

FOR LEASE



CENTRAL EASTSIDE CREATIVE OFFICE & FLEX SPACE

225 SE Main St, Portland, Oregon

This building has a multitude of options and possibilities. This classic vintage 1928 two story (with a full basement) Central Eastside warehouse has been smartly renovated and has multiple unique, but complementary spaces ready for occupancy.

Located in heart of the Central Eastside, the most dynamic, diverse and robust neighborhood in the city. This building can accommodate a variety of light manufacturing, distribution, maker or creative office uses. While owners will look at all and any uses, there is a wine distribution and sales organization located on the first floor, and ownership is seeking complementary uses to that business.

AVAILABLE FOR LEASE

Space A: Street Level Flex/Warehouse - 9,545 SF - Rate: \$1.00 PSF NNN

Space B: 2nd Level Flex Warehouse - 10,437 SF - Rate \$1.00 PSF NNN

Space C: 2nd Level Creative Office: 8900 SF - Rate: \$2.00 PSF NNN

Space D: Basement Warehouse: 19,337 sf - \$.75 PSF NNN

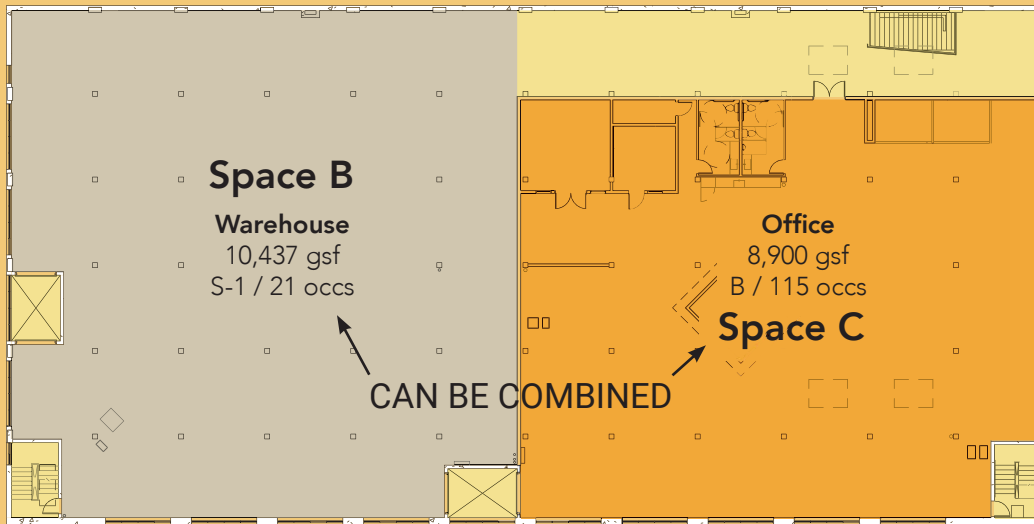
Low expenses and low NNN's!

LANDLORD IS READY TO INVEST IN IMPROVEMENTS TO ACCOMMODATE GOOD LONG TERM TENANTS.

TODD DENEFFE
503-705-6380
todd@cascadecre.com


Cascade Commercial
REAL ESTATE, L.L.C.

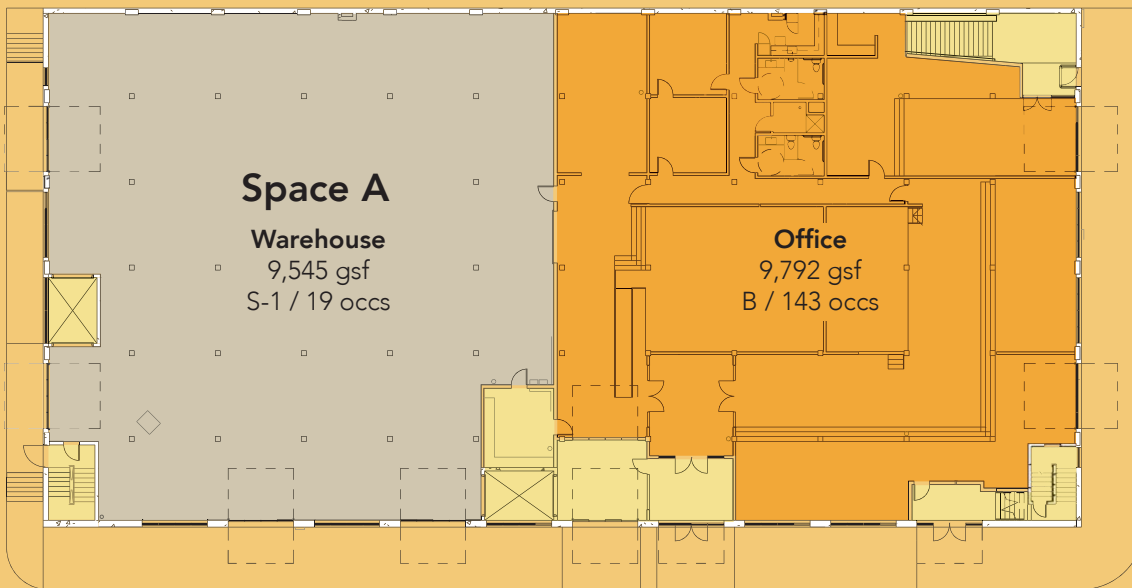
2828 SE 14th Avenue, Portland, Oregon 97202 | cascadecommercialnw.com



LEVEL 2 19,337 gsf / 136 occs

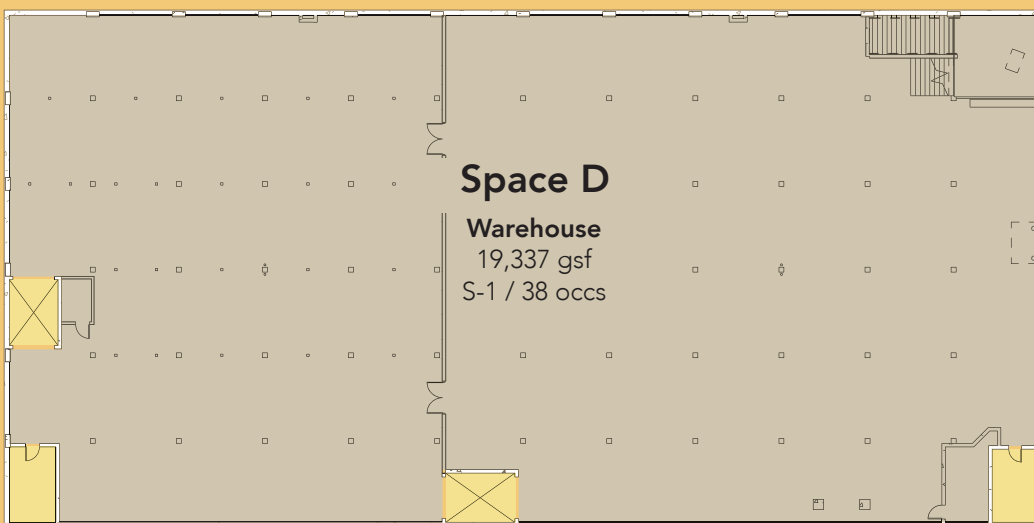
Space C: 8,900 sf
Office space. Fully heated/air conditioned. Conference Room. Bulk of the space open.

Space B: 10,437 sf
13' Ceilings; Access to loading through freight elevator. Space heaters.



LEVEL 1 19,337 gsf / 162 occs

Space A: 9,545 sf
13' ceilings. Access to dock and grade loading. Space heaters



BASEMENT LEVEL 19,337 gsf / 38 occs

Space D: 19,337 sf
Clean and dry basement space. 9' Ceilings and access to loading through two freight elevators.

All of the spaces have beautiful original wood beams, ceiling and floors. Additionally street level and second level spaces have large window lines with lots of natural light.





DEMOGRAPHICS WITHIN A HALF MILE



12,169 EMPLOYEES



1,435 HOUSING UNITS



12,791 DAYTIME POPULATION



83 COMPANY HEADQUARTERS



The 225 SE MAIN BUILDING is located strategically in the heart of the most diverse, growing and entrepreneurial neighborhoods on the West Coast; The Central Eastside.

Home to a wide range of firms in technology, design, energy distribution, light industrial, food/beverage, home décor/improvement, outdoor products, cultural organizations and much more.

The Central Eastside has weathered and prospered during, and now after Covid. Attracting expanding and new firms and over \$300 million in ongoing and new investment.

The building has excellent access to freeways, commercial corridors, downtown core, freeways and desirable residential neighborhoods nearby

CENTRAL EASTSIDE, AT A GLANCE...

\$500 MILLION
IN CURRENT
DEVELOPMENT
PROJECTS

OVER
ONE BILLION
IN NEW DEVELOPMENT
FROM
2010-2022

800,000 SF
OF OFFICES
BUILT
OR
RENOVATES

TWO LARGE
TECHNOLOGY COMMITMENTS:
APPLE-80,000 SF
AUTODESK-100,000 SF

3,000
JOBS ADDED
SINCE 2015

LOWEST
VACANCY RATE
IN CITY FOR
OFFICE/INDUSTRIAL

22,000
TOTAL
EMPLOYMENT

3,200 APARTMENTS
BUILT WITH
2,000 UNITS
UNDER CONSTRUCTION OR
IN PERMITTING

Central Eastside

The Central Eastside is undergoing a steady and sustained renaissance mixing the boundless energy of technology, design, engineering, food/beverage and makers and creators of all types to quickly become one of most dynamic and emergent commercial neighborhoods on the West Coast. Having added over 2000 jobs in the last 6 years to 15,000 who already live, work, create, build and innovate, the Central Eastside is full of potential and just hitting its stride. With 3000 new apartments and 500,000 SF office and creative space completed or under construction it is place of phenomenal opportunity.



Portland's Central Eastside is the place to be. Paying homage to its industrial roots and smartly using its vintage warehouse building stock mixed with cutting edge and eclectic new development, the Central Eastside is attracting some of the best and brightest (and more fun) aspects of the creative class. It would be hard to find more diverse mix of entrepreneurship, culture and energy in such a compact and accessible area of a major city.



—New York Times, 2019

