

# RIVER EAST CENTER

1515 SE WATER AVE



CLICK TO VIEW  
PROPERTY VIDEO

HQ OPPORTUNITY  
PROMINENT SIGNAGE  
ABOVE-STANDARD PARKING





# A UNIQUE UP TO 68,435 RSF AVAILABLE WORKSPACE



## CREATIVE SPACE ELEVATED BY EASTSIDE ENERGY

River East has generous floor plates well-suited for both single-floor users and multi-tenant configurations. The property offers all the amenities today's tenants expect—sweeping views of the Willamette River and city skyline, high-end interior finishes, abundant parking, and a fully modernized, LEED Gold-certified building.

Situated in the vibrant and authentic Close-In Eastside district, River East Center provides an exceptional workplace setting for today's discerning companies.



# PROPERTY FEATURES



LEED Gold  
(shell and core)



Freeway signage  
opportunity



City & river  
views



8 EV charging  
stations



Bicycle  
storage



2.0/1000  
parking ratio  
(more possible)



Fitness center with  
showers & lockers



Easy access to  
CBD, I-84, I-405  
& public transit

# AREA AMENITIES

## Food & Drink

Above Grnd Coffee	Coava	Lardo	Panther Club	Taqueria La Chulis
Akadi PDX	Creepy's	Lawless Barbeque	Pine State Biscuits	Taqueria Los Gorditos
Alchemy Cider	Delicious Donuts	Le Pigeon	Pop Pizza	Taqueria Pardos
Alpenglow Bakery	Dirty Pretty	Lilla	Popeyes	Taqueria Portland
Amaebi Sushi	Double Dragon	Little Bitter Bar	Portland Coffee Roasters	Thai Vintage
Aprisa	Elephants Deli	Living Haus	Produce Row	The Baker's Mark
Assembly Line PDX	Espresso on 7th	L'Orange	Proof Pizza	The BeerMongers
Baerlic Brewery	Everywhere	Low Bar	Push Pull Coffee	The Chinese Cowboy
Bamboo Sushi	Exquisite Creatures Coffee	Lucky Lab	Robo Taco	The Paper Bridge
Banquette	Fast Times Pizza	Lulu	Rontoms	The Slammer Tavern
Bar Casa Vale	Firkin Tavern	Maddie's	Rossini Winery	Toya Ramen
Bauman's on Oak	Genie's	Malek Egyptian Cuisine	Rum Club	Twilight Café
Beau Thai	Gnarly's	Malpractice	Saras Mexican Tamales	Twin Sushi PDX
Bingo Burger	Good Dough	Mirakutei Sushi	Scotch Lodge	Upper Left Roasters
Birdie Time Pub & Mini Golf	Grassa	My Father's Place	Shalom Yall	Warsugai
Birrieria PDX	Ground Breaker Brewery	Nevermind	Sip Coffee	Water Ave Coffee
Bocci's Peace & Pasta	Hawaiian Bros Island Grill	Nicholas	Snappy's	White Owl Social Club
Boke Bowl	Hawthorne Asylum	Nong's Khao Man Gai	Sol Modern Indian Cuisine	Whit's Pizza Pies
Bunk Bar	Jeju	Nossa Familia Coffee	Speakeasy Tavern	Wolf's Head
Canard	Kann	Obon Shokudo	Star Bar	Wonderlove Food Cart Pod
Cartopia	Kinboshi Ramen	Olympia Provisions	Straightaway Cocktails	Wu-Rons
Clarklewis	Kokiyo Teriyaki	Onigiri Gaijin	Sue's Steak Tacos	XinhXinh Vietnamese Bistro
Cloudforest	La Cucahara	O'Vive Café	Sweet and Salty PDX	

## Shopping

7-Eleven	Next Adventure
Cargo	NW Office Liquidations
Chevron	Office Depot
City Home	Plaid Pantry
City Liquidators	Shell
Evo Portland	Sheridan Fruit Company
Grand Marketplace	Urbanite

## Services

Chase Bank
Free Geek
KeyBank
Knot Springs
Precision Images
Sheriff's Office
Umpqua Bank
US Post Office

## Entertainment

Doug Fir Lounge
Funhouse Lounge
Grand Central Bowl
Kickstand Comedy
OMSI
Revolution Hall
Voicebox Karaoke

## Fitness

Industrial CrossFit
Portland Rock Gym
Rose City Rec Room
Skyhook Boulderling
Orangetheory Fitness
Superhero Fitness
Portland Integrative Fitness

## Hotels

Hotel Grand Stark  
Jupiter Hotel



**Portland Streetcar**  
Pearl District to Lloyd District



**MAX Blue Line**  
Hillsboro to Gresham



**MAX Red Line**  
Beaverton to Portland Airport



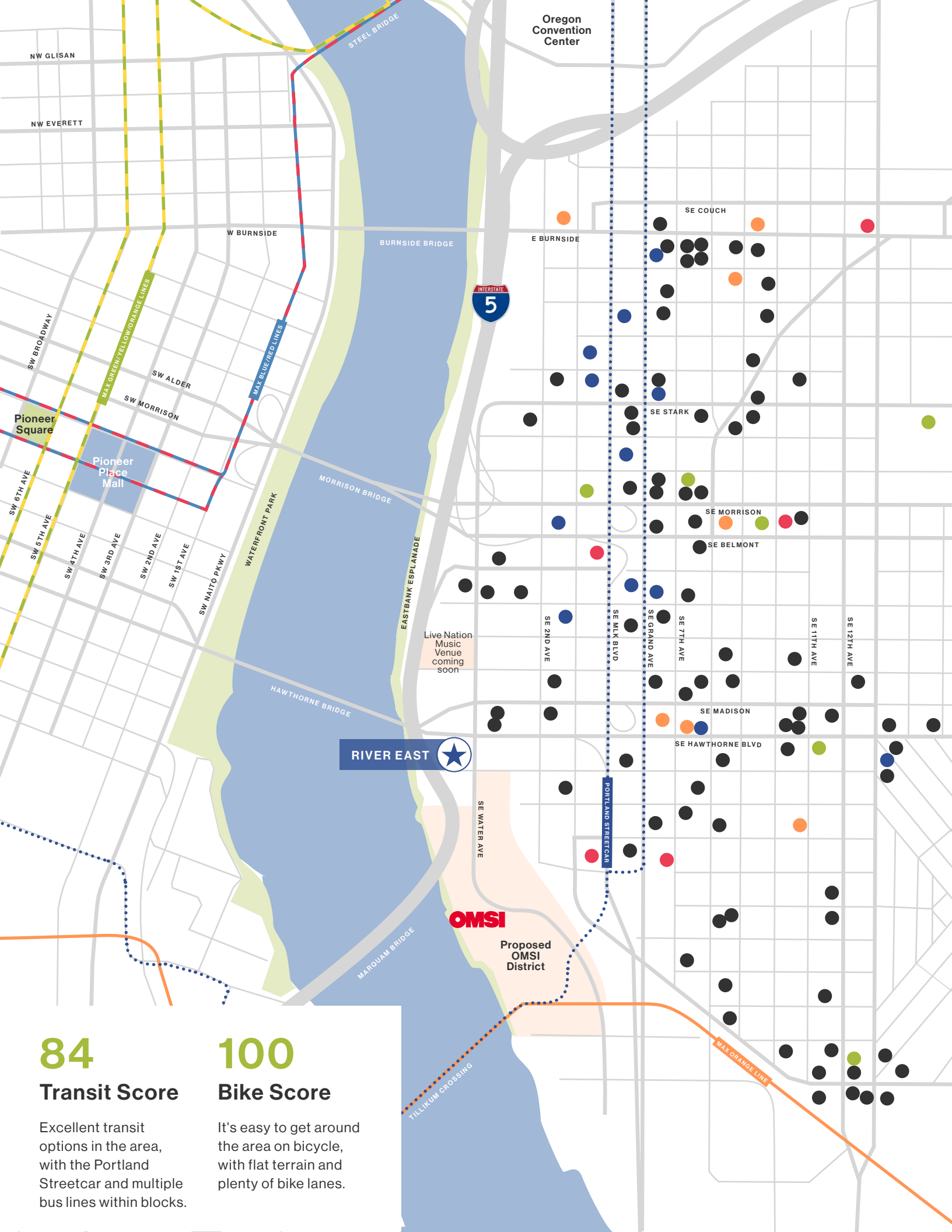
**MAX Green Line**  
Clackamas Town Center to PSU



**MAX Yellow Line**  
City Center to Expo Center



**MAX Orange Line**  
Portland to Milwaukie



**84**  
Transit Score

Excellent transit options in the area, with the Portland Streetcar and multiple bus lines within blocks.

**100**  
Bike Score

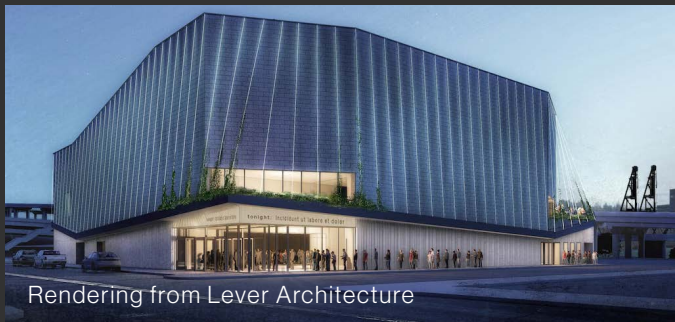
It's easy to get around the area on bicycle, with flat terrain and plenty of bike lanes.

# PLANNED AREA REDEVELOPMENTS



## OMSI DISTRICT MASTER PLAN

The OMSI District will be an inclusive, vibrant new neighborhood and community destination rooted in innovation, culture, arts, and science learning in Portland's Central City. It will restore Tribal presence on the Willamette River through a Center for Tribal Nations and a new waterfront education park. Encompassing 24 acres of transit-oriented, mixed-use development, 1,200 units of new market rate and affordable housing, 11,000+ new jobs, climate and sustainability solutions, and a one-of-a-kind public learning ecosystem, the OMSI District serves as a platform for innovation, spreading opportunities throughout the state and the region.



## LIVE NATION MUSIC VENUE

62,000 square foot, 3,500-person concert venue with a mezzanine, spaces for food services, artist locker rooms, a loading dock, offices and artist lounge is under construction at SE Water Ave & SE Main St, only 3 blocks from River East Center. This project finally broke ground in October 2025 and is expected to open in 2026.



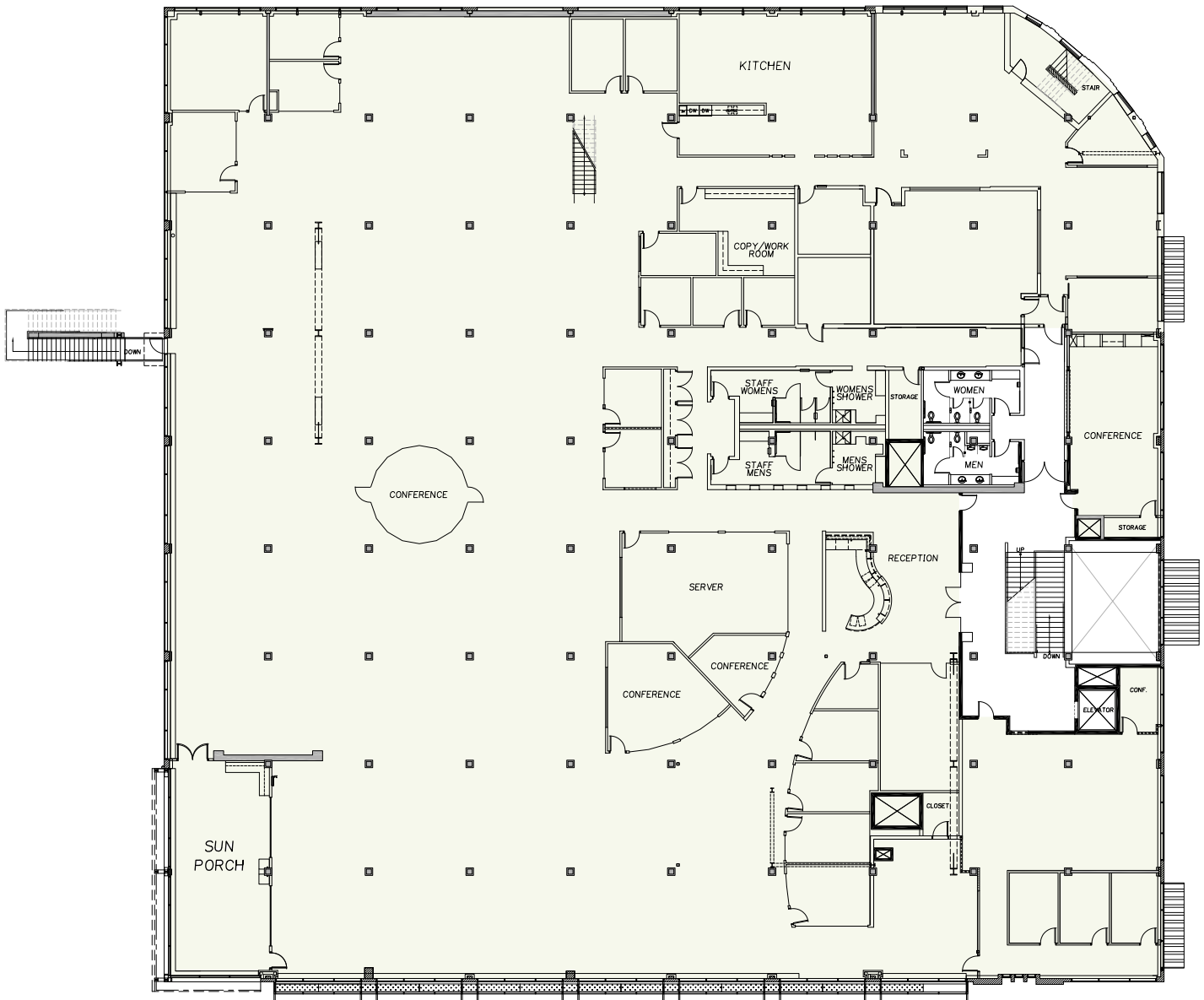
## LLOYD CENTER REDEVELOPMENT

The Lloyd Center master plan aims to transform the current mall and its parking lots into a lifestyle-oriented neighborhood, breaking the block up with new streets and green spaces, parking for visitors, office spaces, restaurants and entertainment venues. Currently, the former Nordstrom has been demolished to make way for the entertainment venue, a 68,000 square foot, 4,000-person capacity building, slated to open in early 2027.



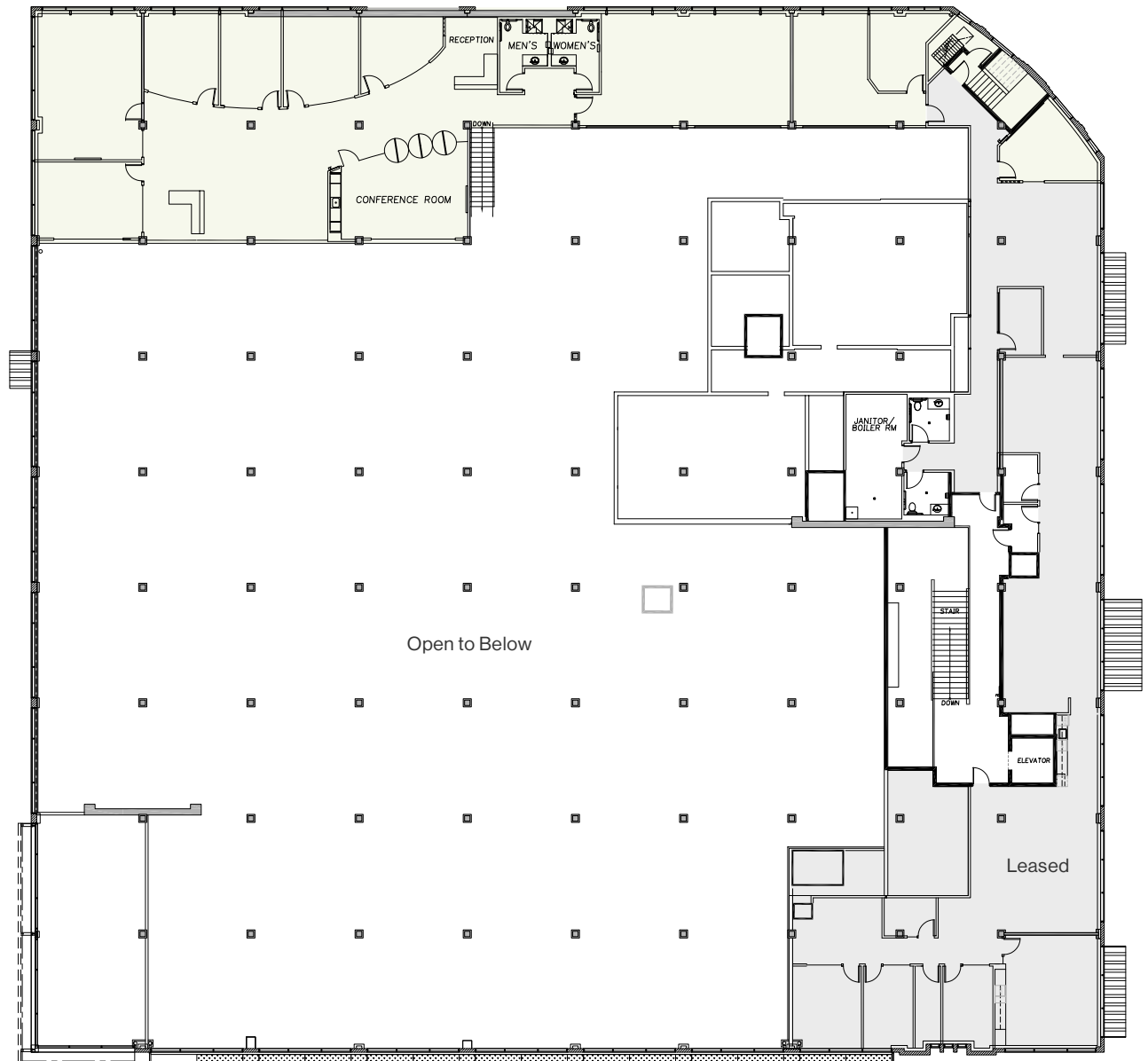
# FLOOR 3

Approximately **51,585 RSF** between  
3rd floor and open 4th floor mezzanine



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Approximately **51,585 RSF** between  
3rd floor and open 4th floor mezzanine



# RIVER EAST CENTER



## CONTACT US

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