



FOR LEASE

SIDEYARD

365 NE COUCH STREET
PORTLAND, OR 97232

+/-1,891 - 5,453 RSF

PLEASE CALL FOR PRICING

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LICENSED IN THE STATE OF OREGON

The Sideyard offers elegantly designed creative office space in an innovative and attractive newly constructed building. A Cross-Laminated Timber structure adds natural warmth to suites, while floor-to-ceiling windows provide natural light-filled spaces with river and city views.

LOCATION

The Burnside Bridgehead boasts some of the most innovative companies and cutting-edge office space in Portland. Sideyard has it all – numerous nearby food, drink, and entertainment options, multiple modes of public transportation, freeway access, nearby parking, downtown proximity, and an ultra-collaborative environment.

HIGHLIGHTS

- Floor-to-ceiling windows with expansive river and city views
- 11' 4" ceiling heights
- High-visibility location with excellent signage potential
- Easily accessible via Streetcar and 4 bus lines
- Nearby parking options
- Generous tenant improvement allowance offered
- Operable windows in all office suites
- Innovative Cross-Laminated Timber structure with brick masonry envelope
- Secure bicycle parking and tenant shower facilities
- Restaurant, wine bar, and bottle shop on premises
- Seismically resilient – meets most stringent international building code
- Flexible floor plans

11' 4" Ceiling Heights

High-Visibility Location with Excellent Signage Potential

Generous Tenant Improvement Allowance Offered

Innovative Cross-Laminated Timber Structure with Brick Masonry Envelope

Seismically Resilient – Meets Most Stringent International Building Code



Walk Score
97



Transit Score
93

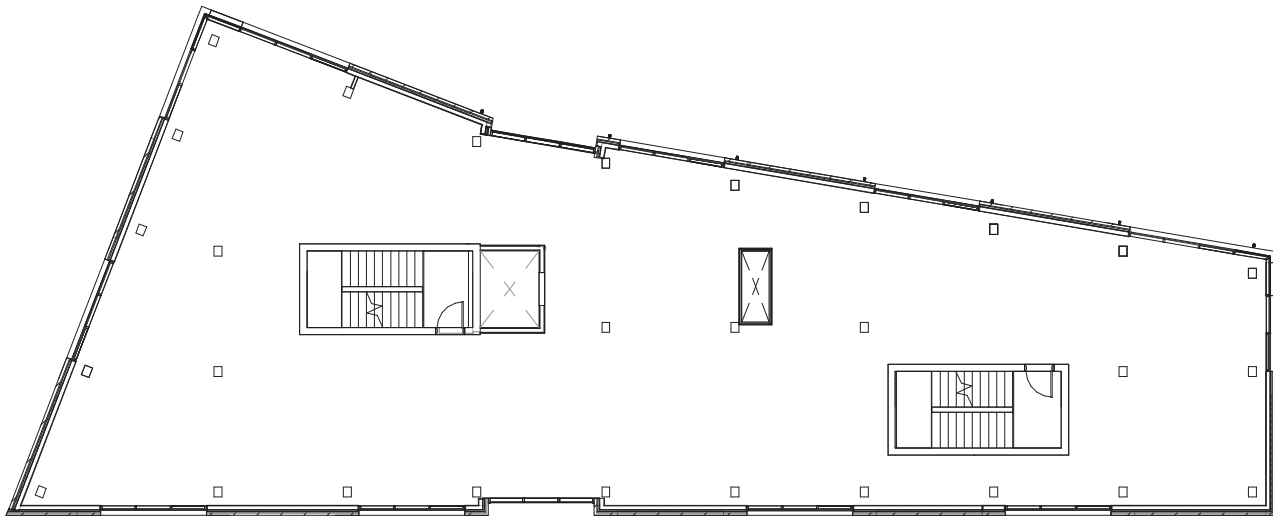


Bike Score
91



4TH FLOOR | +/-5,258 RSF

(CAN BE DEMISED TO +/-1,891/3,368 RSF)

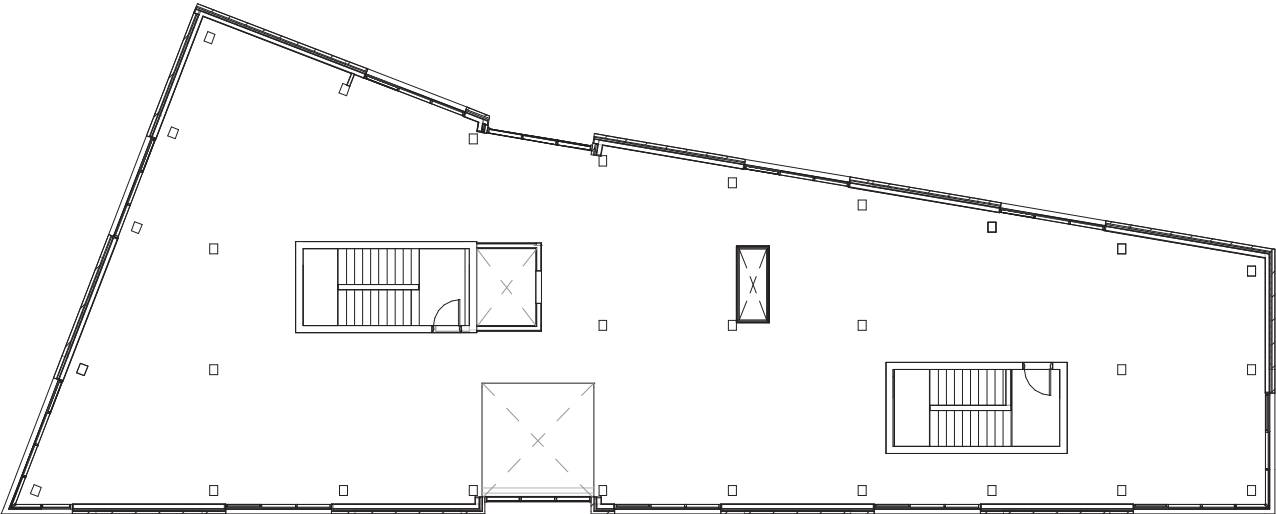


THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY



5TH FLOOR | +/-5,453 RSF

(CAN BE DEMISED TO +/-2,015/3,379 RSF)



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OREGON CONVENTION CENTER

MODA CENTER

PARKING OPTIONS

LOYD CENTER

SIDEYARD

DOWNTOWN PORTLAND

BURNSIDE BRIDGE

Kuu Kitchen

EASTSIDE EXCHANGE

COSUBE

TILT

KNOT SPRINGS

CHIP & BAR

K E X

Ristretto Roasters

CADER RIOT!

CEST SI BONI

BOSSANOVA BALLROOM

味楽亭 MI RA KU TEI

ROMTOMS

SIZZLE PIE

WURST

Doug Fir

TEA CHAI TE

Half Pint Cafe

WAYFINDER Beer

Nicholas RESTAURANT