

Flex/Creative/Light Industrial Space Available

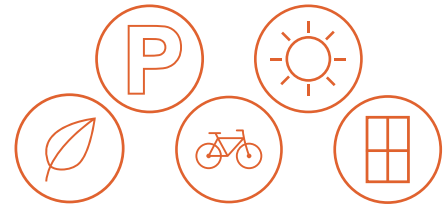
CustomBlocks

1325 SE 10th Ave | Portland, OR 97214

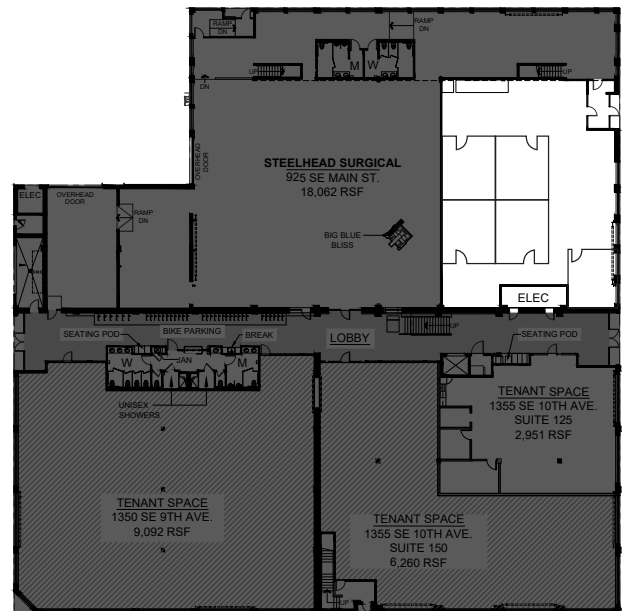
customblocksportland.com

PROJECT HIGHLIGHTS

For Sublease: 4,953 RSF Call for rates



- Rooftop deck with city views
- Interior bike storage racks and showers
- Abundance of natural light
- Independent, off-street parking lot and on-street parking
- Locally owned and managed
- 24/7 Echelon security guards, 10 min est. response time
- Available immediately
- Master Lease expires June 30, 2026
- Includes one private office, kitchenette, and entry vestibule
- Workstations available
- 2,576 RSF direct studio space also available at North Block



Break Room



Conference Room Solution



*Cage will be removed within 1 day

Developed By:



Joint Venture Partner:



Leasing:



Brad Carnese 503 279 1750
 Mark Carnese 503 279 1764
 Doug Deurwaarder 503 279 1752

LOCATION HIGHLIGHTS

- Project is in the City of Portland facilities permit program, Enterprise Zone and E-Commerce Overlay
- Located on Brewing, Roasting and Distilling Row with many of the best restaurants and food pods in the city within blocks
- Public transportation adjoining property
- Located on the bike route into downtown
- 4 blocks to Streetcar stop



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

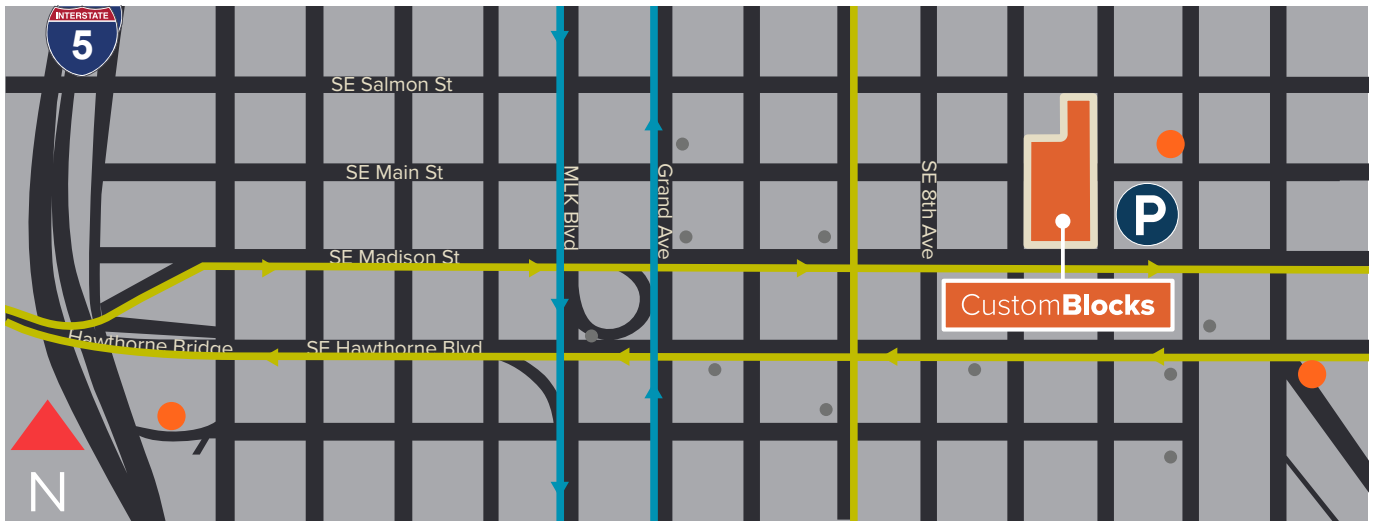


Walker's Paradise
Daily errands do not require a car



Excellent Transit
Transit is convenient for most trips

Nearby Food, Entertainment and Shopping:



Proximity to

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

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