

# SALE <sup>OR</sup> LEASE

URBAN  
WORKS

CREATIVE SPACE / EVENT SPACE  
BUILDING SIZE +/- 18,248 SF



## THE SPHYNX BUILDING

### 537 SE ALDER ST

Charlotte Larson | 503.228.3165 | [clarson@urbanworksrealestate.com](mailto:clarson@urbanworksrealestate.com)  
[urbanworksrealestate.com](http://urbanworksrealestate.com)





# THE SPHYNX BUILDING

ADDRESS | 537 SE ALDER ST  
PORTLAND, OR

<b>YEAR BUILT</b>	1931
<b>BUILDING SIZE</b>	Total Building Size   18,248 SF
	Main First Floor 6,905 SF <i>Including:</i> East Side Space 950 SF Assembly Area 4,000 SF
	2nd Floor 2,482 SF 3rd Floor 2,835 SF Basement 6,023 SF Outdoor 4,563 SF
<b>LOT SIZE</b>	13,224 SF
<b>ZONING</b>	EXd
<b>HISTORIC PROPERTY</b>	Art Deco era property, formerly a funeral home with large chapel
<b>PRICING</b>	Please call for pricing

## SUMMARY

This stunning historic property in Portland's Central Eastside features exposed brick and timber, beautiful stained glass and an amazing opportunity for outdoor space; this property is for sale or for lease. The current owner has completed demolition of the former build out and has permit ready drawings for a large scale renovation. This offering is perfect for an event space, restaurant and bar and/or creative space projects.



## BUILDING HISTORY

Originally dubbed The East Side Funeral Directors Building or East Side Mortuary, the building was constructed in 1931 and designed by Thomas and Mercier - a local architectural firm that designed a number of Art Deco and Exotic Revival style buildings throughout the city. Built in the finest tradition of 30's era funeral homes, it is a well-preserved example of a "dignified death palace". The building has a distinctive stepped back plan with exuberant polychrome brick and cast stone decorative features. The prominent corner entrance is noteworthy with its curvilinear floral motifs which are repeated at the cornice line. The building is an important visual element in the heart of the area's historic commercial core.







# BUILDING PHOTOS

THE SPHYNX BUILDING



Ground Floor | Assembly Space



Ground Floor | Architectural Details



Gated Entrance to Outdoor Area



3RD Floor | Former Chapel



Covered Outdoor Area

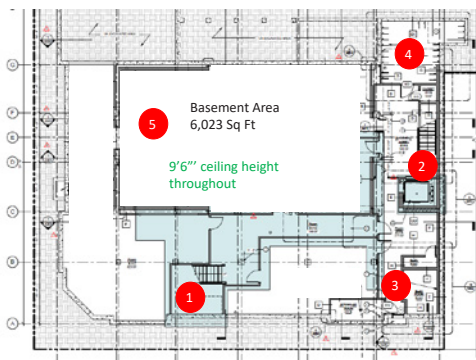






# CONCEPTUAL SITE PLANS

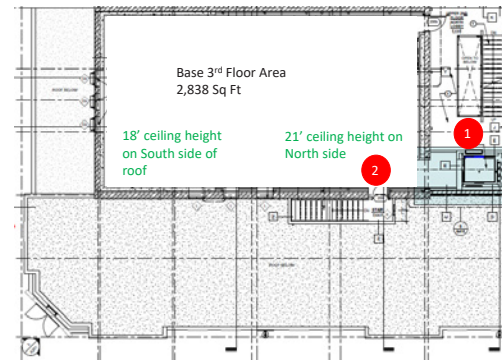
## THE SPHYNX BUILDING



**Basement Plan -With 10' Existing Ceiling Height**

Gross Area = 6,023 Sq Ft

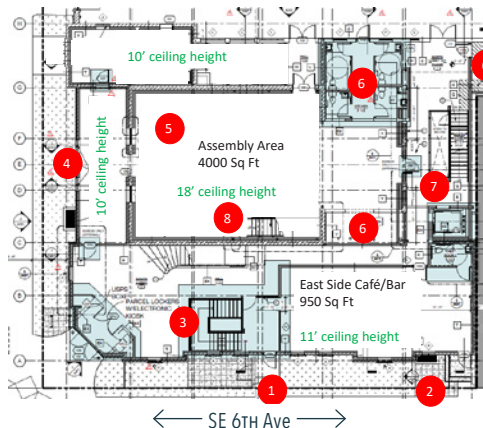
- 1- New Stairs into Basement Area
- 2- Elevator/Stair to All 4 Floors
- 3- Electrical/Sprinkler/Janitor
- 4- Storage
- 5- Main Basement Assembly Area



**3rd Floor Plan**

Gross Area = 2,838 sq ft

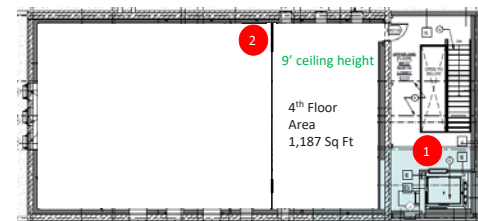
- 1- Elevator/Stair to All 4 Floors
- 2- Stairs to East Side Open Space Area and SE Alder/SE 6th Lobby Area



**537 SE Alder - Main Floor Plan**

Gross Area = 6,905 Sq Ft

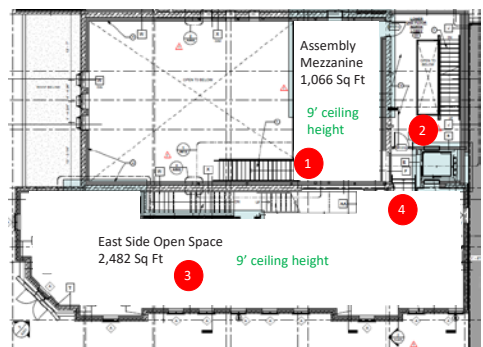
- 1- East Side Café/Bar Entrance from SE 6th Avenue with ADA ramp
- 2- East Side Café/Bar Exit to SE 6th Avenue
- 3- New Stairs into Basement Area
- 4- Foyer Assembly Area
- 5- Main Assembly Area
- 6- Possible Bathroom locations
- 7- Stair and Elevator Tower - Access to All 4 Floors
- 8- Stairs to Assembly Mezzanine



**4th Floor Plan**

Gross Area = 1,187 sq ft

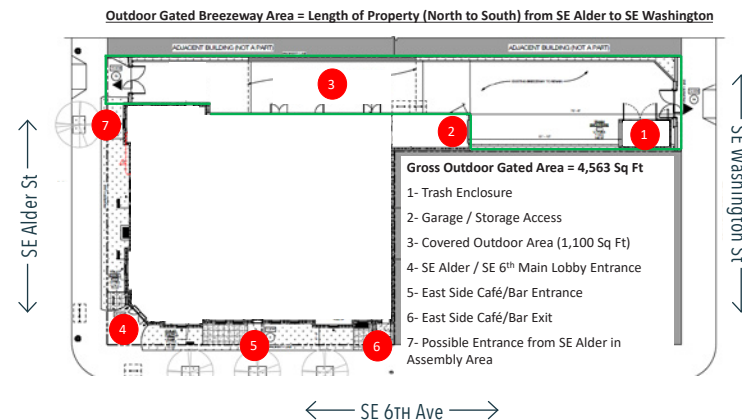
- 1- Elevator/Stair to All 4 Floors
- 2- Possible Stairs to 3rd Floor Area Below (2,525 Sq Ft)



**2nd Floor Plan**

Gross Area = 3,548 sq ft

- 1- Assembly Mezzanine Stairs to Main Assembly Area on Main Floor
- 2- Elevator/Stair to All 4 Floors
- 3- East Side Open Space Plan
- 4- Stairs from East Side Open Space Plan to Elevator and Stair Landing Area - Access to Assembly Mezzanine Area



**Outdoor Gated Breezeway Area = Length of Property (North to South) from SE Alder to SE Washington**

Gross Outdoor Gated Area = 4,563 Sq Ft

- 1- Trash Enclosure
- 2- Garage / Storage Access
- 3- Covered Outdoor Area (1,100 Sq Ft)
- 4- SE Alder / SE 6th Main Lobby Entrance
- 5- East Side Café/Bar Entrance
- 6- East Side Café/Bar Exit
- 7- Possible Entrance from SE Alder in Assembly Area



**URBAN WORKS** **RENDERINGS**  
PROPOSED RENOVATION



SE ALDER ST



SE 6TH AVE



First Floor | Stairway to Heaven



SE ALDER ST



Outdoor Space



**URBAN WORKS** **MARKET AREA**  
CENTRAL EASTSIDE

Encompassing over 700 acres directly across the Willamette River from Downtown, the neighborhood fosters a culture of creativity by fusing historic industrial buildings with innovative, modern mixed-use developments. Many of the city's top restaurants and boutiques creating a unique, eclectic neighborhood synergy with activity throughout the day. Visitors and employees of the district can easily walk/bike to the Eastbank Esplanade to enjoy some of the city's only public accesses to the river. The area is highly accessible by car, bike and public transit with the streetcar running the full length of the neighborhood, plus the convergence of many bus lines in the area.



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Loyal Legion

