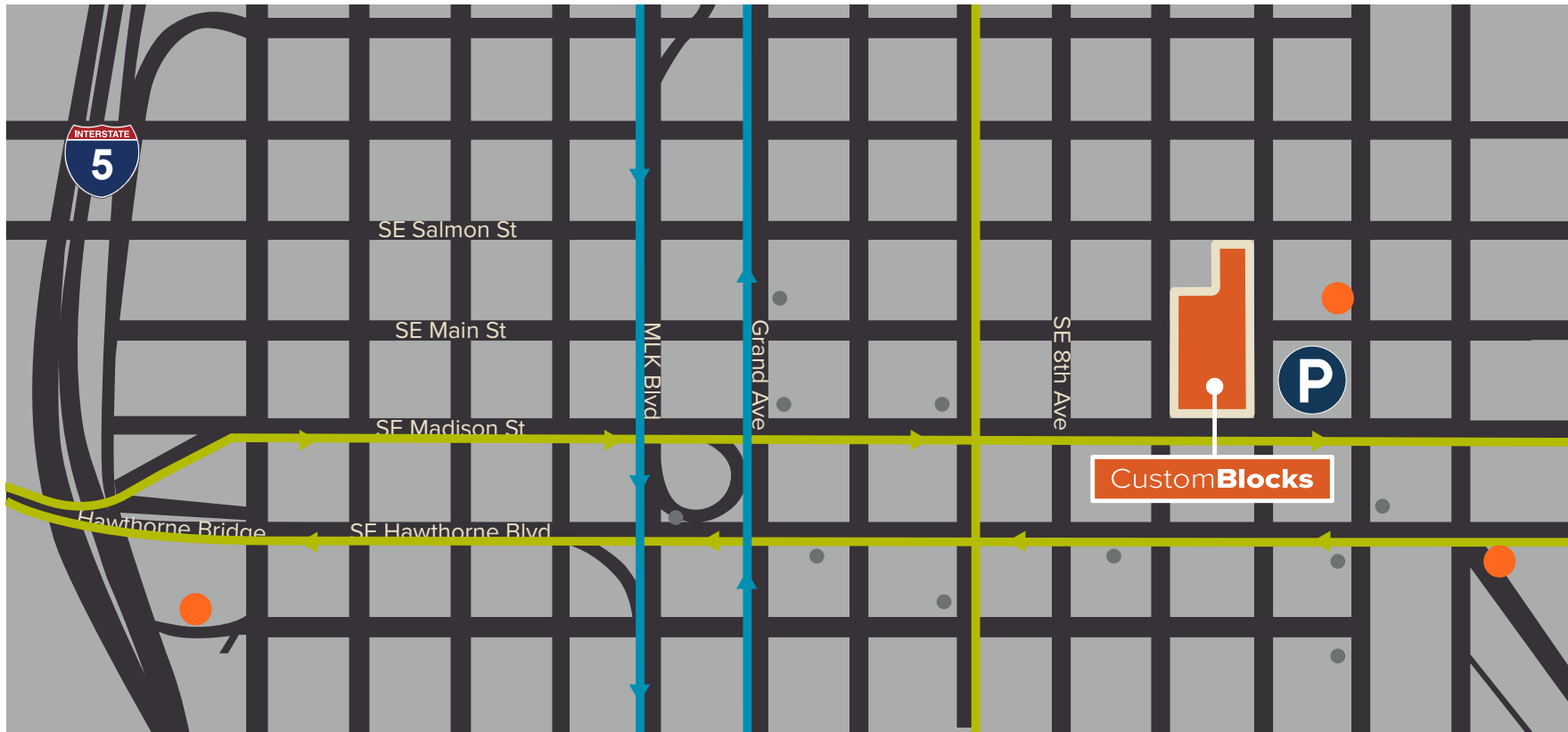
Parking

- 4 parking lots
- 69 total stalls
- 1:1,000 parking ratio





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

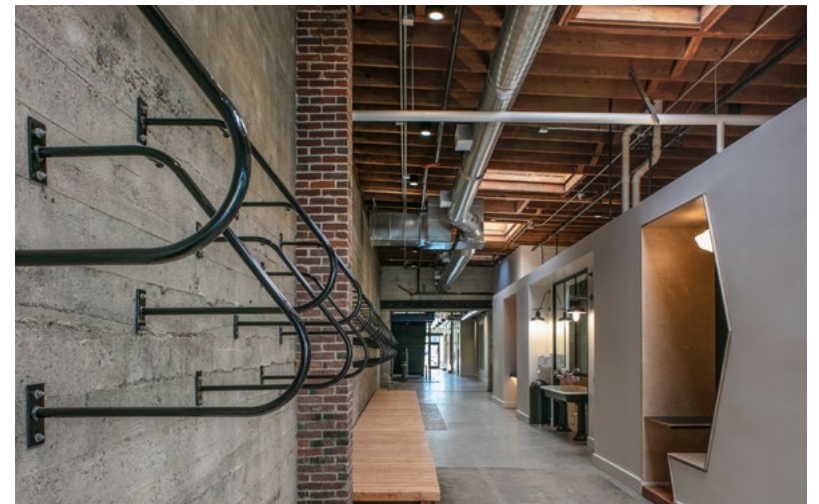
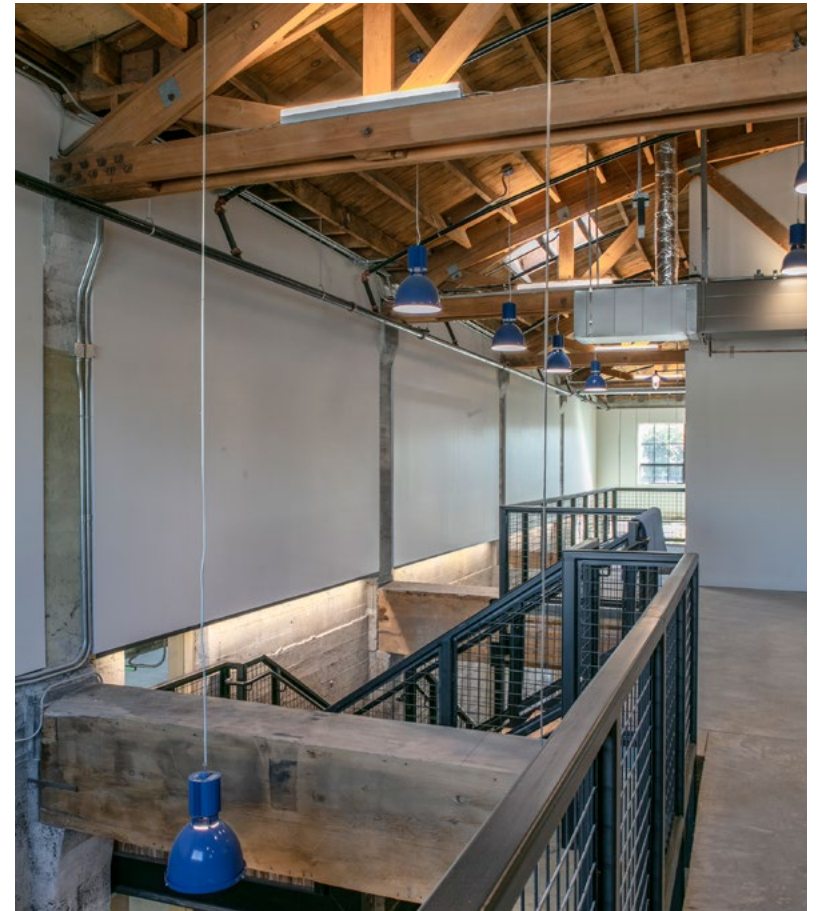
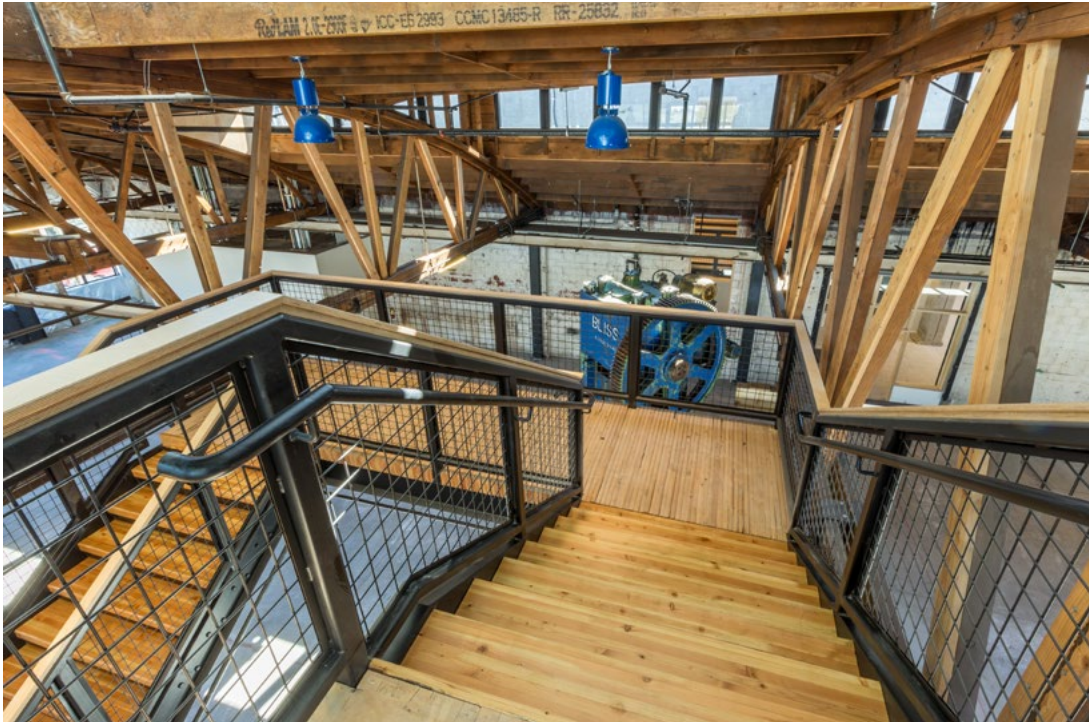


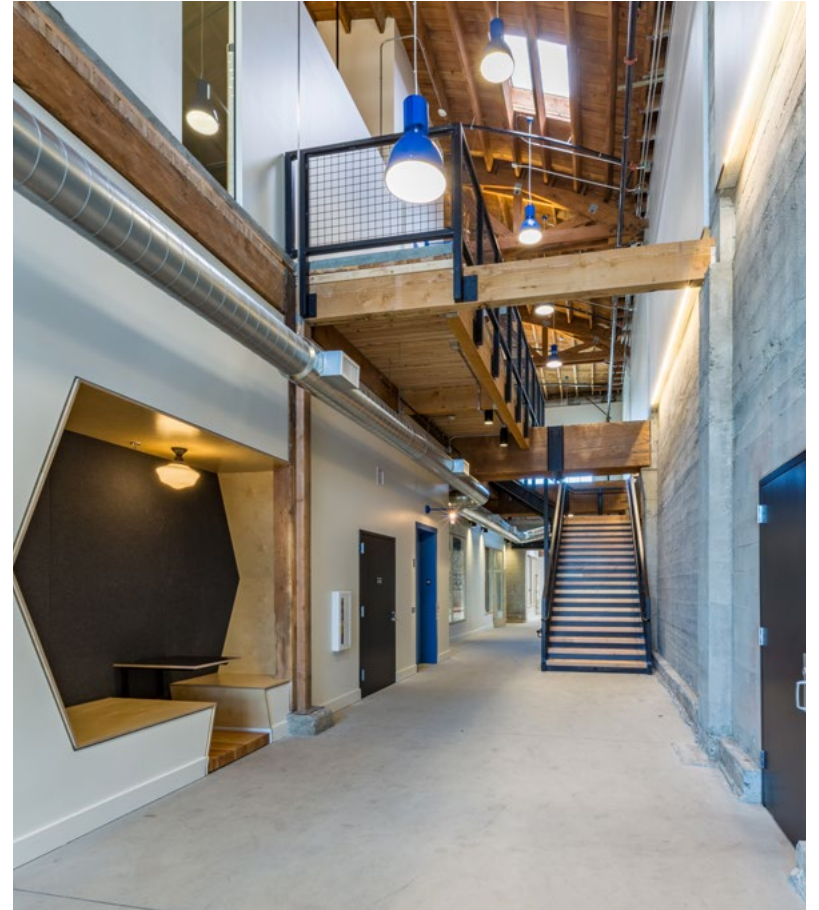


Amenities food + drink + shopping + entertainment

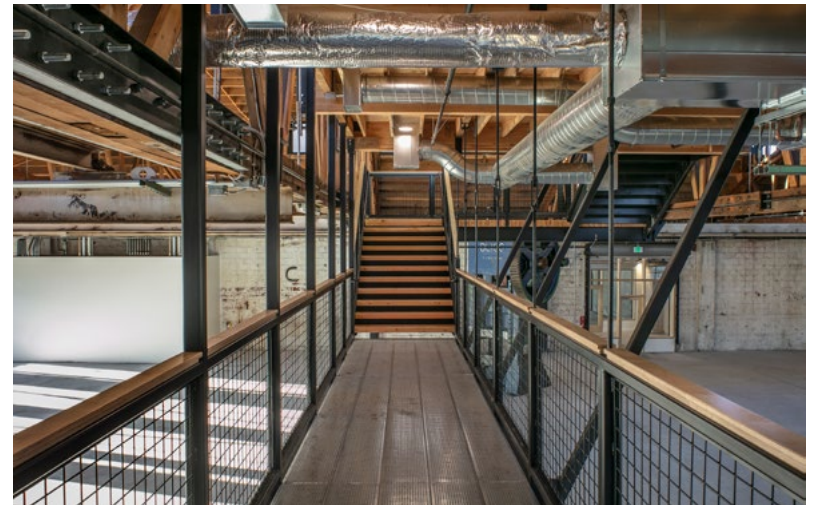
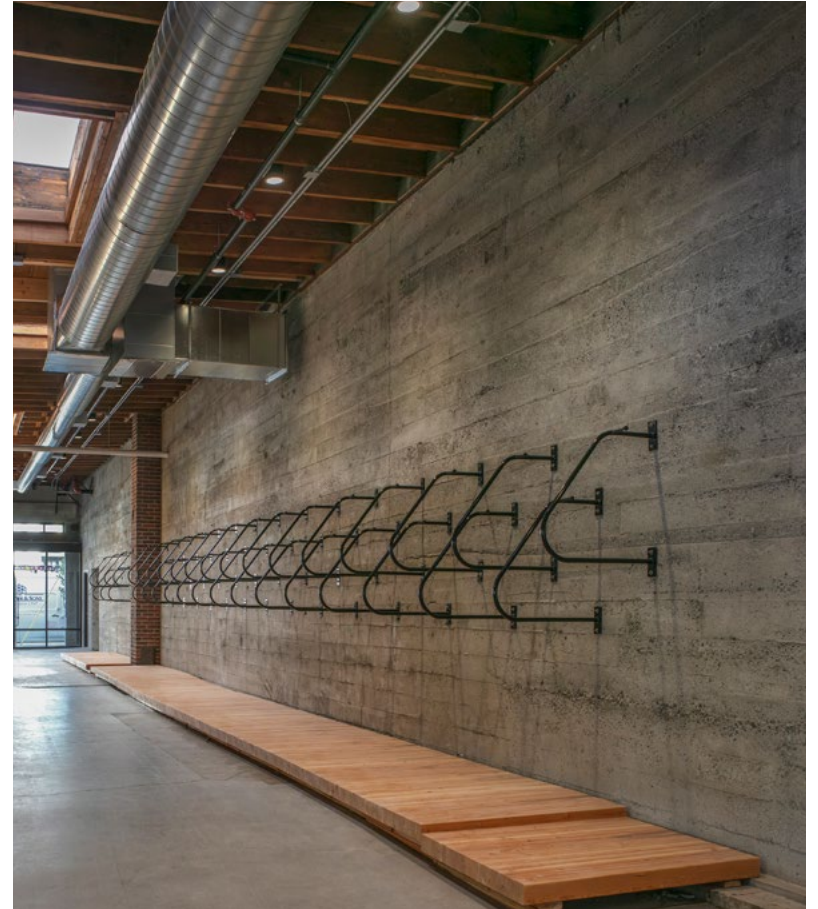
- Entertainment
- Cafes/Restaurants
- Retail
- Selected Top 10 Amenities
- Brewery/Distillery
- Fitness
- Services

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Developed By:



Joint Venture Partner:



Architect:



Shell Contractor:



TI Contractor:



Project Management:



Leasing:

