

# THE FACTOR BUILDING

226 SE MADISON STREET, PORTLAND, OR 97214



[WWW.THEFACTORBUILDING.COM](http://WWW.THEFACTORBUILDING.COM)



Apex Real Estate Partners  
415 NW 11<sup>th</sup> Avenue, Portland, OR 97209  
503.595.2840 / [www.apexcre.com](http://www.apexcre.com)

Mark Friel, Director  
503.595.2849  
[Mark@apexcre.com](mailto:Mark@apexcre.com)

Max Schlesinger, Broker  
971.703.4702  
[Max@apexcre.com](mailto:Max@apexcre.com)



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## OPPORTUNITY

The Factor Building has undergone extensive renovation, including the transformation of 2 industrial warehouses into 1 new building with modern workspaces throughout. This is an incredible opportunity for a creative user looking to establish a presence in one of Portland's fastest changing neighborhoods - the Central Eastside Industrial District.

Spaces range from innovative office to artist and industrial makerspace. The Factor Building creates a community for companies to collaborate and thrive.

**COMING SUMMER 2021**



Rooftop Deck (Artist Rendering)

## SPACES FOR MAKERS AND DOERS



EXPOSED TIMBER &  
HARDWOOD FLOORS



BUILDING CONFERENCE  
ROOM



SHOWERS & LOCKERS



ELEVATOR SERVED



BIKE STORAGE



PARKING  
± 0.40/1,000 SF

# AVAILABLE FOR LEASE

## WEST WING

- » **Lower Level:** ± 980 - 9,855 RSF
- » **Street Level:** ± 747 - 9,403 RSF
- » **Second Level:** ± 11,880 RSF
- » **Total:** ± 31,139 RSF

## EAST WING

- » **Lower Level:** ± 7,349 RSF
- » **Street Level:** Up to ± 2,210 SF - 10,903 with Optional Mezzanine Levels
- » **Total:** ± 18,252 RSF with Mezzanine Levels

## WEST & EAST WINGS

- » **Total:** ± 49,392 RSF



East Wing



South Lobby



West Wing

## WEST WING

The West Wing offers 3 levels of creative workspace with multiple size configurations ranging from ± 474 SF to ± 31,139 SF for the entire Wing. High ceilings with exposed timber beams, hardwood floors, expansive window lines and skylights create a welcoming environment.



West Wing



East Wing



East Wing

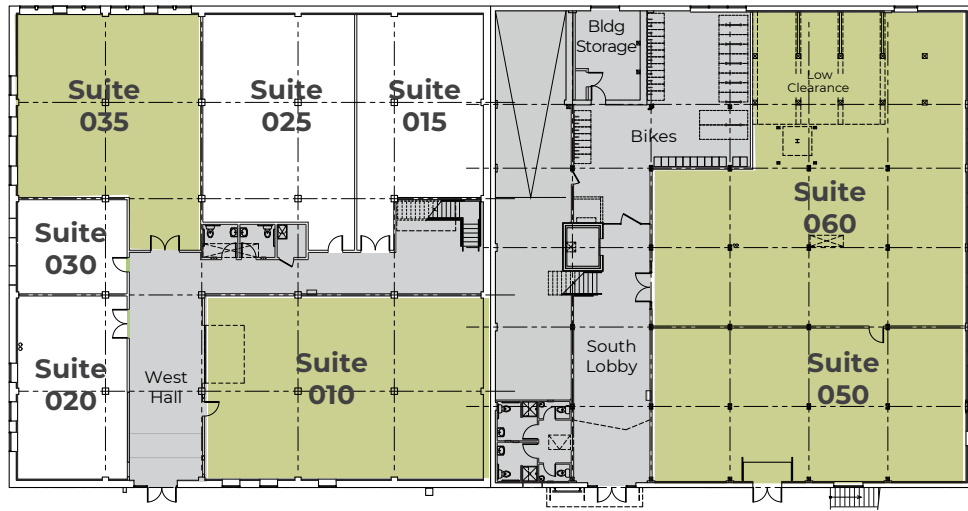


East Wing

## EAST WING

The East Wing offers 2 levels with additional mezzanine options, allowing for a tenant to cater its workspace to meet a variety of needs within a single space to lounge, gather, or work.

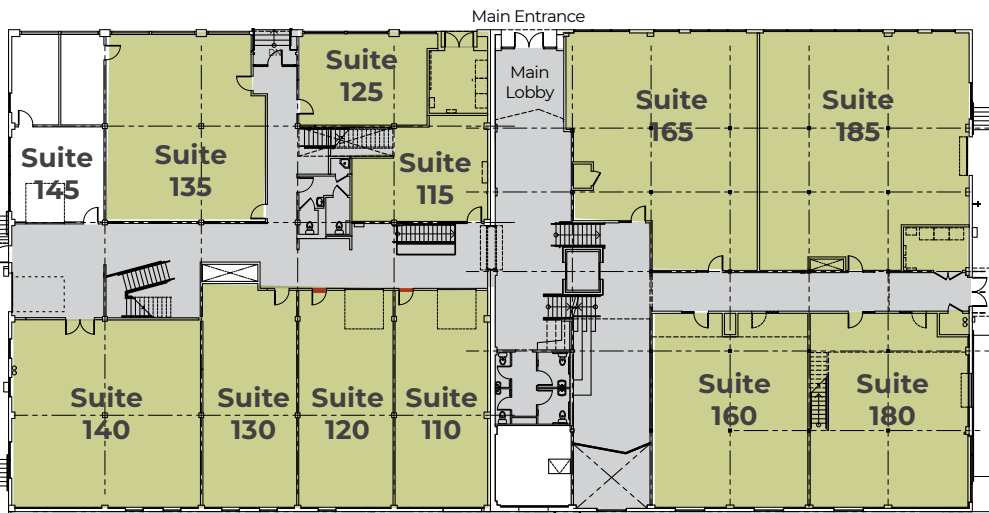
The building has a shared conference room, high ceilings, exposed timber beams, hardwood floors, and focal walls to mix eclectic art and living plants throughout the new modern spaces.



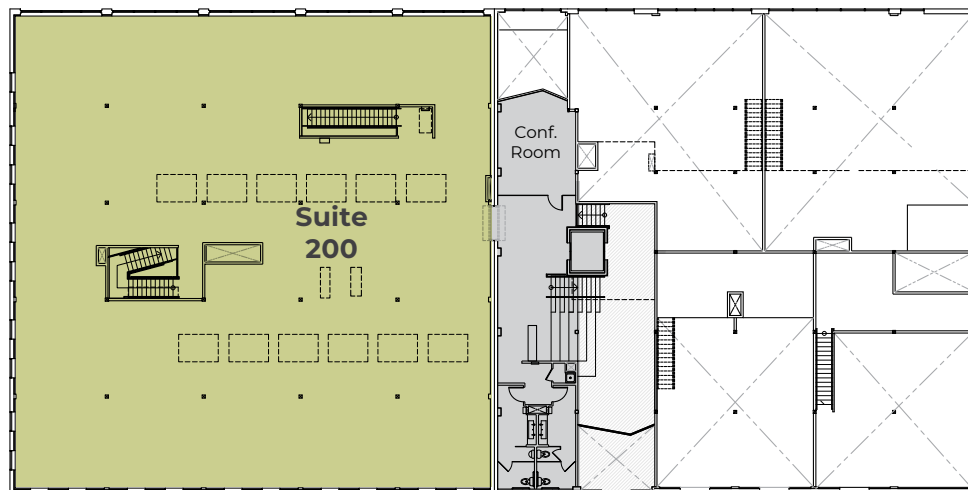
## LOWER LEVEL

- **Suite 010:** ± 2,828, expandable by 987 RSF
  - **Suite 035:** ± 2,026 RSF, expandable by 1,000 SF
  - **Suite 050:** ± 2,656 RSF
  - **Suite 060:** ± 4,460 RSF
- ± 7,116 RSF Contiguous

## STREET LEVEL



- **Suite 110 & 120:** ± 2,208 RSF, expandable by ± 1,139 RSF
  - **Suite 115:** ± 663 RSF
  - **Suite 125:** ± 646 RSF
  - **Suite 130:** ± 1,139 RSF
  - **Suite 140:** ± 1,930 RSF
  - **Suite 135:** ± 1,795 RSF
  - **Suite 160:** ± 2,161 RSF, includes ± 430 USF of mezzanine
  - **Suite 165:** ± 2,847 RSF, includes ± 555 USF optional mezzanine
  - **Suite 180:** ± 2,140 RSF, includes ± 405 USF mezzanine
  - **Suite 185:** ± 3,409 RSF, includes ± 720 USF optional mezzanine
- ± 1,309 RSF Contiguous
- ± 3,069 RSF Contiguous



## SECOND LEVEL

- **Suite 200:** ± 11,659 RSF
- The jewel of The Factor Building

# OUTSTANDING CENTRAL EASTSIDE INDUSTRIAL DISTRICT LOCATION



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