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# **±70,000 SF** OF AVAILABLE OFFICE SPACE

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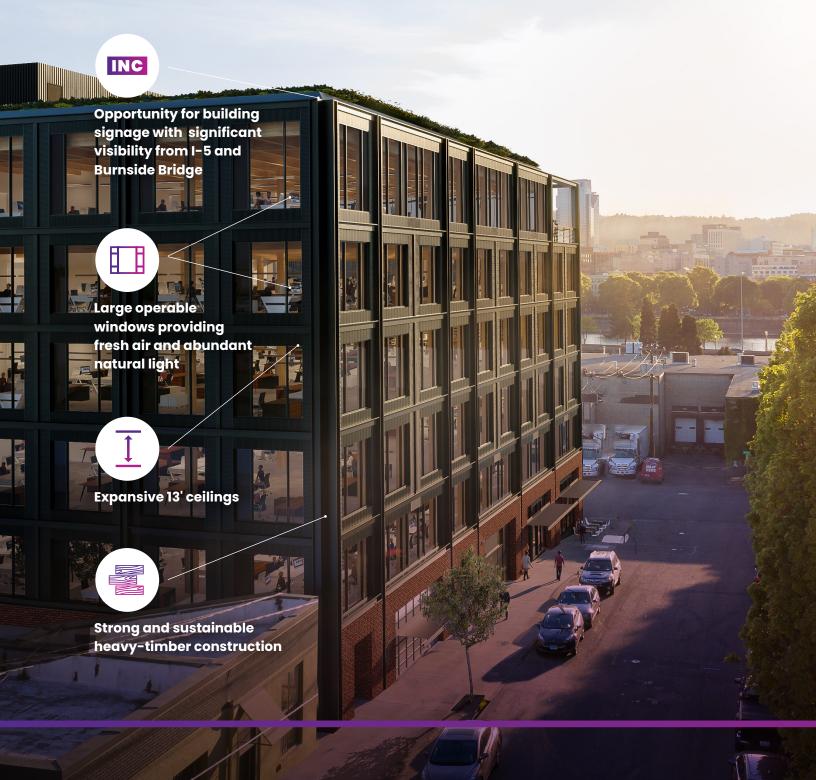
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SE 2ND & ASH • PORTLAND OR

Jones Lang LaSalle Brokerage, Inc.

### TEKTON ON ASH IS AN AUTHENTIC AND THRIVING PLACE FOR CREATIVE INDUSTRIES IN PORTLAND





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In the heart of the Central Eastside Industrial District, Tektōn on Ash encompasses the best of what Portland has to offer. The refined industrial design offers a contemporary workplace paired with a rich and diverse materials palette. Comprised of **+/-70,000 SF of heavy timber creative office space**, Tektōn on Ash is curating spaces to support activities that focus on science, technology, and design. With flexible floor plates designed to minimize obstructions to your workspace, we've focused on opportunities to create environments that will propel creativity and collaboration.

Just steps away from some of Portland's most well-known restaurants and bars, and neighboring some of Portland's most exciting companies, Tektōn on Ash is in the center of it all.

### **PROJECT HIGHLIGHTS**

#### ±70,000 SF of Class A creative office space in Portland's vibrant Central Eastside District



±14,500 rentable square feet per floor



±2,600 SF Rooftop deck and common area tenant lounge





Located steps from TriMet bus lines and one block from Portland's Streetcar lines



Onsite secure parking (.6/1000)

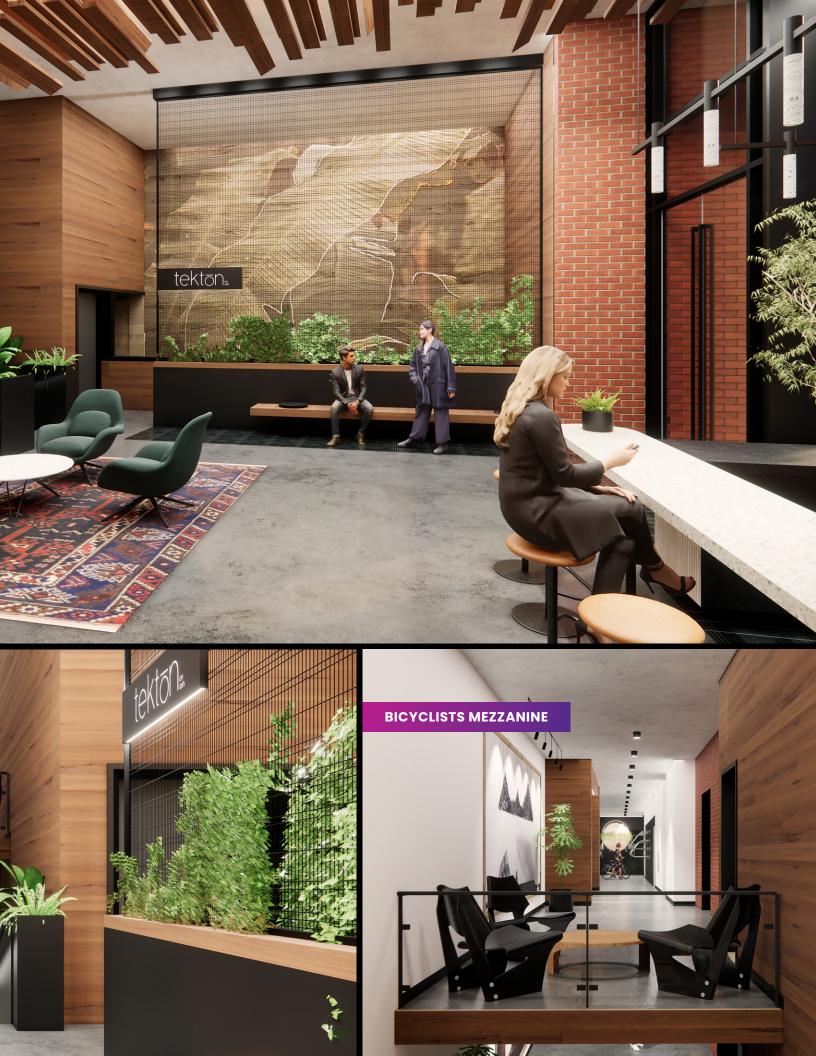


Two blocks from the Burnside Bridge, providing easy access to downtown Portland



Close proximity to the I-5 and I-84 freeways

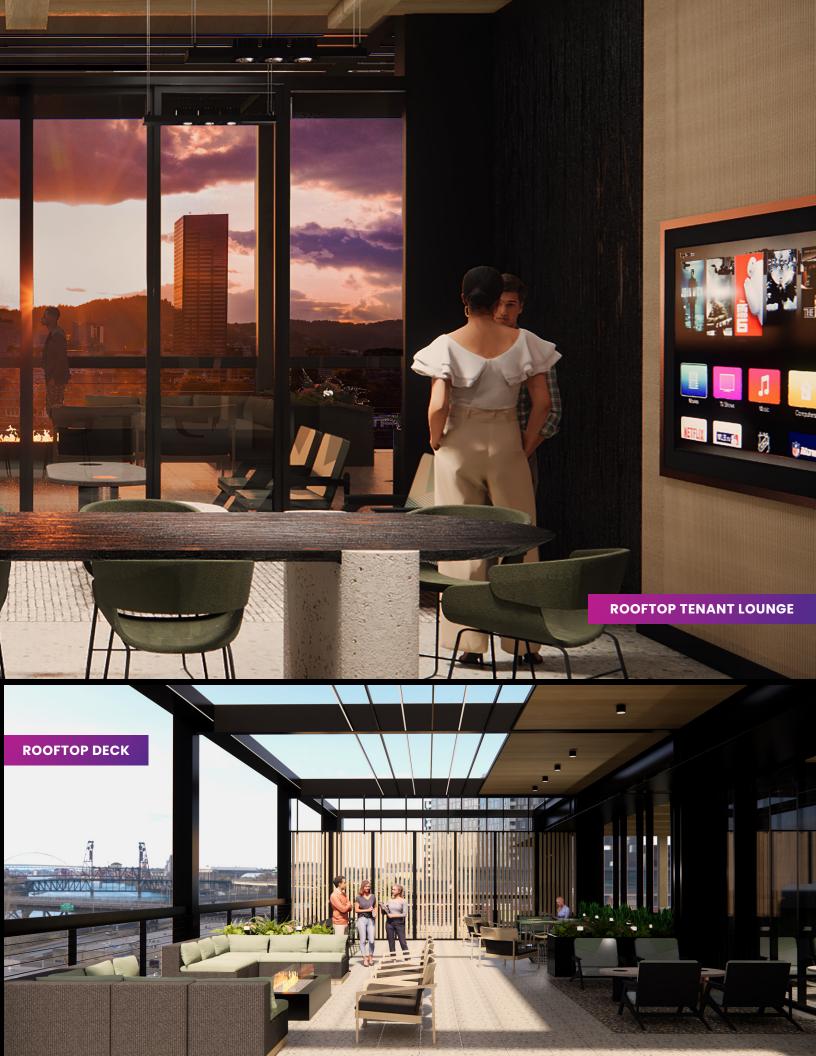




### THOUGHTFULLY AMENITIZED

Located on Portland's Central Eastside, with unprecedented access to Portland's most soughtafter restaurants, bars and retailers, Tekton on Ash is a curated office experience for the best and brightest. Our amenities were designed as a direct response to today's evolving workforce, providing spaces to gather, meet and innovate.

- Well appointed building lobby with barista bar
- State of the art fitness center
- Indoor/Outdoor workspace lounge
- Rooftop deck with panoramic views of the City and West Hills







### IDEAL LOCATION ALONG PORTLAND'S CENTRAL EASTSIDE INDUSTRIAL DISTRICT

The Central Eastside Industrial District is an emerging international hotspot for significant innovation, sustainable industries, and entrepreneurship

#### **NEARBY RESTAURANTS**





(D) WAYFINDER







**Excellent Transit** 











#### Within walking distance of:

- Sheridan's Market
- 10 coffee shops
- 50+ bars and restaurants
- 7 fitness locations (yoga, rock climbing, weight training)

87

1 block to streetcar and multiple bus lines

- **0.4 mi. (2 minutes)** to I-84
- 0.8 mi. (3 minutes) to I-5
- **2.5 mi. (5 minutes)** to I-405
- 1 mi. (5 minutes) to Pearl District, Portland CBD and Northwest Portland



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Biker's Paradise

## Adjacent to the Vera Katz

PORTLAND CBD

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11110

SE MLK JR BLVD

SE GRAND AVE

WILLAMETTE

**Eastbank Esplanade**, a 2.5 mile loop along the Portland Waterfront, a favorite Portland recreation spot for cyclists and pedestrians to appreciate the picturesque Willamette River that also connects to various bicyclist commuter streets PEARL DISTRICT

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RIVER

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