

COMMUNITY-ORIENTED CREATIVE HUB

FOR LEASE

GLASS LAB

350 SE MILL STREET
PORTLAND, OR 97214

+/-2,831-6,105 RSF

PLEASE CALL FOR RATES

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LICENSED IN OREGON, WASHINGTON, AND TEXAS

Glass Factory Turned Innovation Workshop

Formerly home to a glass factory, this vintage industrial building has transformed into a community-oriented creative hub for the next generation of creators and innovators. Glass Lab includes:

- 46,000 SF of inspiring creative office and advanced, desktop, and craft manufacturing spaces
- Fully fob-accessed building with extensive security upgrades including cameras and alarms
- Superior access to transit and lightrail with MAX stop at MLK and Mill Street

HIGHLIGHTS



On-site parking



Dock loading



Common kitchen with gas range and fridge



ACCOLADES

“This project works at a variety of scales and from a number of vantage points. It makes us curious. It makes us smile.” —Juror 1, SEGD

1st place, 2019 Portland Business Journal Commercial Real Estate Transformer Award

recognizing outstanding work in commercial real estate ([more](#))

2019 American Architecture Award from The Chicago Athenaeum:

Museum of Architecture and Design for The European Centre for Architecture Art Design and Urban Studies ([more](#))

2021 SEGD Global Design Award: Placemaking and Identity

SEGD is the Society of Experiential Design ([more](#))

ACCESSIBILITY



Walk Score
72



Transit Score
74



Bike Score
98



FEATURES

- Exposed concrete, beautiful old-growth timber beams, and tongue and groove wood floors
- Extensive windowlines, large skylights, and natural light
- Internal glass sectional roll-up doors
- Common loading dock
 - Door: 16' H x 18' W
 - Dock: 2' H x 20' W
- Select ground level suites equipped with mezzanines
- All spaces can be delivered fully air conditioned

AMENITIES

- Open collaborative design provides space for meaningful peer interactions
- Ground floor collaborative gathering area
- Common kitchen with gas range and fridge
- Shared glass conference room
- Bike parking (2 indoors, 1 outdoors) and shower
- On-site parking
- On-site coffee and fitness



Photos are for illustrative purposes only.

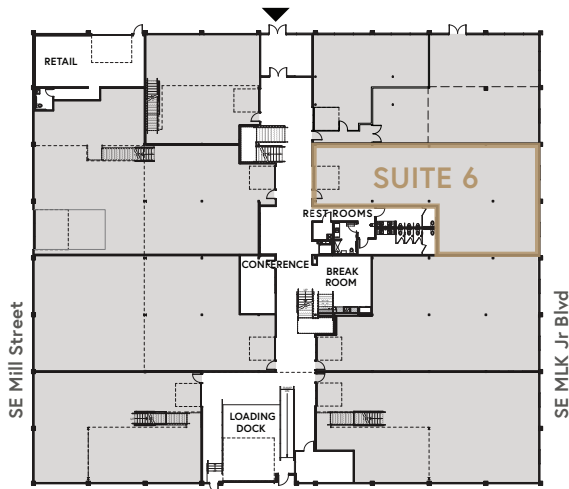
SUITE 6

+/-2,831 RSF

Can be combined for
up to +/-6,105 RSF

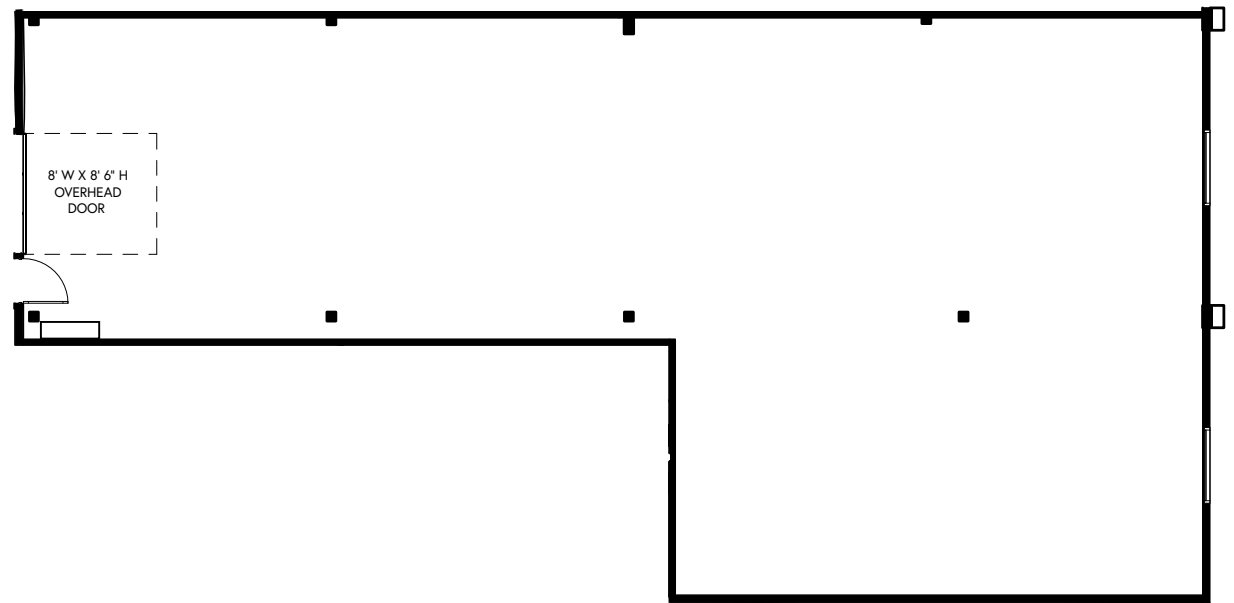
SUITE 6 HIGHLIGHTS

- Polished concrete floors
- Glass rollup door
- East-facing windows
- Ceiling height12.00'
- Clear height9.44'



FLOOR 1

**THE
GLASS
LAB**



THESE DRAWINGS ARE NOT TO SCALE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY.

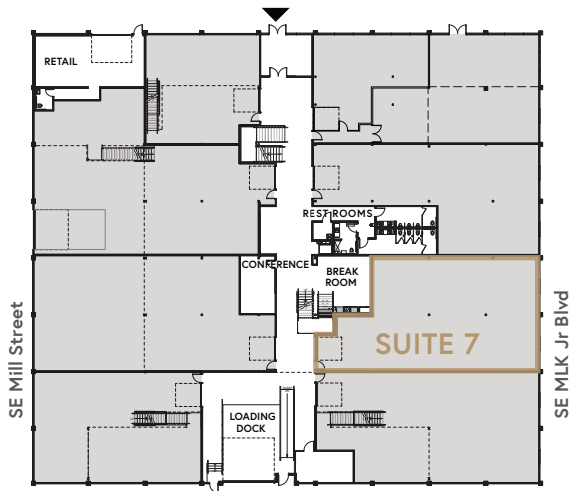
SUITE 7

+/-3,274 RSF

Can be combined for
up to +/-6,105 RSF

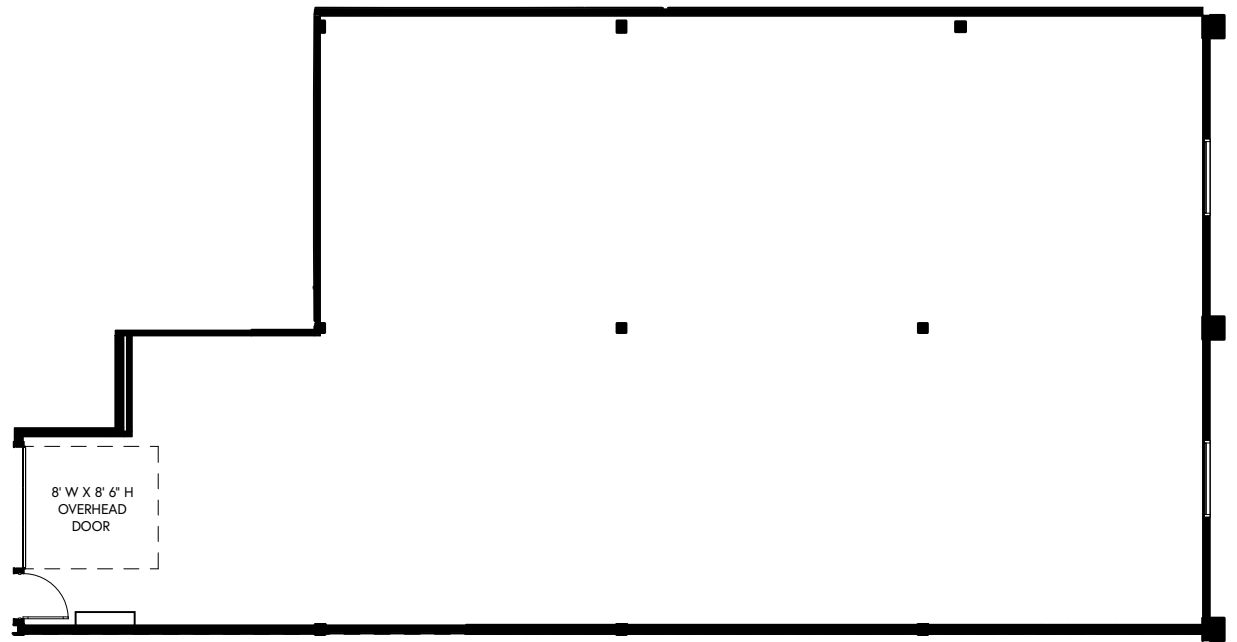
SUITE 7 HIGHLIGHTS

- Polished concrete floors
- Glass rollup door
- East-facing windows
- Ceiling height12.00'
- Clear height9.44'



FLOOR 1

**THE
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LAB**



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The Glass Lab sits in Portland's close-in Central Eastside – one of the city's most dynamic and sought-after commercial corridors. The district is characterized by its distinctive blend of historic industrial architecture, creative industries, acclaimed dining, and proximity to downtown Portland and the waterfront.



**50+ RESTAURANTS,
BARS, COFFEE SHOPS, AND
BREWERIES INCLUDING:**

1. Trailhead Coffee Roasters
2. Alpenglow Bakery
3. Nossa Familia Coffee
4. Amaebi Sushi and Hibachi
5. Wu-Rons
6. Wolfs Head
7. WonderLove Food Carts
8. Coava Coffee Roasters
9. Jeju
10. Birrieria PDX
11. Lawless Barbecue
12. Taqueria Pardos
13. Boccis Peace and Pasta
14. Division Winemaking Company
15. Ground Breaker Brewing and Gastropub
16. Salvi PDX
17. Mt. Hood Brewing Co.



**25+ RETAIL SHOPS,
GYMS, AND SERVICE
OFFERINGS INCLUDING:**

1. Portland Integrative Fitness
2. 10th Planet Jiu Jitsu
3. Urbanite
4. Rejuvenation
5. Slabtown Cycles
6. Goodwill Industries

