

Flex/Creative/Light Industrial Space Available

CustomBlocks

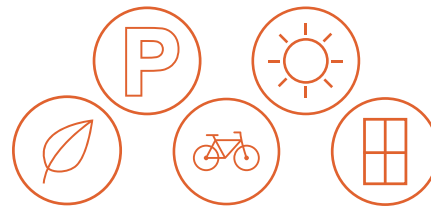
1205 SE 10th Ave | Portland, OR 97214

customblocksportland.com

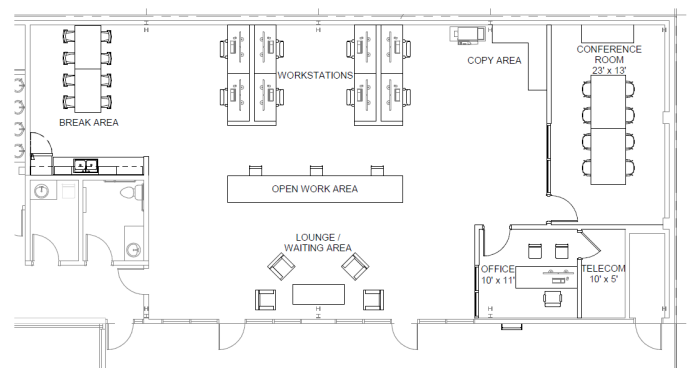
PROJECT HIGHLIGHTS

For Lease: 2,576 RSF Call for rates

- Rooftop deck with city views
- Interior bike storage racks and showers
- Exterior signage opportunity
- 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
- Clear span spaces, drive-in loading capable
- 19' clear height
- Available immediately



Potential Spec Suite



Developed By:

CAPSTONE
PARTNERS

Joint Venture Partner:

P|P|U
Premium Property USA Inc.

Leasing:

 **CUSHMAN &
WAKEFIELD**

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



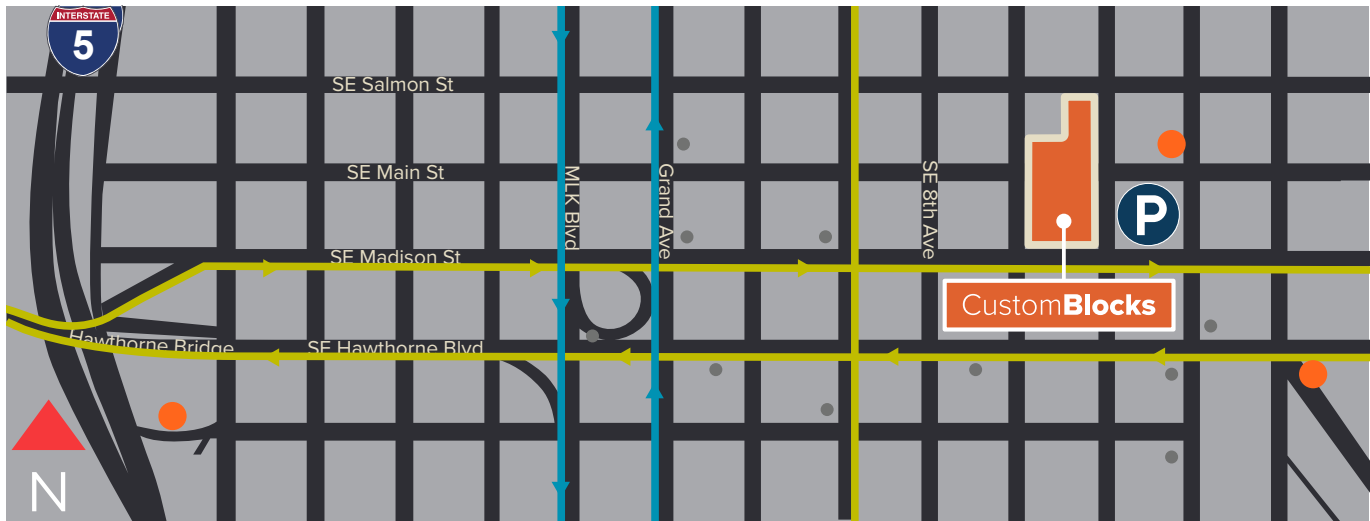
Biker's Paradise
Flat as a pancake,
excellent bike lanes



Walker's Paradise
Daily errands do not
require a car



Excellent Transit
Transit is convenient
for most trips



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

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