

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white, serif font, centered within a blue rectangular box with rounded corners. Below the text are three horizontal stripes in yellow, red, and blue.The background of the advertisement is a photograph of a large, modern, light-colored industrial building. The building has a prominent blue-tinted glass garage door with a grid pattern. The address "1431" is visible on the wall to the right of the door. The scene is set during the "blue hour" of dusk, with a clear blue sky and some streetlights visible. Bare trees and parked cars are also present in the scene.

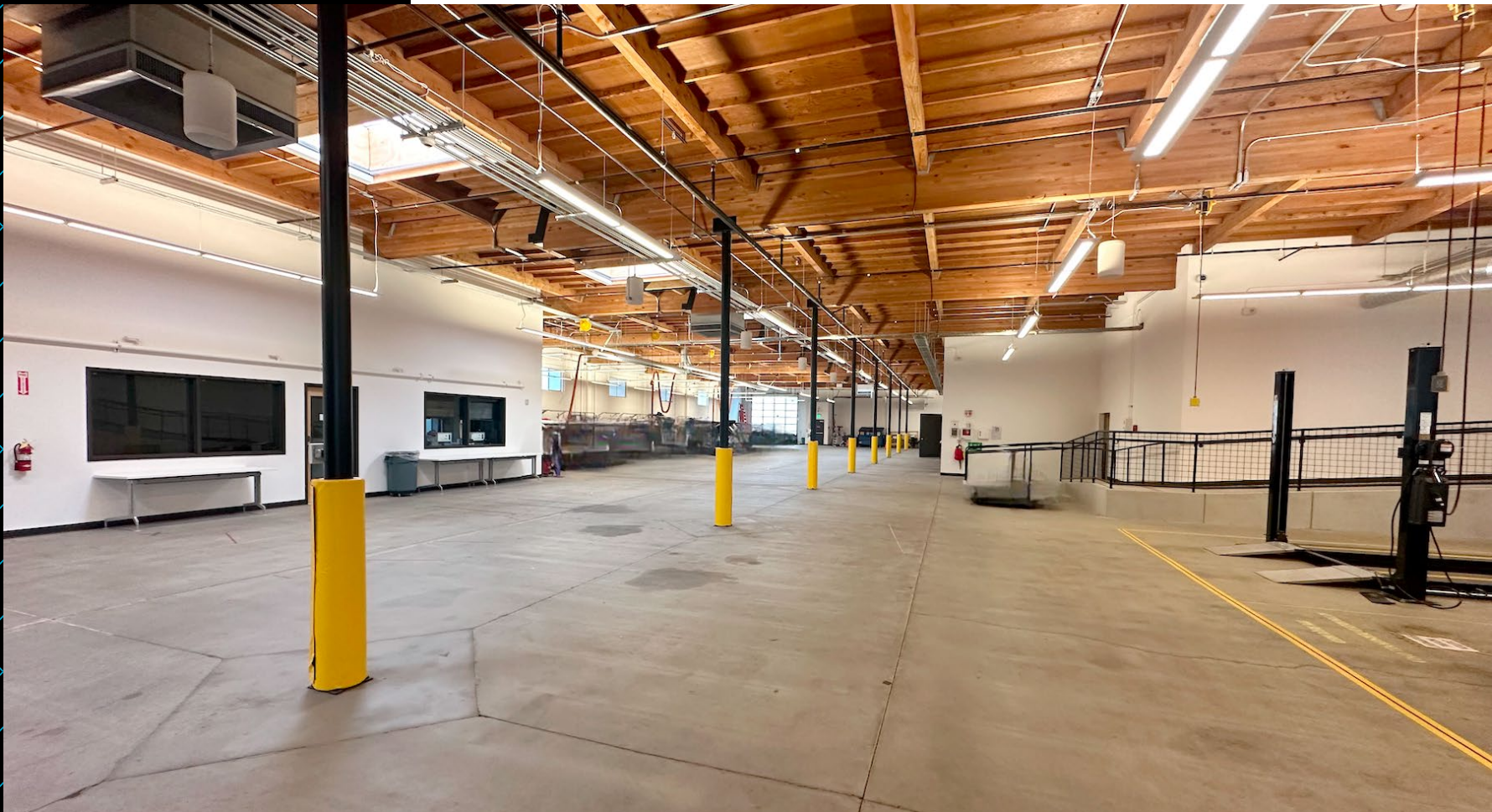
# THE MARINE BUILDING ANNEX

20,000 SF WAREHOUSE FOR LEASE | 1431 NW 17TH AVE | PORTLAND, OR

FOR LEASE 20,000 SF

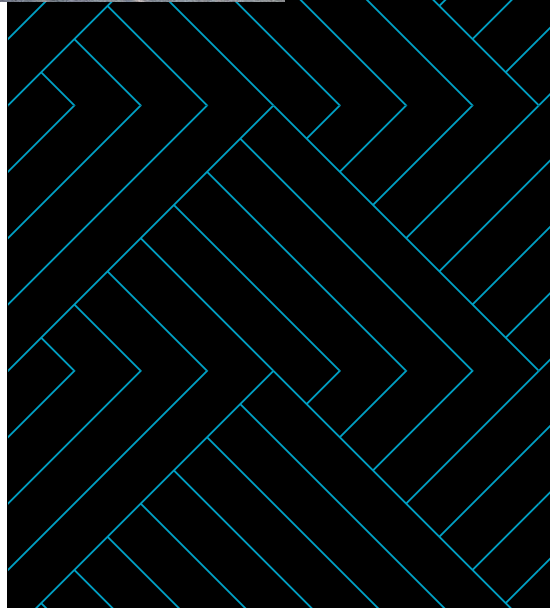
# INDUSTRIAL WAREHOUSE

- ✓ Major renovation and extensive upgrades completed in 2015
- ✓ Former Jaguar Land Rover automotive repair and technology building
- ✓ Flexible CM3 Zoning allows most uses
- ✓ Fully conditioned space throughout
- ✓ 400 AMPs of power service
- ✓ Ceiling heights 15ft+
- ✓ Abundant natural light
- ✓ 2 glass overhead doors
- ✓ 4 private/fully enclosed workshops
- ✓ 2 automobile lifts
- ✓ 4 ADA restrooms
- ✓ On-site parking

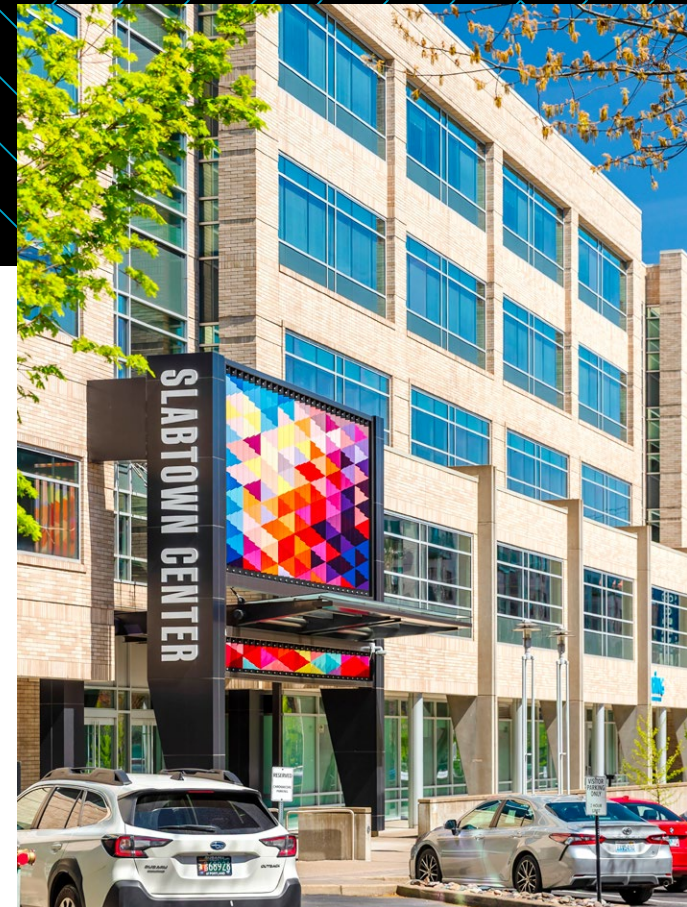
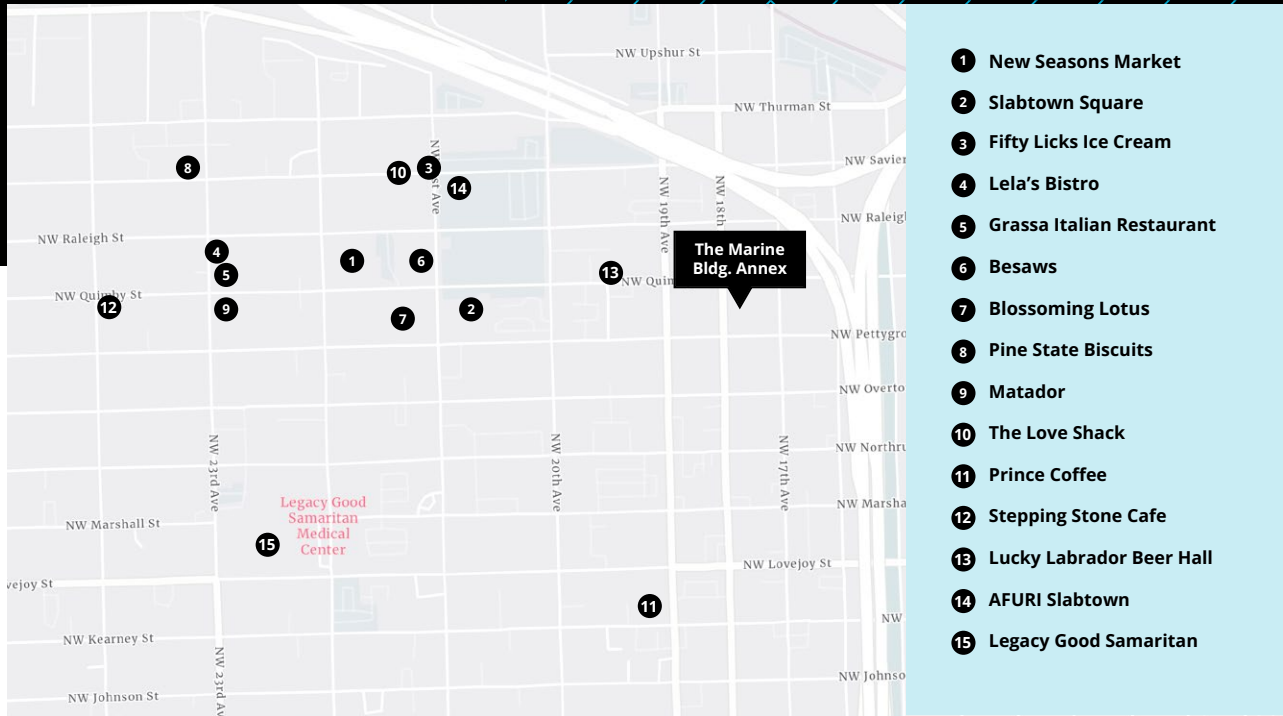




MAJOR 2015 RENOVATIONS



# LOCAL AMENITIES



# PORTLAND'S INNOVATION CORRIDOR

A Global Hub Built for  
Creativity and Growth



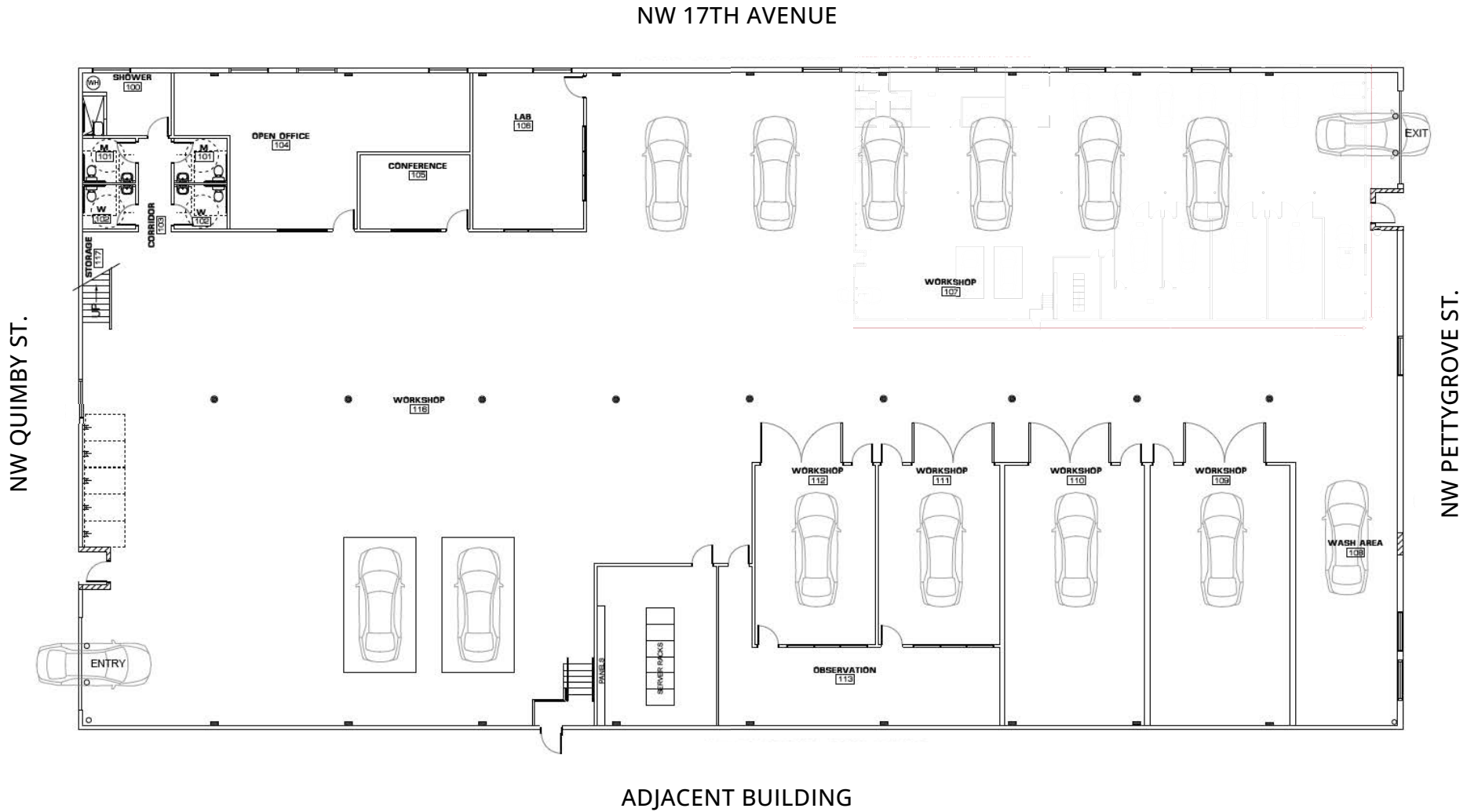
Portland has become a magnet for the world's most creative and active brands. Home to the North American headquarters of adidas and On Running, the global campuses of Nike and Columbia Sportswear, and the worldwide HQ of iconic agencies like Wieden+Kennedy, Portland consistently attracts companies that value design, culture, and quality of life.

Add Keen Footwear, Tillamook, Laika Studios, and Stumptown Coffee to the mix, and you have a city that punches well above its weight as a destination for talent and brand-building.

The Marine Building sits at the center of this ecosystem—in Slabtown, one of Portland's fastest-growing neighborhoods, steps from the Pearl District and surrounded by the kind of restaurants, coffee shops, and amenities that top talent expects.

# FLOOR PLAN

- Single-story
- 200' x 100' footprint with open warehouse
- 4 Workshops
- Open Office
- Conference Room
- Lab
- Wash Area
- Observation Room



# THE MARINE BUILDING ANNEX

1431 NW 17TH AVE | PORTLAND, OR

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