

Excellent Owner/User Opportunity on Portland's Close-In Southeast Waterfront

The Hampton Center

211-299 SE Caruthers St, Portland, OR 97214









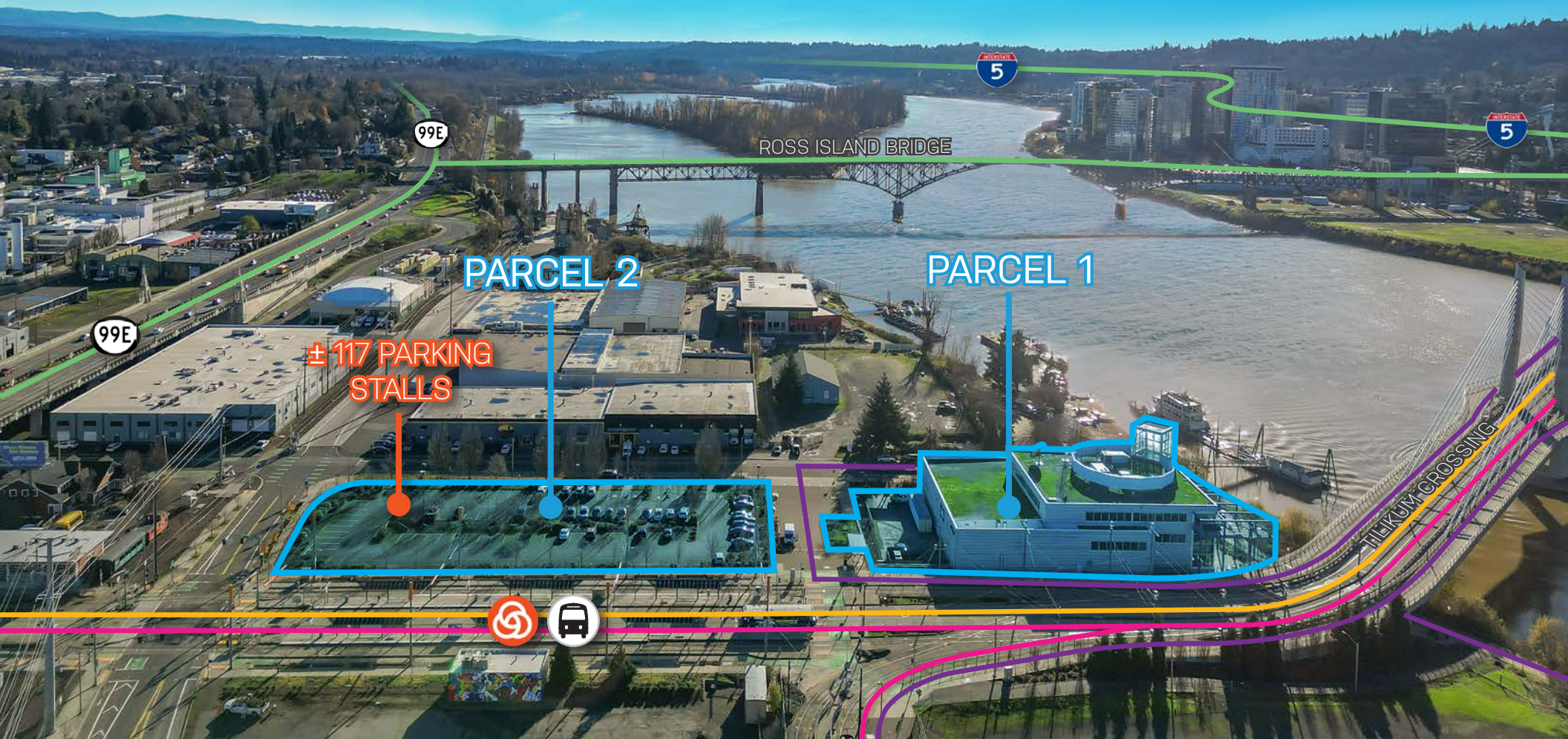
Apex Real Estate Partners
415 NW 11th Avenue / Portland, OR 97209
P. 503.595.2840 / www.apexcre.com

Jordan Fezler, Broker
503.313.8149
Jordan@apexcre.com



Two-Parcel Portfolio

- Bikes Only Route 
- Trimet MAX Light Rail 
- Trimet Busline 
- Major Thoroughfare 
- TriMet MAX Light Rail Stop 
- TriMet Bus Stop 



Owner/User Opportunity

The Hampton Center is an exclusive waterfront office building nestled in the heart of Portland, Oregon. Boasting a prime location along the Willamette River, this property offers a unique blend of professional elegance, convenience, and breathtaking views that will inspire and invigorate your work environment. Situated along the picturesque riverfront at the foot of the Tilikum Crossing Bridge, this office building provides a rare opportunity to connect with nature in an urban environment.

The ± 1.926 acre property consists of ± 117 surface parking spaces and a ± 44,835 square foot, 3-story, steel frame, elevator-served building. The main level consists of an inviting lobby and reception desk, large break room with outdoor patio, conference room, offices, and two large sound proof production/assembly rooms (Black Box rooms) with grade loading access. The second and third levels contain a mix of private and open work space, a library, and kitchens.

The Hampton Center has easy access to Downtown Portland, a 4-minute drive to I-5 and is steps away from Trimet MAX Light Rail and bus lines. It is also part of the recently approved OMSI District Master Plan development.





Please contact broker for pricing guidance



Building size ± 44,835 RSF



Land size total ± 83,950 SF / ± 1.926 AC



Stunning assembly halls and excellent office space with high-end finishes



Outdoor patios



Large break room



Grade loading



Secure fencing



3 stories, elevator served



Located within an Opportunity Zone, Enterprise Zone, and Urban Renewal Area



Excellent close-in Southeast waterfront location with breathtaking views of the Willamette River



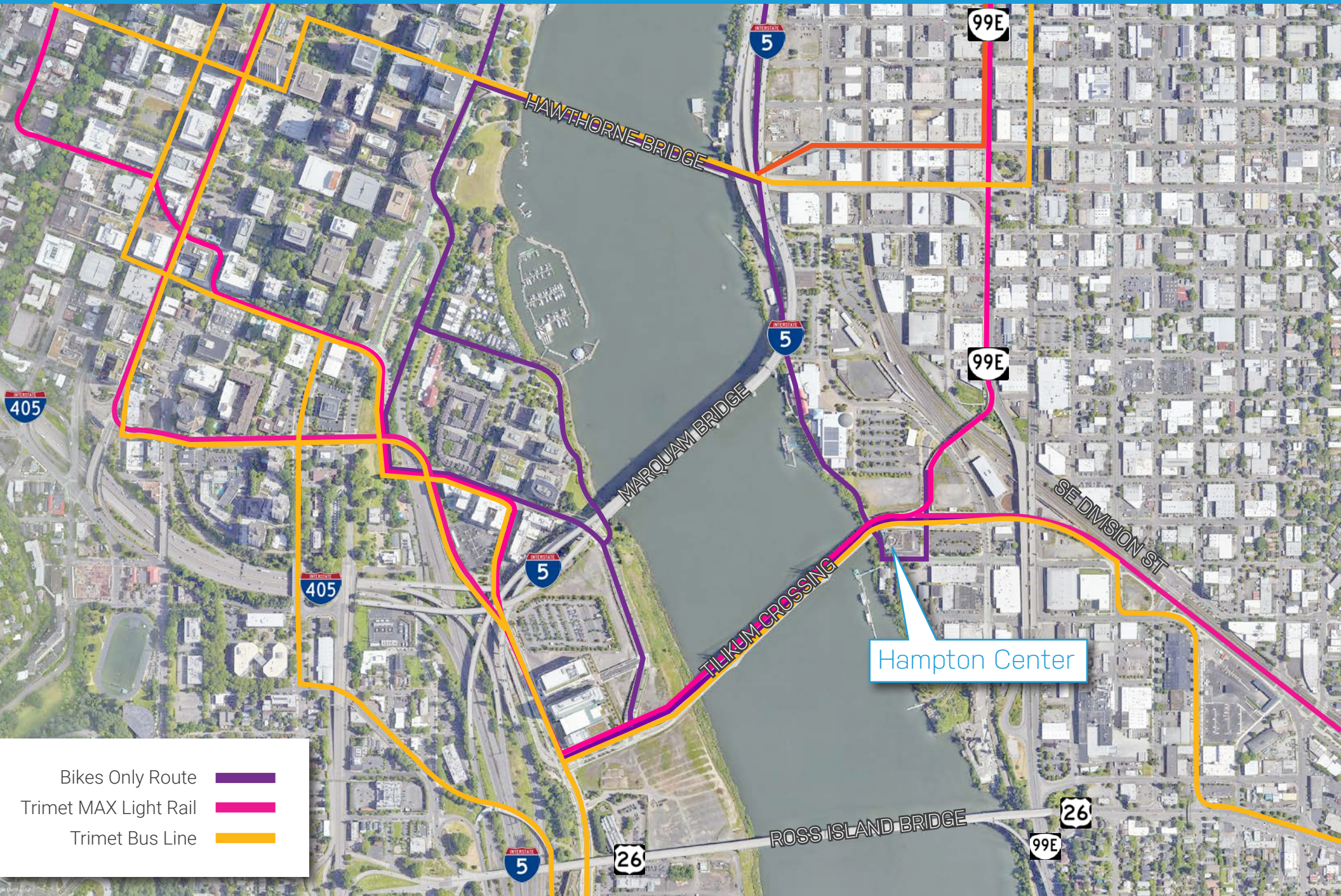
± 117 surface parking stalls



Excellent proximity to public transit



Excellent Commute Options



OMSI Master Plan Rendering

The city of Portland design commission has approved the OMSI district master plan, which would transform a 10-block industrial area into a neighborhood incorporating hubs for innovation, arts, culture and science learning.

A waterfront education park would be featured in collaboration with tribal governments and indigenous communities.

Source: omsi.edu

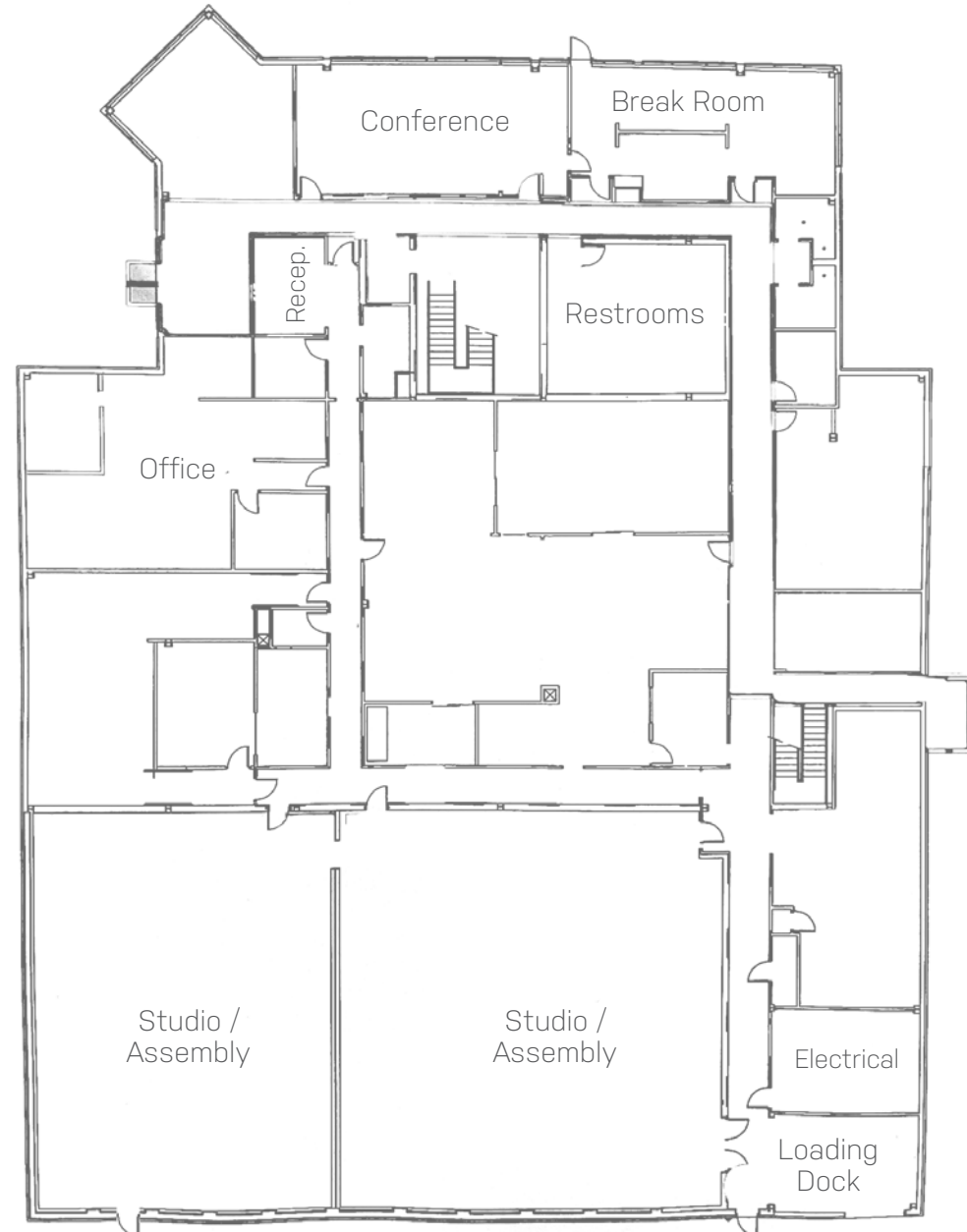


Concept rendering - subject to change

FIRST FLOOR

± 19,961 RSF

The main level consists of an inviting lobby and reception desk, large break room with outdoor patio, conference room, offices, and two large sound proof production/assembly rooms (Black Box rooms) with grade loading access. The Black Boxes have many uses including music/film/TV production, training facility, large assembly, event space, performance hall, and more.

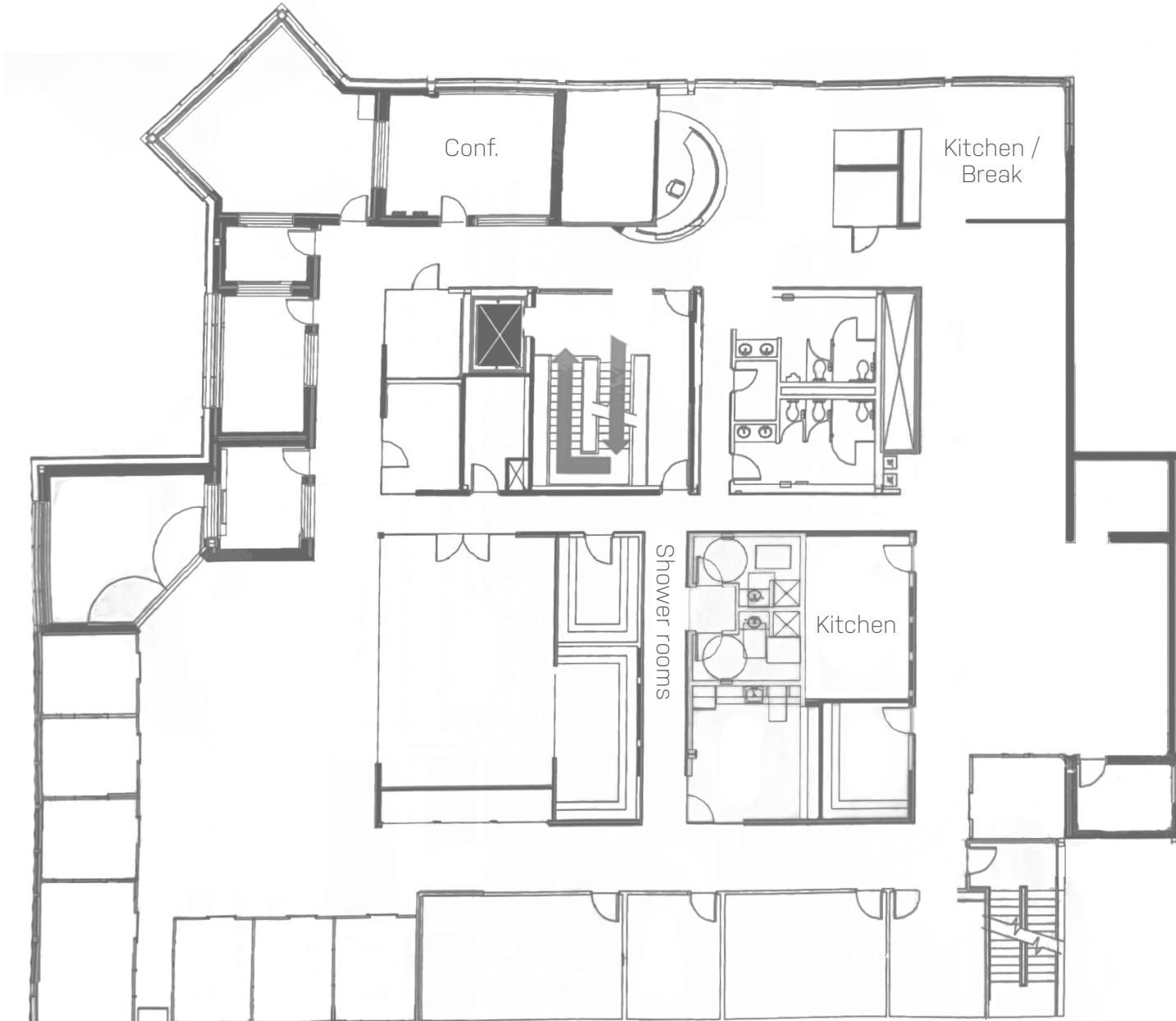


Floor plans are not to scale

SECOND FLOOR

± 12,437 RSF

The second floor consists of 2 conference rooms, a breakroom, 2 restrooms and showers, a mix of private and open work space, and great views of the Willamette River on the south and west sides.



THIRD FLOOR

± 12,437 RSF

The ± 12,437 SF third floor consists of a large conference room facing the river, a library, break rooms, private offices, cubicles, kitchen, and a sprawling outdoor patio for lunch breaks, client/customer events, and company gatherings.

