

Water Tower Sublease

3,000 - 11,868 SF

Water Tower | 5331 S Macadam Ave



FOR LEASING INFORMATION:

Eric Turner

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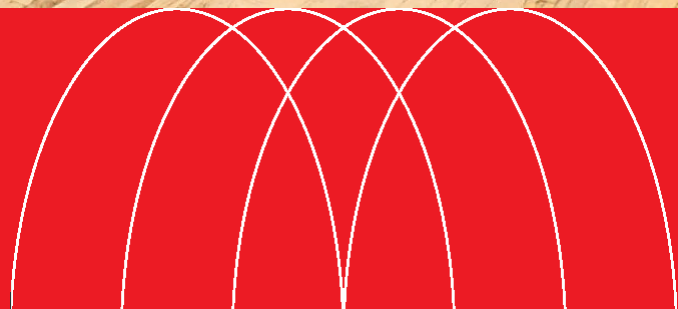
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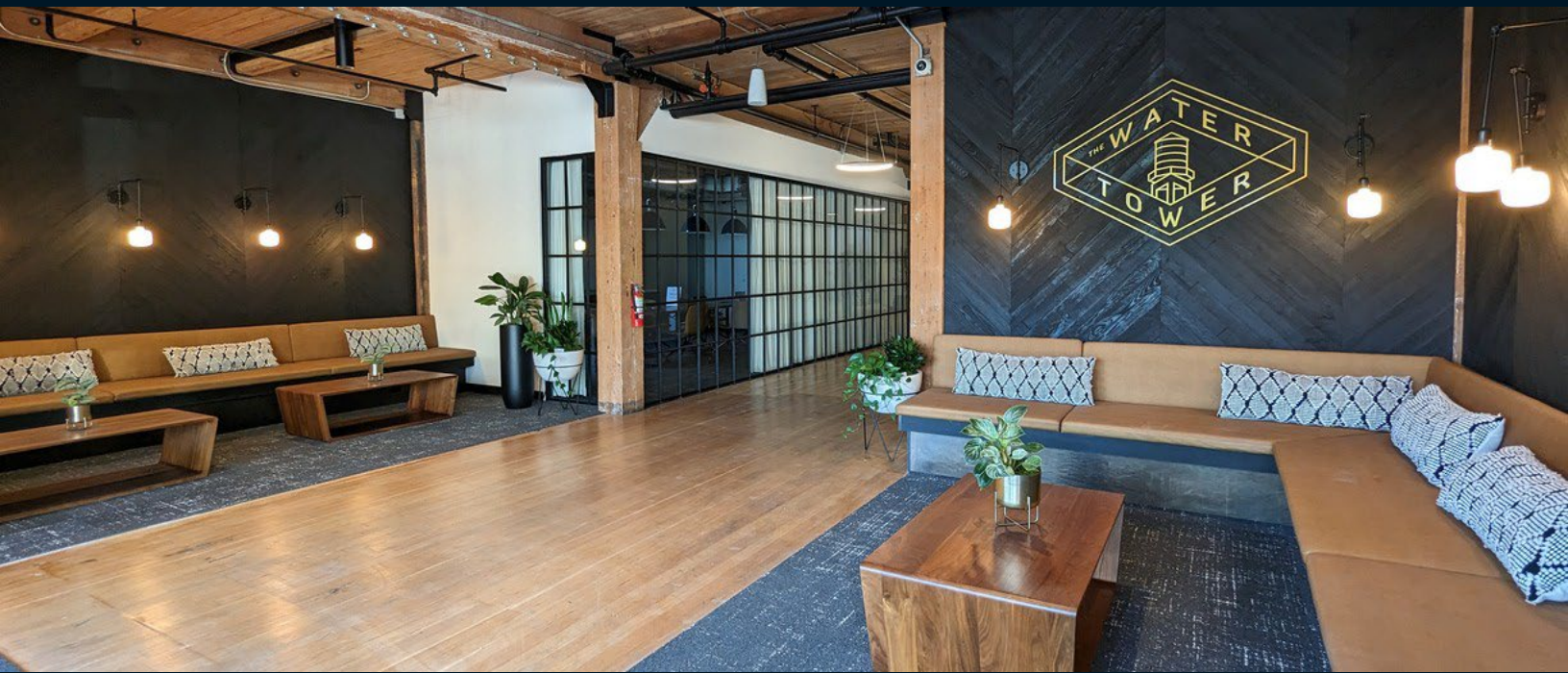
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The Space

- ◆ Located just off the newly renovated building lobby with great visibility
- ◆ Creative office featuring high ceilings, wood floors, and heavy timber
- ◆ Potential to demise as small as 3,000 SF or take the full 11,868 SF space
- ◆ Secure reception area and client consultation room
- ◆ Large conference room with glass sliders
- ◆ Mix of private offices, open workspace, and conference or storage rooms
- ◆ Kitchen/break area
- ◆ Sublease term through August 2025, with potential for longer term direct
- ◆ Parking ratio of 3.0/1,000 at low monthly rates
- ◆ Call brokers for rates



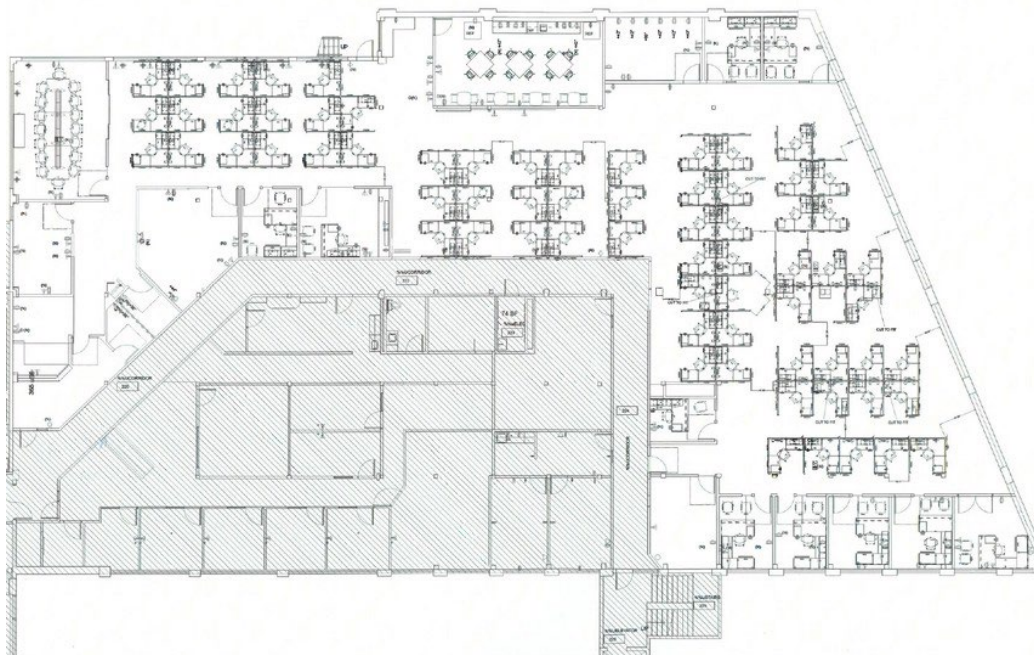


The Building

- ◆ Built in 1927, but newly renovated to highlight historic details and provide additional amenities
- ◆ Excellent visibility from busy Macadam Ave, with easy visitor parking
- ◆ Inviting lobby, new building conference rooms, and common areas with seating throughout
- ◆ Brand new landscaped terrace with fire pit
- ◆ Near dining and retail options in John's Landing neighborhood

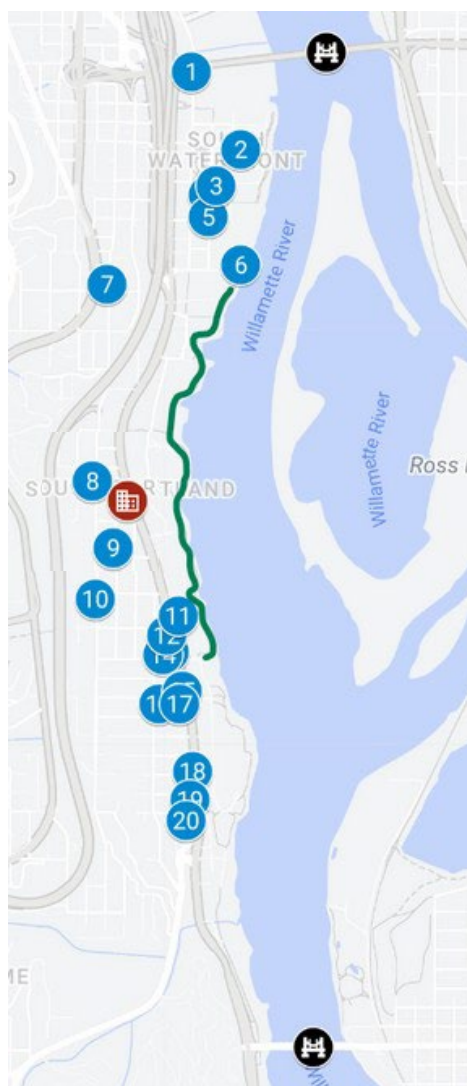
Suite 220
11,868 SF

Can demise
as small as
3,000 SF



Nearby Amenities

- 1 Cha Cha Cha Taqueria Moody
- 2 Al Hawr
- 3 Little Big Burger
- 4 The Growler Guys
- 5 Oracle Coffee Company
- 6 The Old Spaghetti Factory
- 7 Siam Umami
- 8 Elephants on Corbett
- 9 Jolly Roger at Johns Landing
- 10 JoLa Cafe
- 11 Street Wok
- 12 New Taste Of India
- 13 Thai PK
- 14 Bamboo Grove Hawaiian Grille
- 15 Cafe Du Berry
- 16 Pastaia
- 17 McMenamins Fulton Pub
- 18 Buffalo Gap Saloon & Eatery
- 19 Szechuan Chef
- 20 Rovente Pizzeria - Macadam
-  Ross Island Bridge
-  Sellwood Bridge



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