

CLAY PAVILION

FOR LEASE

CREATIVE OFFICE OPPORTUNITY

Clay Pavilion is a new sustainable office development delivering 77,000 SF of modern and innovative space to one Portland's most thriving neighborhoods in the Industrial Eastside.



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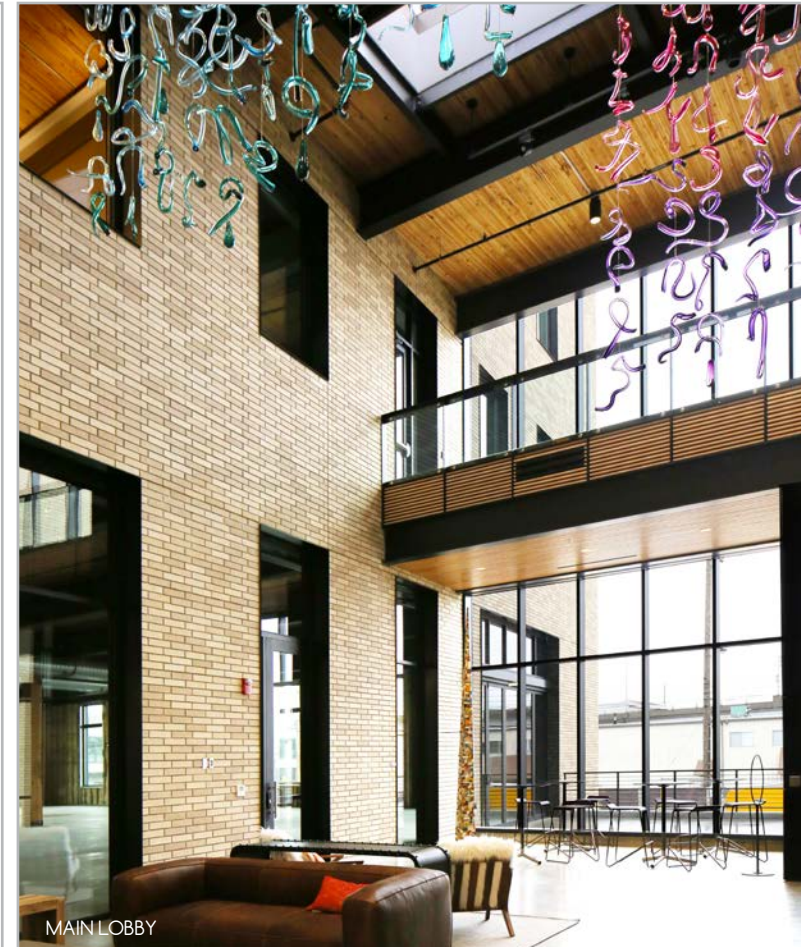
APEXREAL ESTATE
P A R T N E R S

CLAY PAVILION

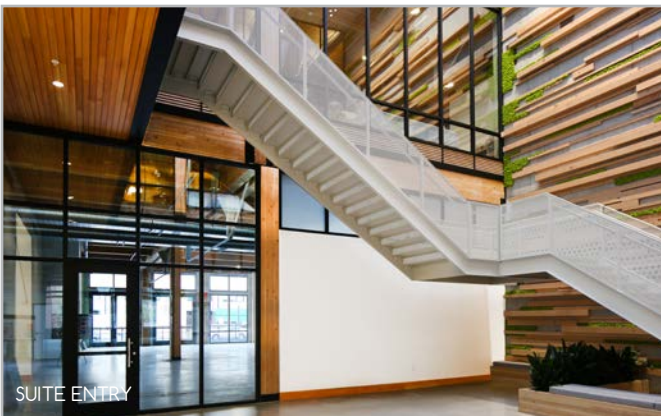
120 SE CLAY STREET
PORTLAND

THE OPPORTUNITY

- ± 5,000 - 10,500 RSF of contiguous space
- \$34.50 / RSF, NNN
- Heavy timber construction with expansive window lines and 17' ceiling heights allow for abundant natural light
- Exclusive outdoor patio
- Locker room and showers
- ± 1 / 1,000 SF underground vehicle parking and ± 200 secured bike stalls
- Dog friendly
- Only 1 block to Portland Streetcar & TriMet bus lines & just a short walk to the new TriMet MAX
- Located in historic Industrial District in the hub of Portland's urban renewal area bringing modern perspective & design to the City
- Close proximity to I-5 & Hwy 26 allow for ease of access to all over the Portland Metro Area
- The Eastbank Esplanade and Portland's Bike Network are just steps away offering easy access and recreational opportunities.



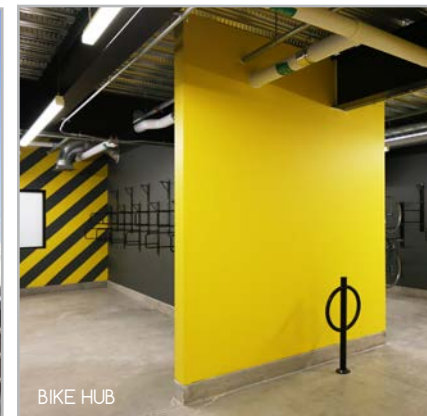
MAIN LOBBY



SUITE ENTRY



EXCLUSIVE OUTDOOR PATIO



BIKE HUB

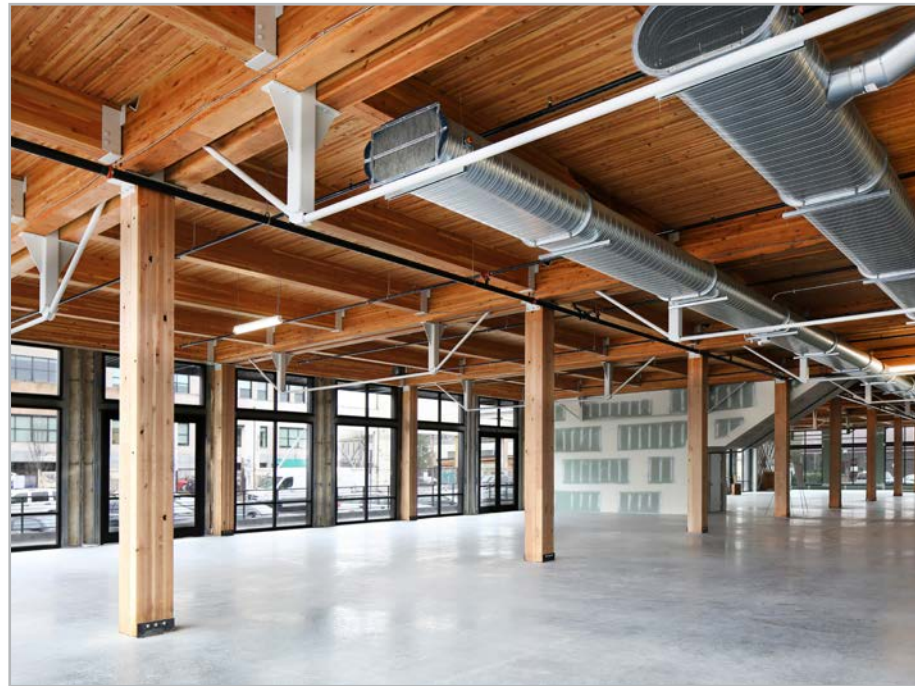
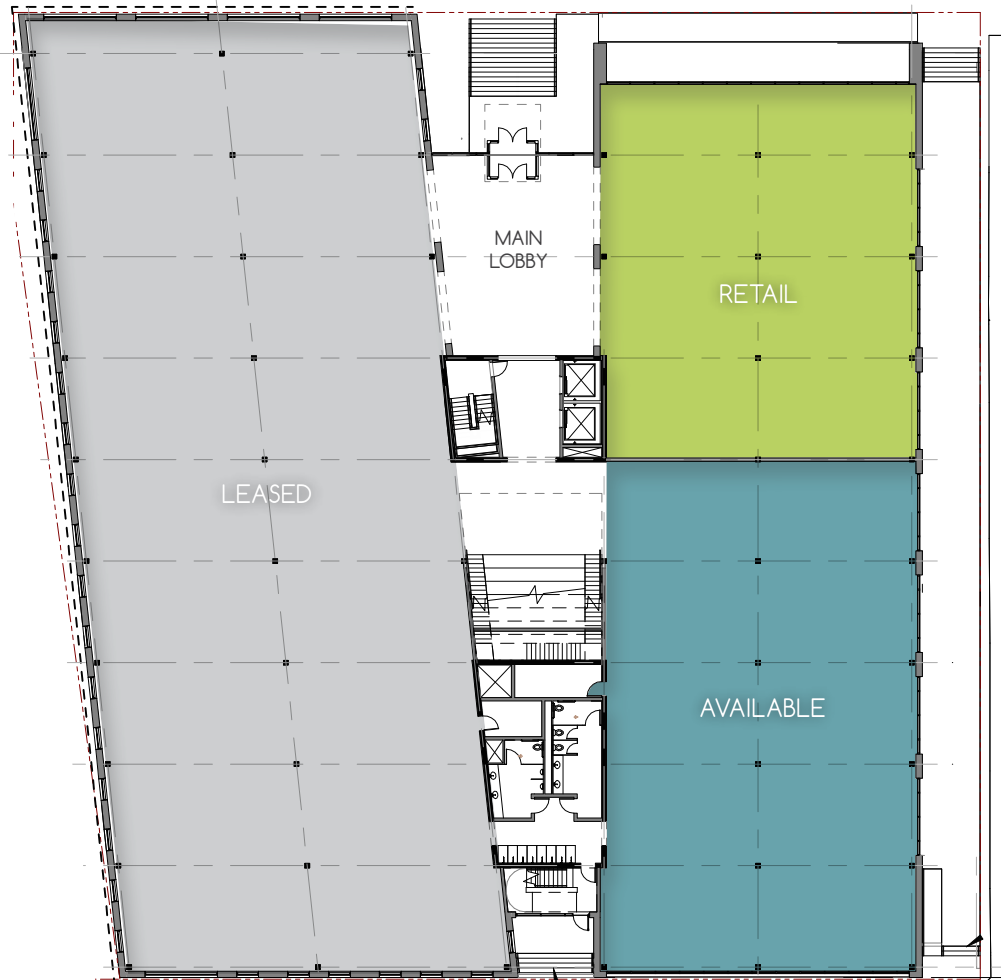


LOCKER ROOM & SHOWERS

CLAY PAVILION

120 SE CLAY STREET
PORTLAND

LEVEL 1: ± 5,000 - 10,500 RSF OF CONTIGUOUS SPACE



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing condition imposed by our principals.

PRIME URBAN LOCATION

Clay Pavilion is a new creative office development located in Portland's thriving Eastside District.

This growing neighborhood is an eclectic mix of older warehouse and industrial buildings and historic structures being redeveloped for creative office tenants seeking a cool, edgy, urban location.

Clay Pavilion is surrounded by numerous local retailers and boutiques, including breweries, distilleries, and coffee shops, creating the perfect neighborhood for any company.

This bustling area is easily accessible by foot, bike, car, or public transit, including the Portland Streetcar and TriMet bus service just 1 block away.

Clay Pavilion's unique industrial office character offers a truly creative atmosphere in a Class A building that tenants just can't find in the Central Business District.



— TRIMET BUS LINE
— PORTLAND STREETCAR