

FOR LEASE

URBAN
WORKS

PRIVATE OFFICE SUITES

SUITE 202 | 747 SF

SUITE 301 | 584 SF

SUITE 401 | 545 SF



305 SE 3RD AVE

INDUSTRIAL OFFICE BUILDING IN PORTLAND'S CENTRAL EASTSIDE

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About the Building

The Urban Row Building is located at 305 SE 3rd Avenue. The four-story building is comprised of two free-standing buildings making the total combined building area roughly 29,380 square feet with 25,000 SF being rentable.

This multi-tenant building offers a wide variety of creative users including flex/office, beer brewing, restaurant, photography & art studios, and software development. Exposed wood beams, refinished brick and lofty ceilings share many of the desired characteristics of the burgeoning Central Eastside.

Building Unit Improvements

- New lobby wood floors + lighting
- Exposed brick & sand blasted wooden beams
- Secured ground floor bike room
- Operable wood windows
- HVAC Split Systems - each tenant controls heat and cooling
- New wireless front door entry system
- Tenant lobby directory
- Two ADA restrooms per floor
- Freight Elevator
- Security Cameras
- New Wood Staircase

Tenants and Neighbors

Address

305 SE 3rd Ave

2nd Floor Office Spaces

Unit #202 | 747 SF

Area

Portland's Central Eastside

3rd Floor Office Spaces

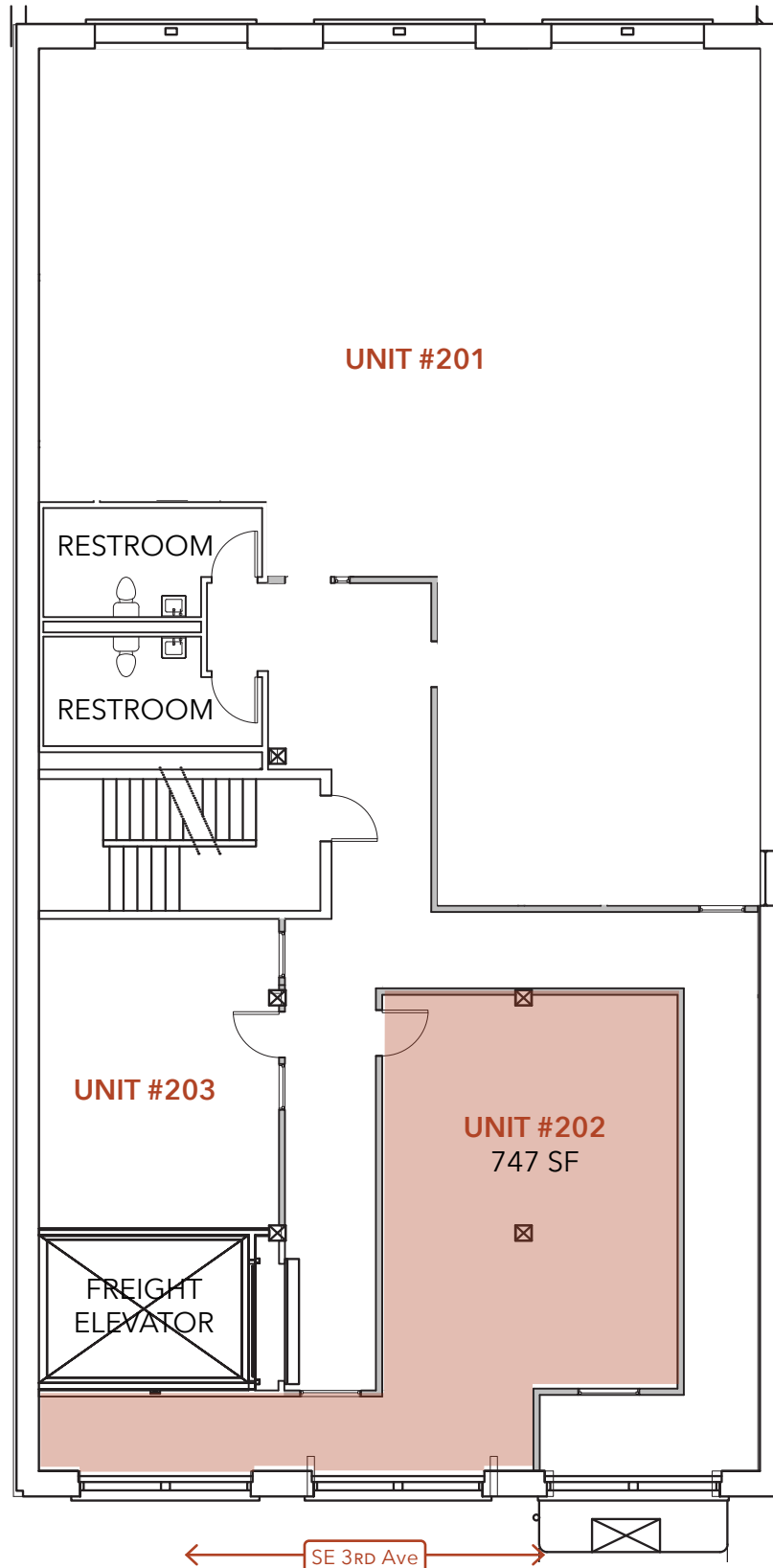
Unit #301 | 584 SF

4th Floor Office Spaces

Unit #401 | 545 SF



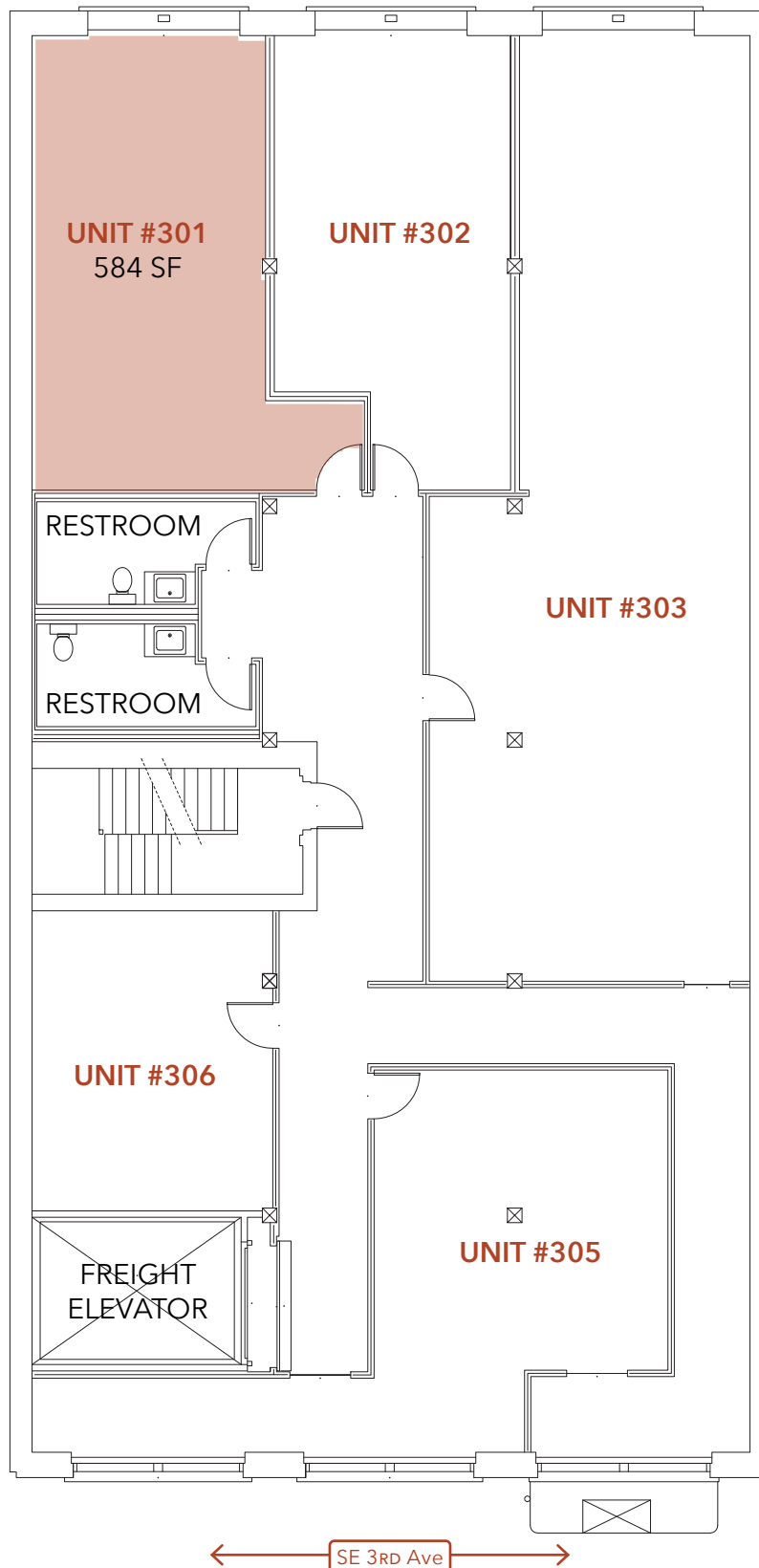
2ND FLOOR SITE PLAN



UNIT #202



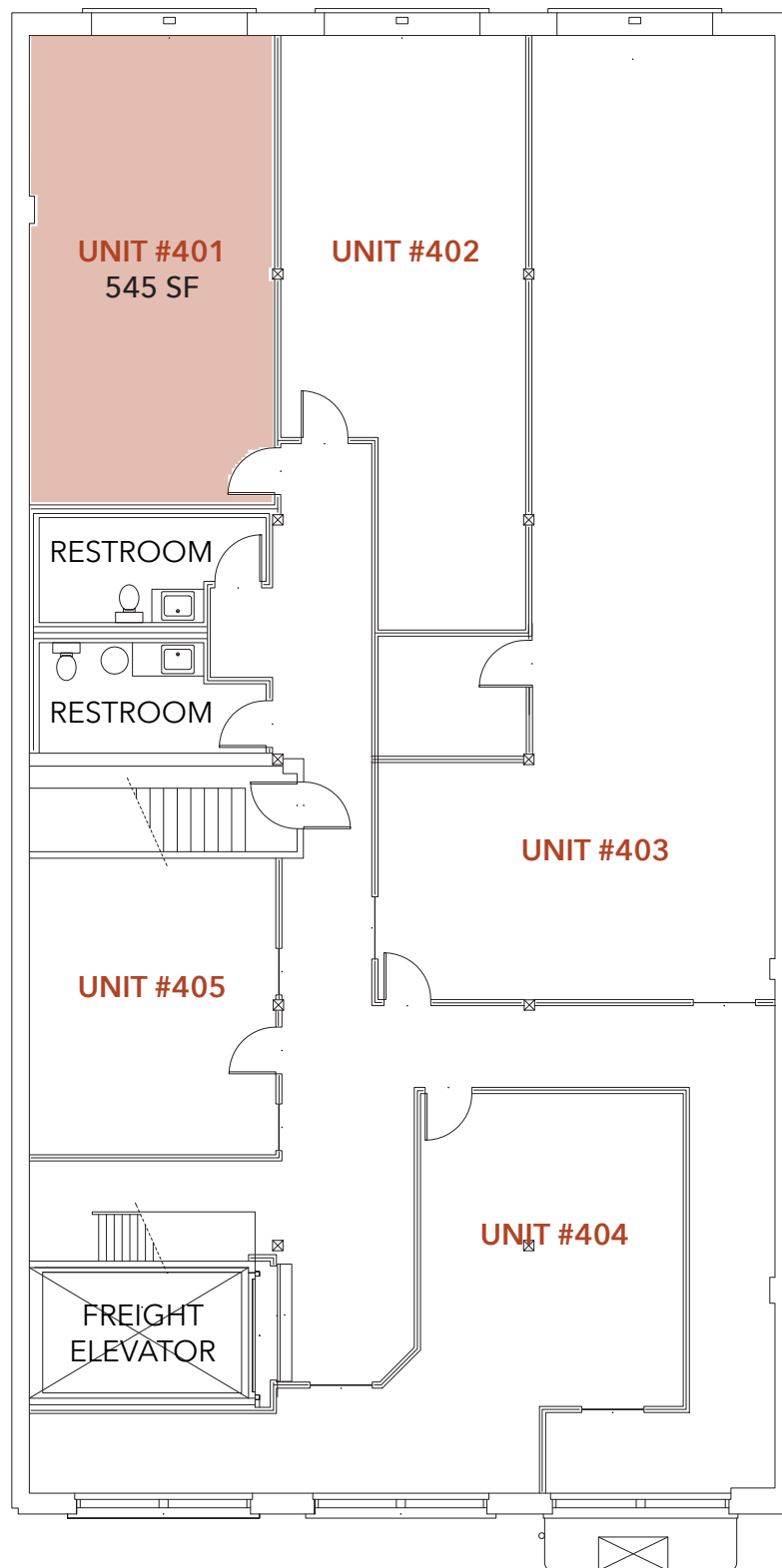
3RD FLOOR SITE PLAN



UNIT #301



4TH FLOOR SITE PLAN



← SE 3RD Ave →



UNIT #401



NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2025 Population	584	3,520	24,325
Total Employees	3,985	14,206	105,698
Total Businesses	421	1,380	8,354
Median Household Income	\$68,338	\$56,519	\$53,622
Median Age	34	36.2	37.1
Any College	82.6%	78.1%	80.1%



Wayfinder Beer



Olympia Provisions



Produce Row



Bunk Bar



Sheridan Market



Cargo



Westward Whiskey



URBAN ROW'S GROUND FLOOR TENANT



WAYFINDER

PORTLAND BEER OREGON

Wayfinder Beer

Wayfinder is a new brewery project in Portland, Oregon. The team transformed 12,000 square feet of the Urban Row Building in Portland's Central Eastside into a classic destination for beer and food lovers.

Wayfinder is the brainchild of Charlie Devereux (co-founder of Double Mountain Brewery), Matthew Jacobson (co-founder/owner of Sizzle Pie, Quality Bar, and Relapse Records) and Rodney Muirhead (co-founder/owner of Podnah's Pit and La Taq). Their mission: to bring simple and authentic pleasures of the highest quality to the Rose City and beyond.

Guests to Wayfinder love the 110-seat tap hall, and when the weather permits, flock outside to the massive patio. The menu of handcrafted comfort food features deliciousness from a custom wood-fired grill. Wayfinder will use a four-vessel, 10-barrel brewhouse to create world-class lagers and ales for onsite enjoyment and wholesale distribution.

Awards in six categories during Oregon Beer Awards 2021.

- **New School Beer 5/20/2021**

"Handsomely composed of dark wood, exposed brick, and long tables and benches, the brewery stretches out into 8,900 square feet of rehabbed warehouse space—a lot of room for people to sit, drink, eat, hang out."

- **Craft Beer & Brewing 10/26/2020**

"The brewery is as grand as its ambition, with a kitchen that puts out an eclectic food menu larger than what you'll find at 90 percent of the breweries in Seattle."

- **Seattle Times 3/2/2017**

"Portland's brand-spankin-new Wayfinder Beer is the new gold standard for local brewpub design."

- **The Portland Mercury 10/18/2016**