

BUILD TO SUIT
CREATIVE
OFFICE SPACE
FOR LEASE

The Carlyle Building

521 SW 11TH AVE. PORTLAND, OR 97205

BUILDING FEATURES:

- BUILT IN 1909
- IN THE HEART OF DOWNTOWN
- COMPLETELY RENOVATED
- NEW LOBBY
- NEW ROOF
- NEW COMPLETE SEISMIC UPGRADES
- NEW SKYLIGHTS
- PARKING ACROSS STREET
- ON STREETCAR LINE

CONTACT:
MIKE MALONEY

REAL ESTATE BROKER
SOLDERA PROPERTIES, INC.

503-539-8312

mikem@solderaproperties.com

www.solderaproperties.com

Licensed in the State of Oregon



MAJOR TENANTS INCLUDE:
Phillips & Co, 2nd floor | Ania Bridal
Collection, ground level

**OFFICE
SPACE
FOR LEASE**

**9,000 SQ FT
TOTAL**



AVAILABLE SPACES:

ENTIRE TOP FLOOR (4th Floor)

SIZE: 4,500 Sq Ft

RENTAL RATE: \$28/NNN

DATE AVAILABLE: Now

SPACE TYPE: Build To Suit

SPACE USE: Creative/Office

LEASE TERM: Negotiable

ENTIRE 3RD FLOOR

SIZE: 4,500 Sq Ft

RENTAL RATE: \$28/NNN

DATE AVAILABLE: Q2/Q3

SPACE TYPE: Build To Suit

SPACE USE: Creative/Office

LEASE TERM: Negotiable



2ND FLOOR BUILD OUT



2ND FLOOR BUILD OUT

**BUILD TO SUIT
CREATIVE
OFFICE SPACE
FOR LEASE**

The Carlyle Building

521 SW 11TH AVE. PORTLAND, OR 97205

Turn of the 20th Century 4 story building under complete renovation in the heart of downtown Portland.

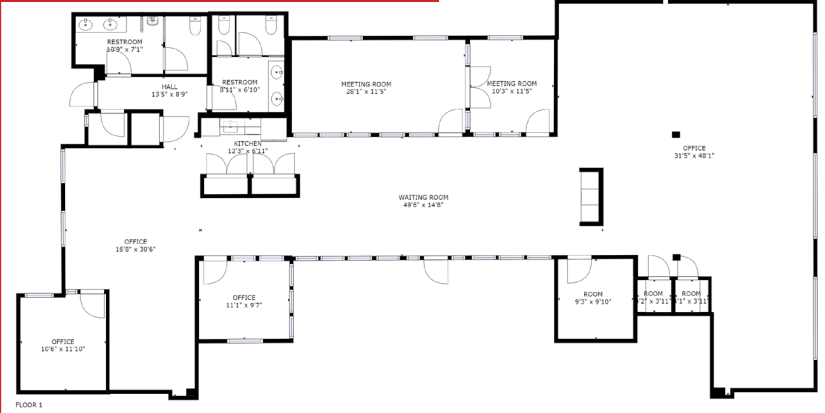
Over \$100,000 in seismic upgrades just completed!

Top floor is ready for your complete custom build-out now, the 3rd floor will be ready in early/mid 2021.

Both spaces shelled out from the studs in, will retain exposed brick, beams, and ducting giving your client/company a really cool palette to build your own space.

Now is the time to start the design process.

2ND FLOOR FLOOR PLAN



2ND FLOOR BUILD OUT



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



2ND FLOOR BUILD OUT

Matterport

View Matterport tour of the recent complete second floor build out at: <https://my.matterport.com/show/?m=kPmzGRd99nQ&mls=1>

CONTACT:
MIKE MALONEY
REAL ESTATE BROKER
SOLDERA PROPERTIES, INC.
503-539-8312
mikem@solderaproperties.com
www.solderaproperties.com

