



Rate Reduced!
Now \$29/SF

Brewery Blocks Sublease | 6,500 – 20,000 RSF

1225 W Burnside St, Portland



FOR LEASING INFORMATION:

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The Space

- Shared kitchen, lounge, and conferencing
 - Tenant area 1 suitable for tenants 6,500 – 8,000 SF
 - Tenant area 2 suitable for tenants 10,000 – 13,000 SF. Includes dedicated coffee bar.
- Move-in ready, thoughtfully laid-out mix of open office, gathering spaces, conference and huddle rooms with furniture available
- Ample on-site parking in underground garage with bike storage
- Bright window line on 3 sides
- Shower facilities on the same floor
- Sublease term through October 31 2028, with shorter terms available



Parking Ratio
2/1,000 SF



Walk Score
100



Bike Score
96

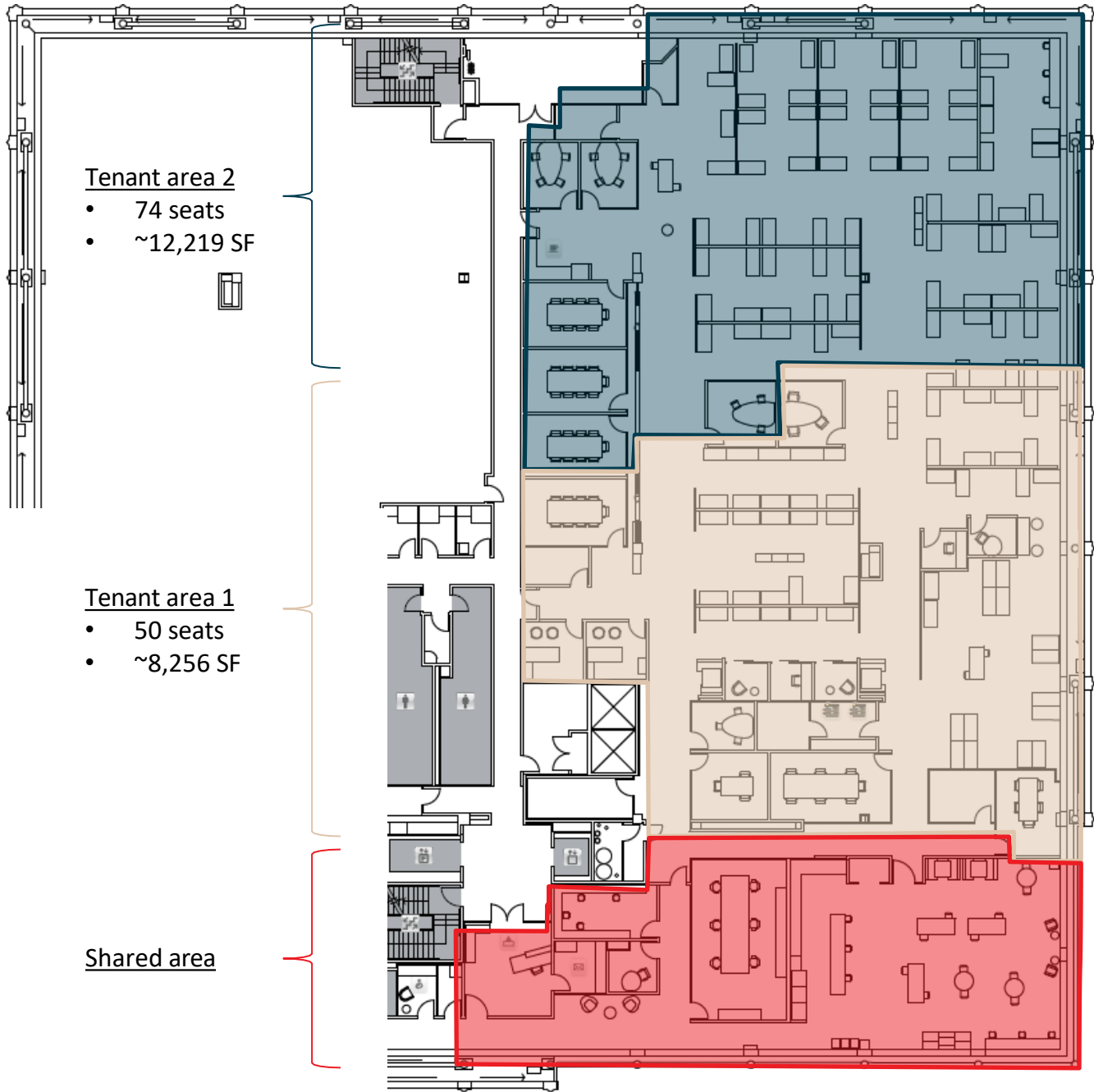


Transit Score
91

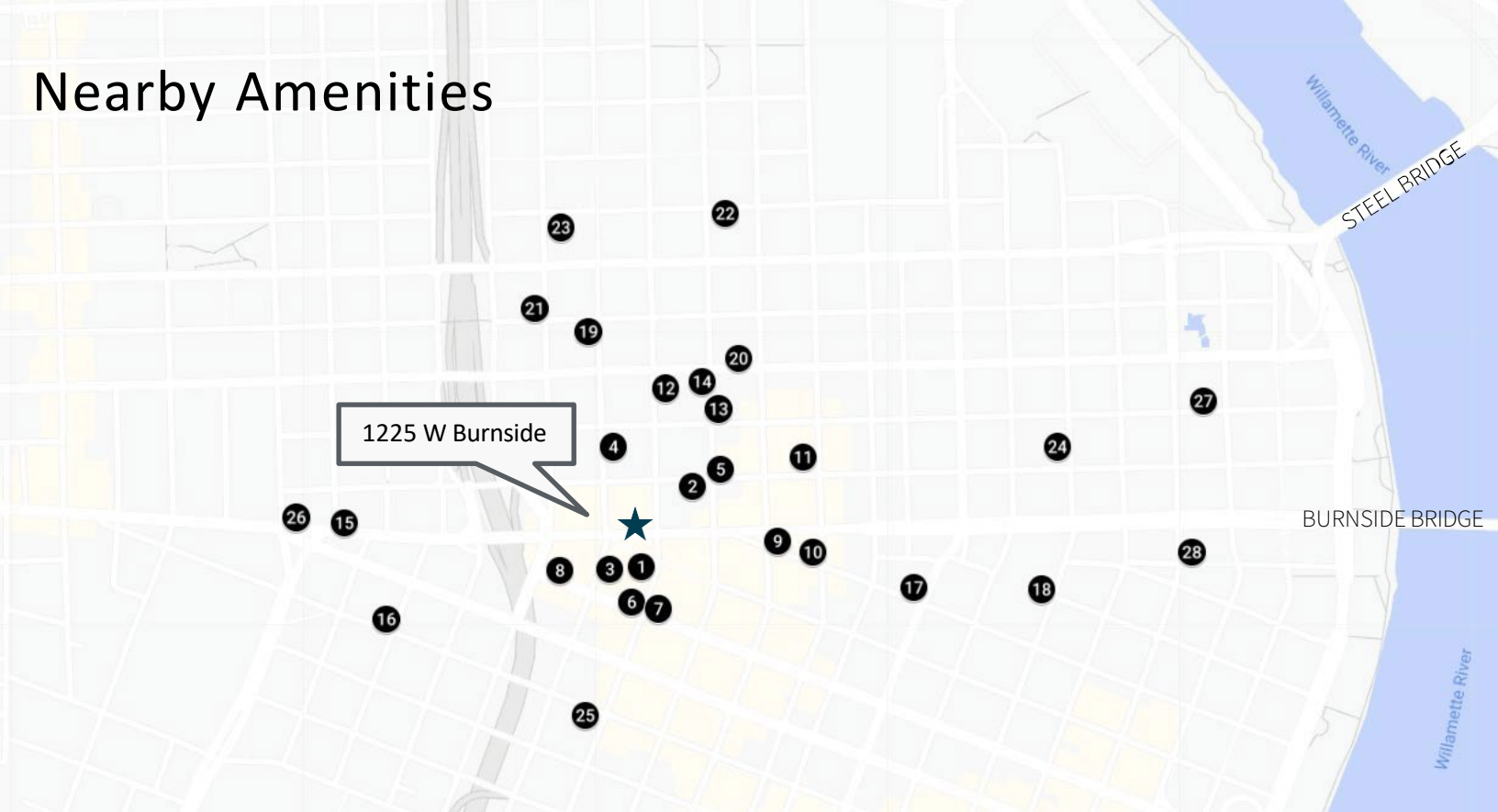
Floor Plan

[Virtual Tour](#)

Floor 4
6,500 – 20,000 SF RSF



Nearby Amenities



1 Jake's Famous Crawfish	15 Marathon Taverna
2 Peet's Coffee	16 Gilda's Italian Restaurant
3 Masu Sushi	17 The Independent
4 The Cookie Dough Cafe	18 Portland City Grill
5 Starbucks	19 Mediterranean Exploration Company
6 Grassa	20 Teardrop Lounge
7 Cheryl's on 12th	21 10 Barrel Brewing Portland
8 Scooter McQuades	22 Low Brow Lounge
9 Sizzle Pie Downtown	23 Brix - Pearl
10 Thai Peacock Restaurant	24 Ground Kontrol Classic Arcade and Bar
11 Farmhouse Kitchen Thai Cuisine Pearl District	25 Urban Creperie
12 Pink Rabbit	26 McDonald's
13 Deschutes Brewery Portland Public House	27 Kasbah Moroccan Cafe
14 Backwoods Brewing Company	28 Voodoo Doughnut



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