

AVAILABLE SPACE FOR SUBLEASE

Riverside Center

5100 S MACADAM AVE, SUITE 575 | PORTLAND, OR

UNIQUE TURN-KEY LABORATORY SPACE FOR SUBLEASE

Master Lease Expires - 2/28/2026

±6,981 SF Business Suite, Ste #575

Additional 1st Floor Storage Available:

±555 SF Storage, Ste #125

Parking 3.00 : 1,000 SF

Lab Infrastructure:

- ♦ Two (2) x 120/208V Electrical Panels & one (1) x 277/480V Backup Electric connected to ATS Backup Generator maintained by Capito Electric.
- ♦ Gas heating and cooling provided by AAON roof top HVAC currently maintained by MacDonald Miller.
- ♦ 8 Acid Waste Neutralizers associated with the 8 lab sinks.
- ♦ Networking capabilities include 76 VLAN Ports

Safety Features:

- ♦ Fire protection system.
- ♦ Chemical Safety Cabinet with dedicated exhaust fan going to the roof.
- ♦ 7 emergency eyewashes and 1 emergency shower.
- ♦ Bio Clean is current biohazard waste removal vendor and ACT is our current chemical waste removal vendor.
- ♦ Blue Box security system with 3 cameras and egress badge access.

\$50.00/SF FSG (Business Suite & Storage)

NEWMARK

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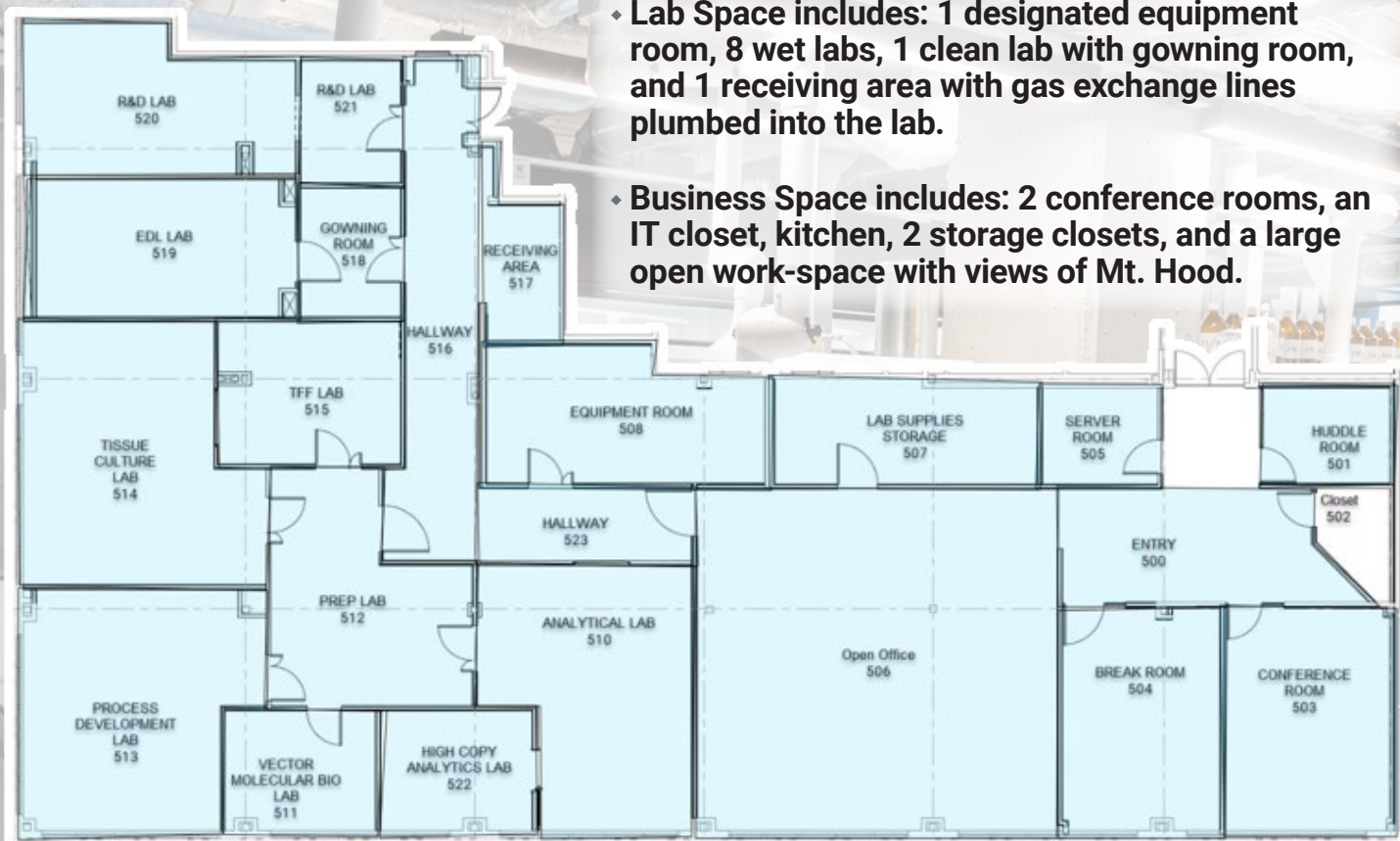
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Imagine finding a perfect lab and business space environment, featuring a safe and secure workplace design and a convenient business space that features conference rooms, a large open work space, kitchen and views.



- ♦ Lab Space includes: 1 designated equipment room, 8 wet labs, 1 clean lab with gowning room, and 1 receiving area with gas exchange lines plumbed into the lab.
- ♦ Business Space includes: 2 conference rooms, an IT closet, kitchen, 2 storage closets, and a large open work-space with views of Mt. Hood.

Riverside Center is located in Portland's Johns Landing business area on Macadam Ave, along the beautiful Willamette River, just minutes from downtown Portland.



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