

FOR SALE OR LEASE

2181 NW Nicolai Street, Portland, OR 97210



Up to ±125k SF / Divisible to ±25k



Iconic Schoolhouse Electric Building

Unique Portland property at prime NW / Guild's Lake location comes to market!

- 4 Floors + Basement (Approx. 25,000 SF each)
- Combination of improved spaces, open creative / assembly areas & light manufacturing
- Main floor boasts a high-end cafe adjoining high ceiling, old growth timber adorned showroom
- Floors 2-4 feature recently Updated Period-Centric Office Buildout with City Views
- All New Systems Throughout
- 3 Service Elevators + Heavy 3-Phase throughout
- Dock-High with Loading Ramp (5 Doors Total)
- Plenty of On & Off Street Parking Available
- 92 Bike Score - Great access & on-site bike racks
- Conveniently Located along NW Yeon / Hwy 30
- ±48,288 Average Daily Traffic (NW Yeon @ Suffolk)
- Zoning: IH (City of Portland)

Please Call for Price & Rates

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Property Details

Schoolhouse Factory Building | NW Portland, Oregon

Address:	2181 NW Nicolai Street, Portland, OR 97210
Building Size:	±125,000 SF (±25,000 SF per Floor) Approx. ±25,000 SF Office / Retail / Etc. Approx. ±100,000 SF Warehouse
Parcel Size:	±1.08 Acres (±47,045 SF)
Year Built:	1910 / Multiple Renovations
Loading:	Ramp + Dock High with 5 Doors
Parking:	On & Off-Street Parking (±25-30)
Zoning:	IH (Heavy Industrial) - City of Portland



FOR SALE or FOR LEASE - Cushman & Wakefield is proud to offer this exciting and culturally significant development in Portland's real estate and design community.

The Schoolhouse Factory Building is a historic and architecturally iconic structure located at 2181 NW Nicolai Street. For years, this four-story, 125,000+ square foot building has served as the headquarters, showroom, and manufacturing facility for Schoolhouse Electric, one of Portland's most beloved and nationally recognized design brands. With Schoolhouse transitioning out of the space, the building presents a rare opportunity for a new chapter in one of the city's most storied locations.

Built in 1910 and designed by renowned architect John Virginus Bennes, the building is listed on the National Register of Historic Places as the Pacific Hardware & Steel Company Warehouse. It stands as a remarkable example of early 20th-century industrial architecture — thoughtfully restored to preserve its original character while supporting modern creative use.

Schoolhouse Electric, founded in 2003, has been a landmark trailblazer in American lighting and home goods. Their mission — to create new-generation heirlooms — has been deeply tied to this physical space, which has become emblematic of Portland's design-forward, hands-on spirit. This transition marks both the end of an era and the beginning of a new opportunity for an entrepreneur, creative enterprise, or company that values the cultural and architectural legacy of Portland.

Contact us today for more details and to schedule a private tour of this unique property.

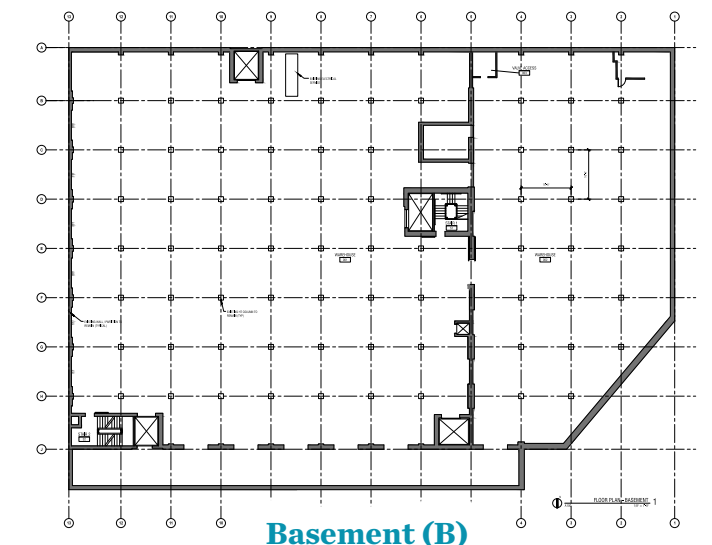


Floor Plans

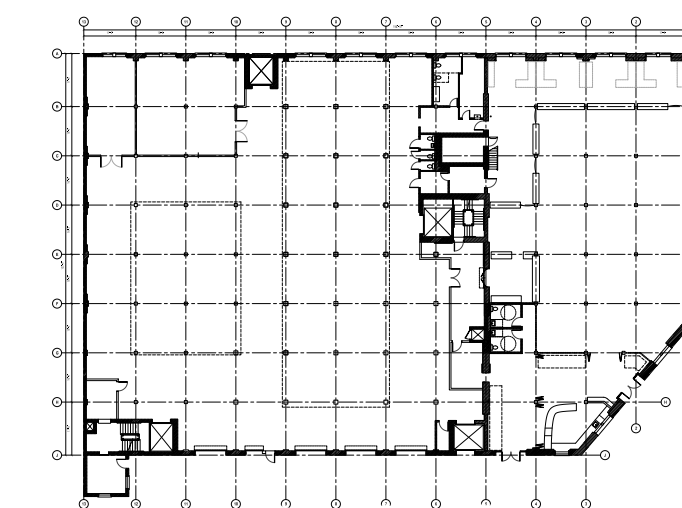
Schoolhouse Factory Building | NW Portland, Oregon

Space Distribution

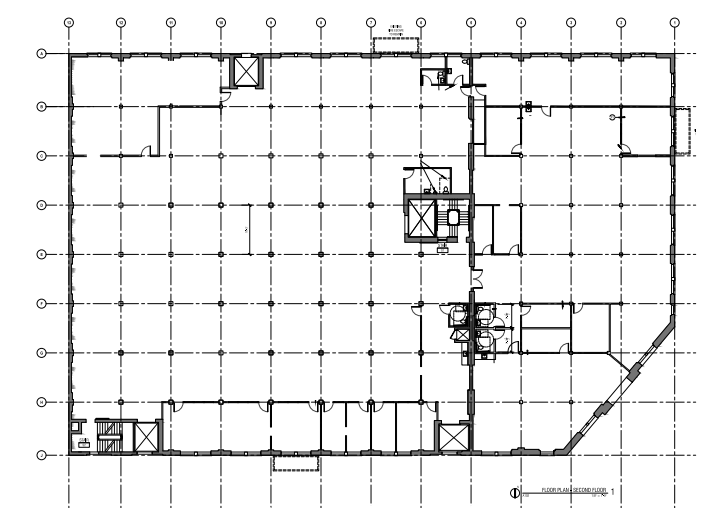
Basement:	±3,454 SF Office / Etc. ±23,200 SF Warehouse
Ground Floor:	±8,830 SF Retail / Cafe / Etc. ±16,304 SF Warehouse
Second Floor:	±3,468 SF Retail / Office / Etc. ±21,498 SF Warehouse
Third Floor:	±4,339 SF Office / Etc. ±20,627 SF Warehouse
Fourth Floor:	±5,735 SF Office / Etc. ±19,231 SF Warehouse



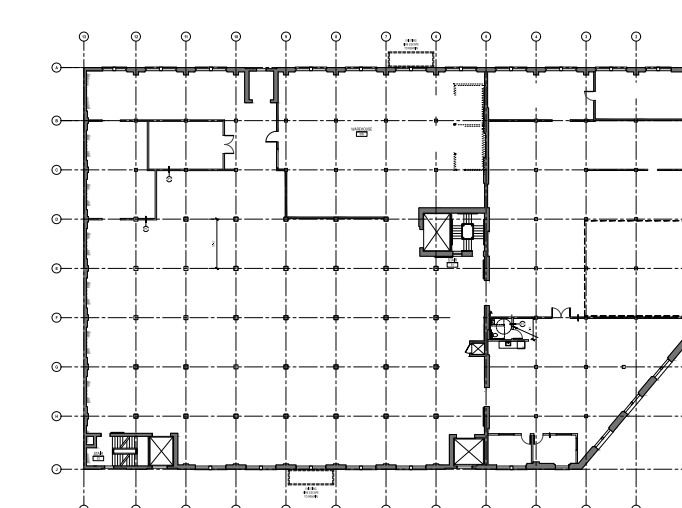
Basement (B)



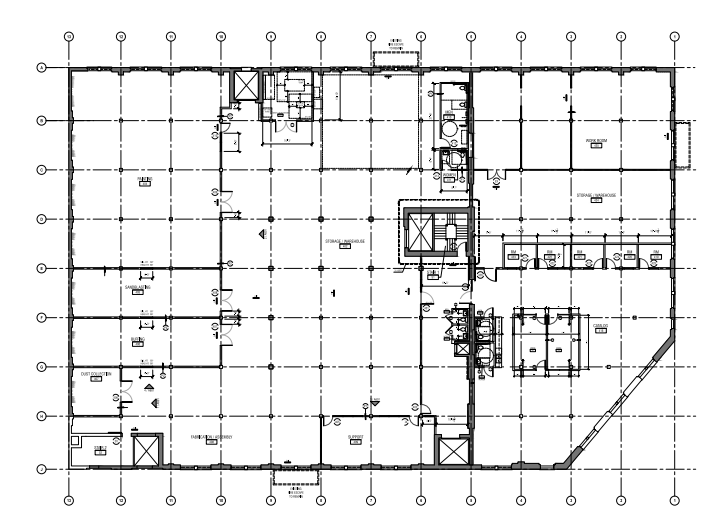
Ground Floor (1)



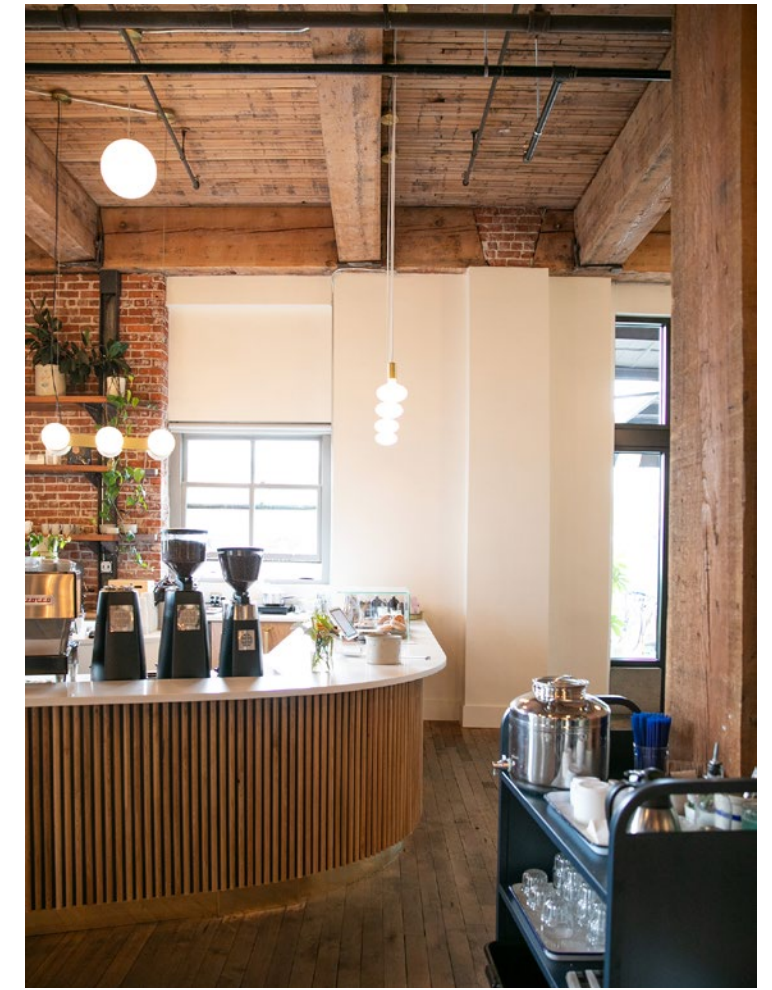
Second Floor (2)

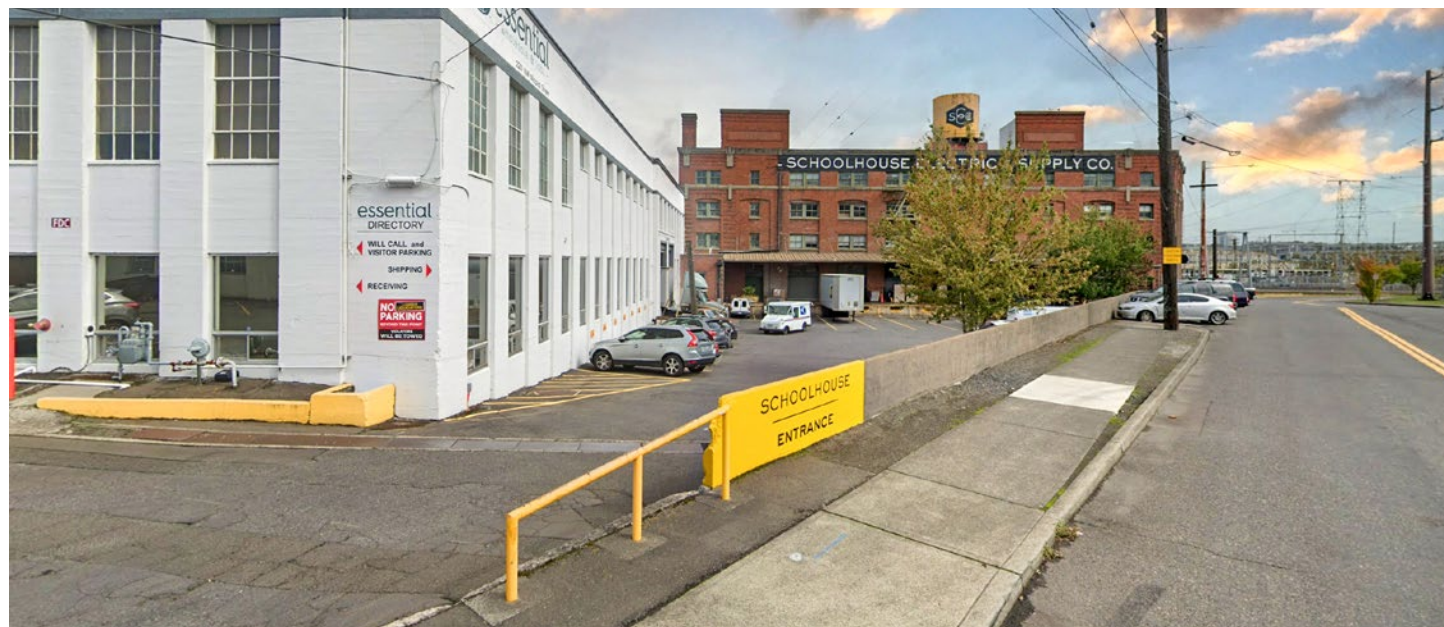


Third Floor (3)



Fourth Floor (4)





Aerial & Demographics

Schoolhouse Factory Building | NW Portland, Oregon



AREA DEMOGRAPHICS REPORT

POPULATION	1 MILE	2 MILE	3 MILE	HOUSEHOLD & INCOME	1 MILE	2 MILE	3 MILE
2024 Population	18,709	83,974	167,640	Total Households	11,150	47,561	86,714
Daytime Employees	23,922	128,211	263,724	Annual Growth ('20-'24)	1.1%	1.2%	1.2%
Businesses	3,263	14,388	26,367	Average HH Income	\$119,144	\$104,351	\$107,855
Median Age	37.0	38.7	38.2	Median Home Value	\$796,057	\$697,587	\$679,867

* 2024 demographics data derived from CoStar for 2181 NW Nicolai Street, Portland, OR 97210

Regional Map

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LISTED EXCLUSIVELY BY:

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