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1500 NE Irving Street • Portland, OR 97232



**NOW AVAILABLE**

**SUITE 320** • 1,516 RSF

**SUITE 380** • 3,078 RSF

**SUITE 400** • 1,860 RSF

**SUITE 440** • 5,359 RSF

■ spec suite

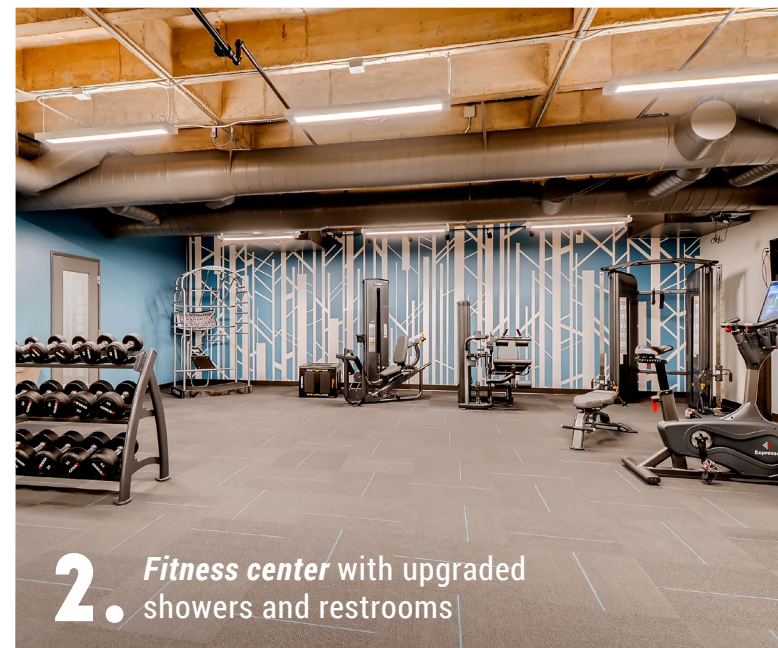


# 1500 IN 15 FACTS

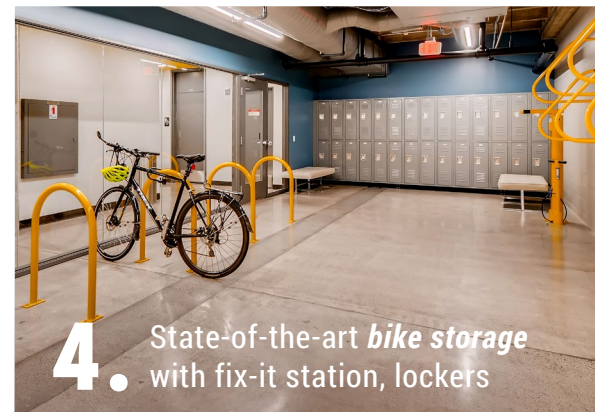
**1.** Building modernization completed in 2019



**3.** Upgraded lobby, elevators, common areas



**2.** Fitness center with upgraded showers and restrooms



**4.** State-of-the-art bike storage with fix-it station, lockers



**5.** Client-ready conference facility



**6.** Premier tenant lounge

**7.** Easy access to I-84 and I-5

**8.** 5-minute walk to the MAX Station

**9.** The Best of *Close-In Eastside* and the *The Lloyd District*

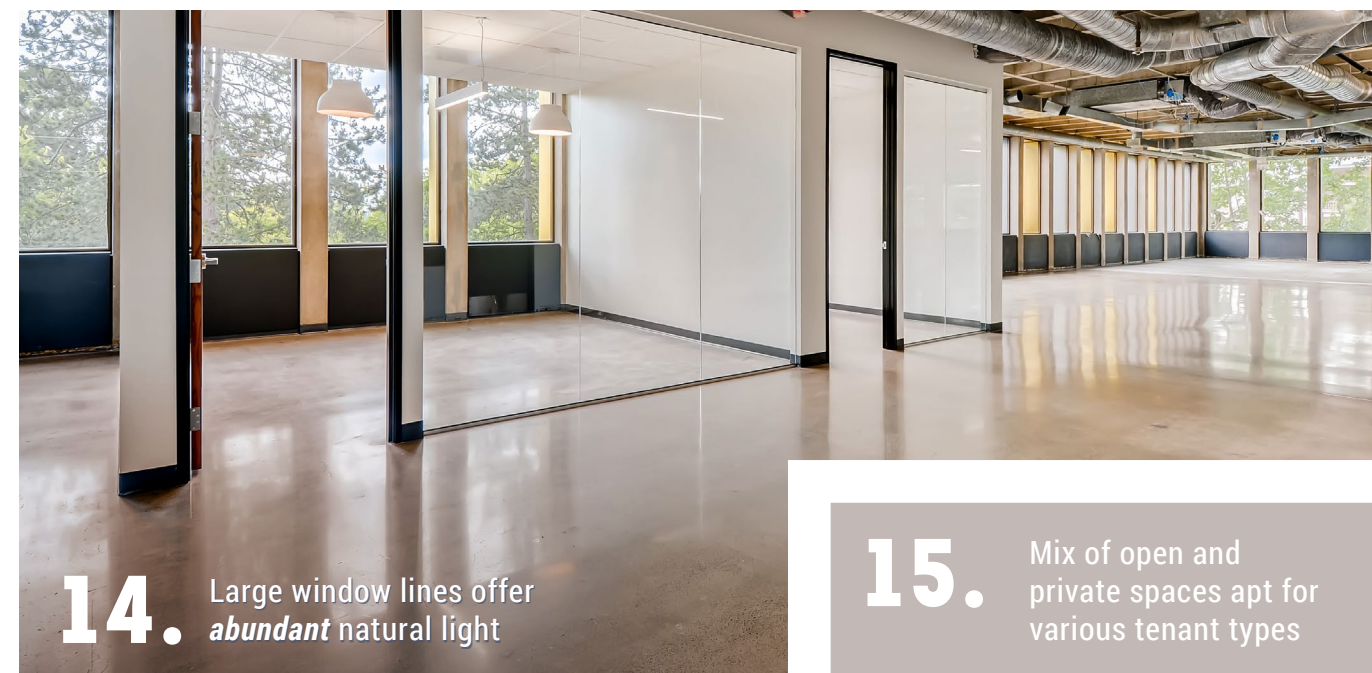
**10.** New mechanical systems throughout

**11.** Fresh exterior paint and lush landscaping



**12.** Enhanced security with phone-based key card system

**13.** 1.5/1,000 parking ratio available at below market rate



**14.** Large window lines offer abundant natural light

**15.** Mix of open and private spaces apt for various tenant types



# EXPLORE THE AREA

1. Lloyd Center
2. Franks Noodle House
3. Blossoming Lotus
4. McMenamins Broadway Pub
5. Cadillac Café
6. Swift Lounge
7. Taco Pedaler
8. Sandy Hut
9. Voodoo Doughnut
10. Henry Higgins Bagels
11. Pho Gia
12. Culmination Brewing
13. Tails & Trotters
14. Church
15. The Zipper

