



Portland's Creative Industrial Community

Light industrial fabrication. Food and beverage production. Maker space. Research and development. Apparel shop. Furniture making. Manufacturing metal work. Woodwork. Casting. Jewelry making. Ceramics. Craft beer. Photography studio. Coffee roasting. Exhibit production. Film/animation studio. Prototyping. 3D printing. Shoe design. Robotics. Graphic arts. Silkscreen. Letterpress. Electric vehicles.

What will you make here?

reworks
project

CAPACITY
COMMERCIAL GROUP



We're here for the manufacturers and the makers.

We noticed that Portland's industrial manufacturers lacked physical spaces that offered as much diversity, character and joy as the products they were producing.

So we renovated a 70,000 square foot former snack factory in Northeast Portland. It's full of natural light, breathtaking original bow truss ceilings, and a juxtaposition of raw and new. Common areas are open to all, and create a great opportunity to meet potential collaborators and creative people who share the space.

WHAT WE OFFER

**FLEXIBLE SUITE SIZES AVAILABLE
FROM 200 SF TO 26,000 SF**

**SECURE ONSITE PARKING
AND BIKE STORAGE**

**LARGE TRUCK ACCESS WITH
DOCK-HIGH AND RAMP LOADING**

BOW TRUSS CEILINGS UP TO 32 FT

**COMMON AREA AMENITIES
INCLUDING SHOWERS**

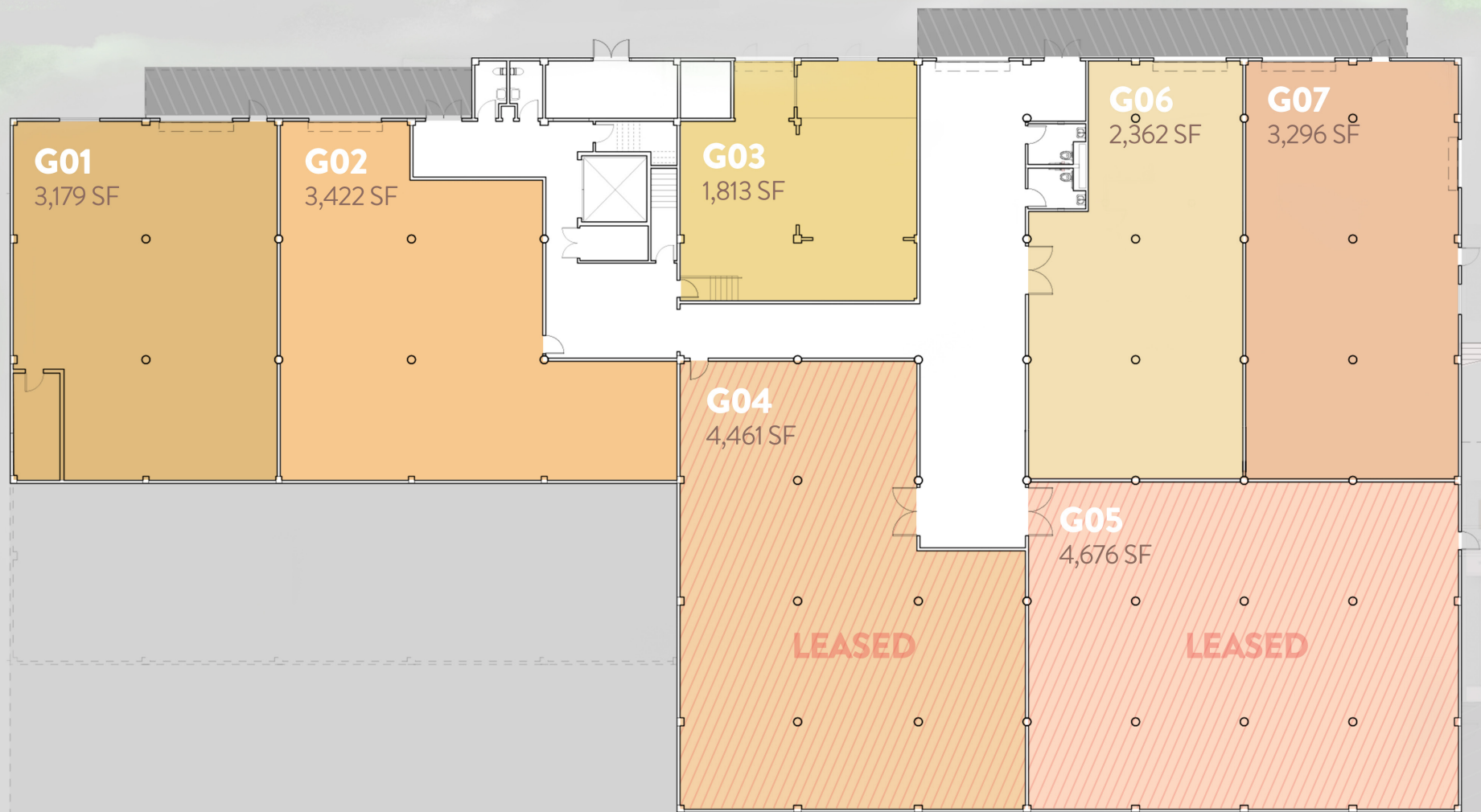
**A RIDICULOUS AMOUNT OF
UTILITY CAPACITY**



Main Floor

1,800 SF – 8,600 SF suites

The main floor is characterized by soaring bow truss ceilings and abundant natural light. The main production space houses a diverse range of suite sizes and features clear ceiling heights up to 32 feet. Suites range from 1,800 SF to 8,600 SF and are well suited for manufacturing, fabrication, and production. Smaller suites at the west end are ideal for artisan ateliers and office space. These suites have windows, wood joist ceilings, concrete floors, and share a common central space. Office space can be rented in conjunction with large suites, and any spaces can be combined.



Ground Floor

1,800 SF to 3,400 SF suites

The ground floor spaces are ideal for manufacturing, fabrication, and production. This floor features 9.5 foot clear height ceilings and each suite has a roll up door to the street for ease of loading and unloading. Suites range from 1,800 SF to 3,400 SF and can be combined.



OUR NEIGHBORHOOD

LOCATED IN CLOSE-IN NE PORTLAND

EASILY ACCESSIBLE VIA TRIMET BUS
LINES 75 AND 6

CLOSE TO KENTON, MISSISSIPPI STREET
AND THE ALBERTA ARTS DISTRICT

BIKE TO WORK AND PARK INSIDE

LOCALLY OWNED AND OWNER MANAGED

Competitive pricing

Diverse spaces available to suit your business, competitively priced to support your bottom line. Our Suites are incredibly flexible; from small 200 SF spaces that are perfect for artists and small production studios, to 26,000 SF suites built for industrial-scale production. If you're making something, you can make it here.

We hope you'll join us!

To learn more, book a tour, or start the leasing process, get in touch.

Miles von Bergen

503.517.9878

Jeff Valdes

503.542.2898

reworks
project

CAPACITY
COMMERCIAL GROUP