

Carson Building

315 SW 11TH AVE, PORTLAND, OR

CREATIVE OFFICE SPACE FOR LEASE
IN PRIME WEST END LOCATION



CARSONBUILDING.COM



Prime West End location, steps
from iconic Powell's Books,
Brewery Blocks & Pearl District

PROPERTY SNAPSHOT

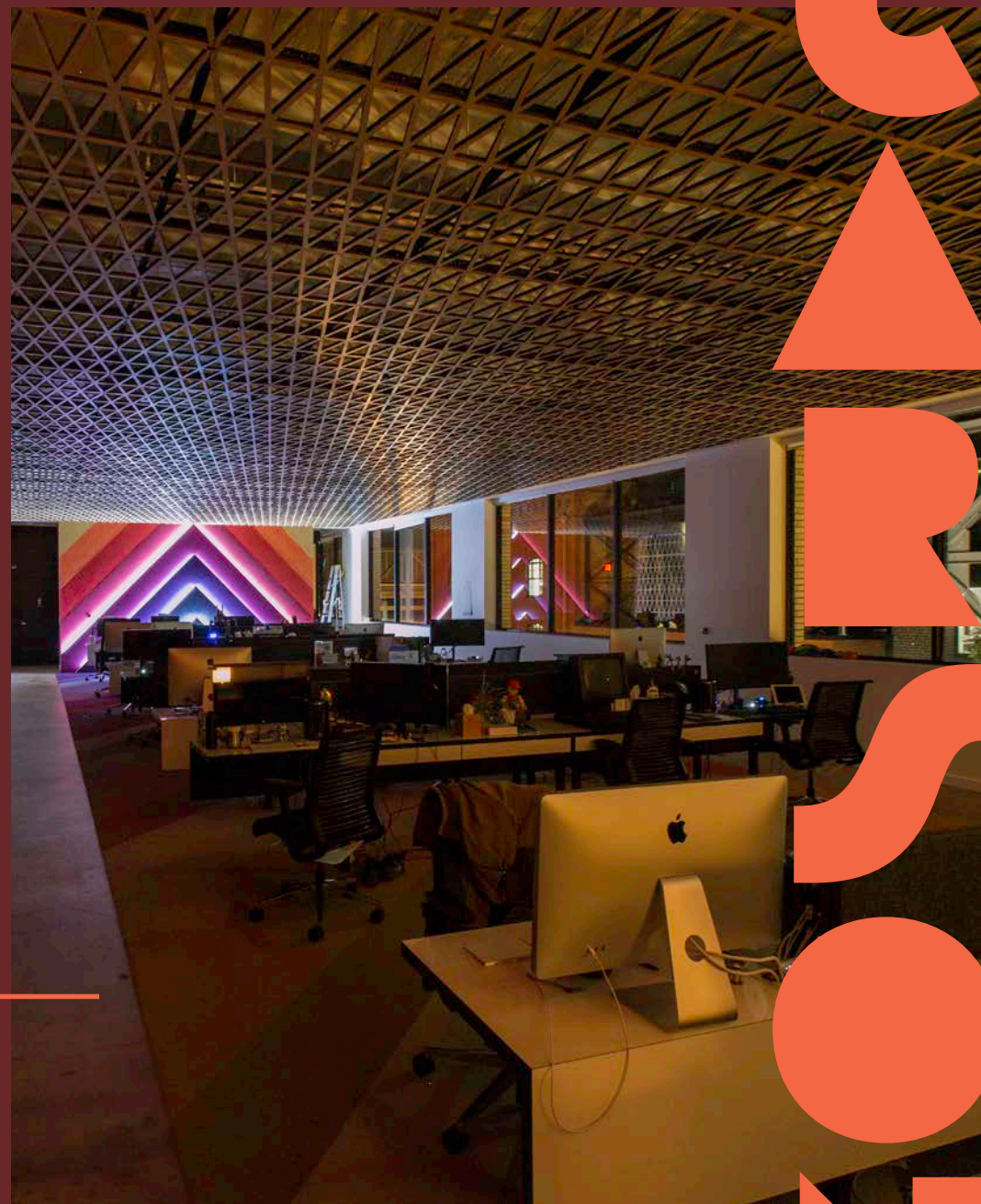
SECOND FLOOR	±7,383 SF
THIRD FLOOR	±7,373 SF
FOURTH FLOOR	±7,731 SF (includes private rooftop deck)
STREETCAR	Direct access at SW 11th St entrance
SIGNAGE	Exterior signage opportunity
NATURAL LIGHT	Oversized windows and skylights (4th floor) provide exceptional natural light
RETAIL TENANCY	Flagship Patagonia store on ground floor

1 minute

DRIVE TO I-405
INTERCHANGE

Steps

FROM PEARL DISTRICT
WEST END





CONVENIENT LOCATION
NEAR PORTLAND
STREETCAR



HIGH CEILING, BRICK
& BEAM CREATIVE
OFFICE SPACE



HIGH VISIBILITY WITH
EXTERIOR SIGNAGE
OPPORTUNITY



BEAUTIFULLY RENOVATED
INTERIORS AND
PRIVATE FLOORS



Carson Building is surrounded by blocks of Portland's top destination retailers and restaurants



PEARL DISTRICT

Just steps from Carson Building, this vibrant, walkable former warehouse district offers an unbeatable mix of shopping experiences — from iconic national and international brands to unique, locally owned boutiques.

WEST END

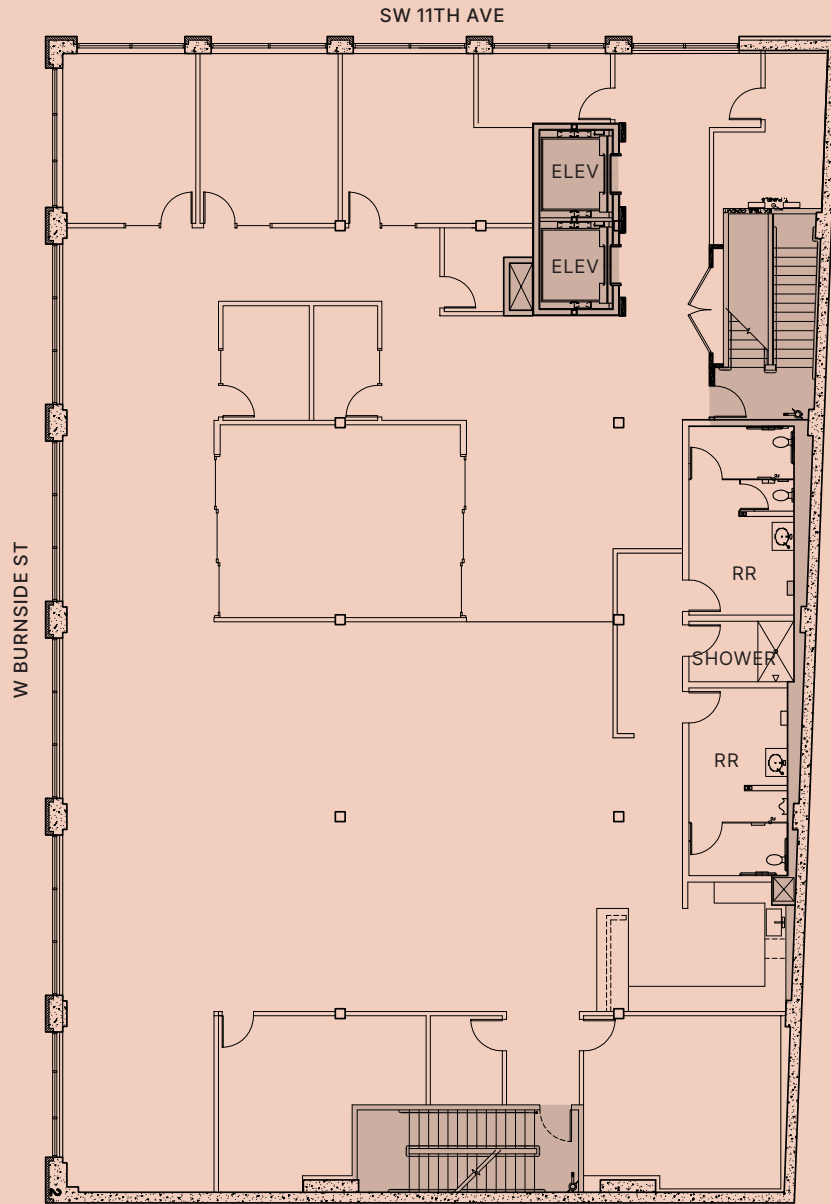
Amid the central city's staid maze of banks, federal buildings, and big name stores hides a vibrant pocket of high-end, locally owned boutiques; fancy, semi-secret bars; amazing food carts; and old-school Portland weirdness.

THE BREWERY BLOCKS

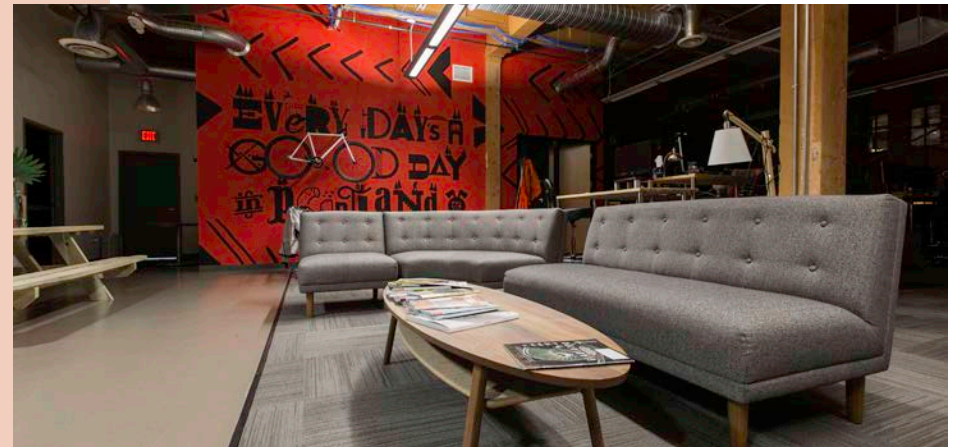
Serving as a bridge between the Central Business District and the River District, the Brewery Blocks offer a mix of urban retail spaces, premier creative office environments, and residential units. Through the preservation of historic landmarks like the Weinhard Brewhouse and the Armory Building, combined with a surge in retail and commercial growth, the area has evolved into a vibrant urban community. Its design remains true to the industrial heritage of both the former Brewery site and the Pearl District, while also embracing principles of sustainable, eco-friendly development.



Second Floor Plan

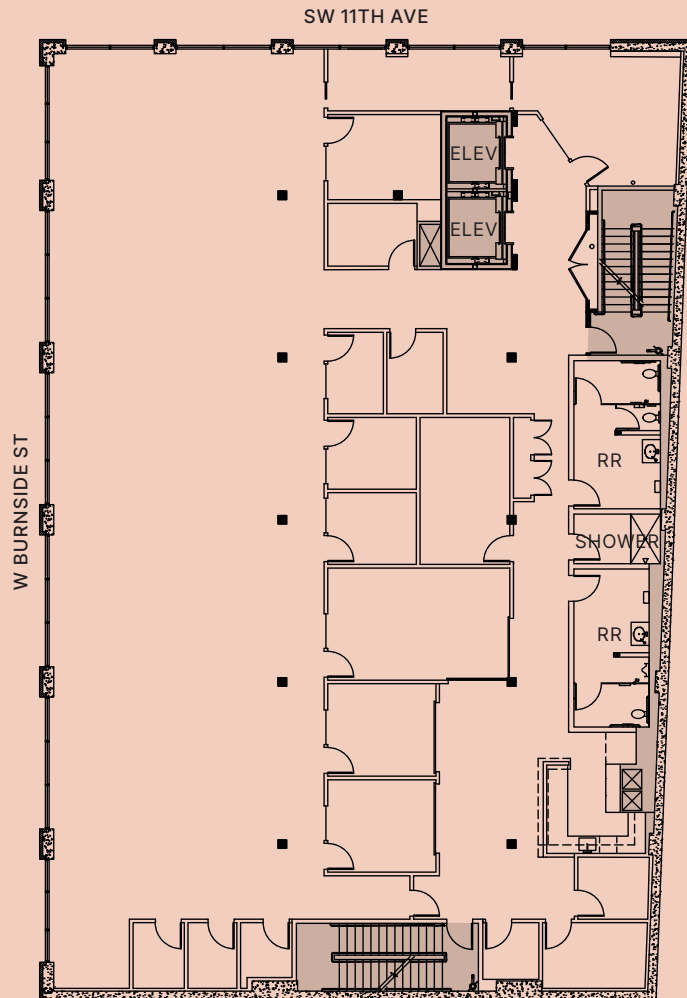


EXTERIOR SIGNAGE AVAILABLE ON W BURNSIDE

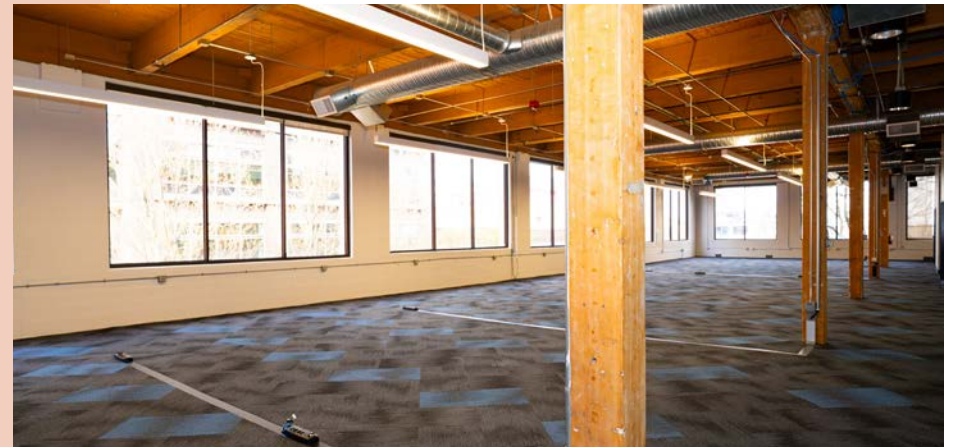


±7,383 SF **\$27/SF**
 AVAILABLE SEPT 1, 2025 FULL-SERVICE GROSS

Third Floor Plan



EXTERIOR SIGNAGE AVAILABLE ON W BURNSIDE

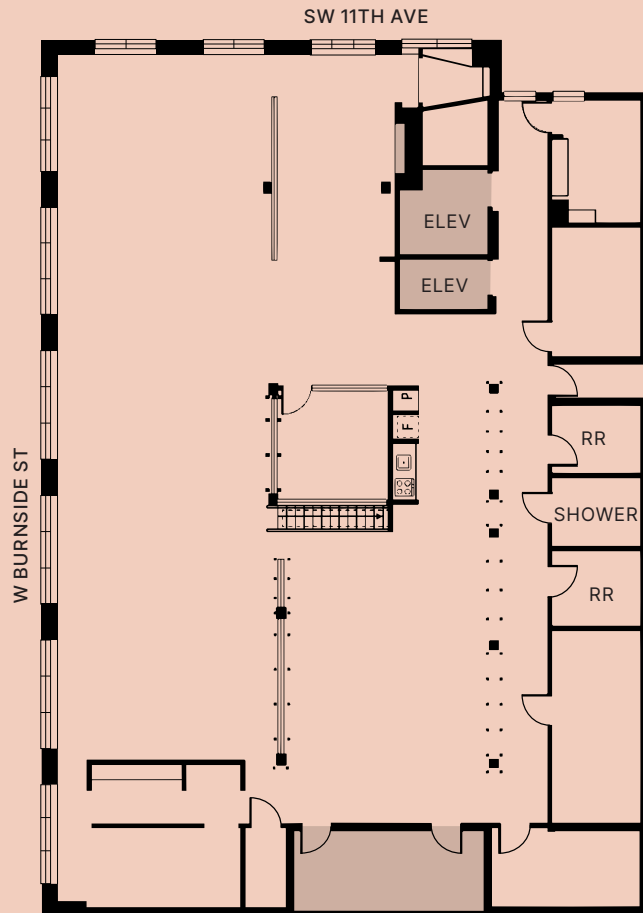


SCAN OR
CLICK FOR
VIRTUAL TOUR

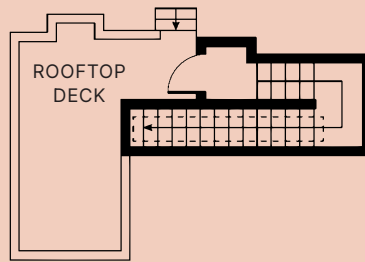
±7,373 SF
AVAILABLE NOW

\$27/SF
FULL-SERVICE GROSS

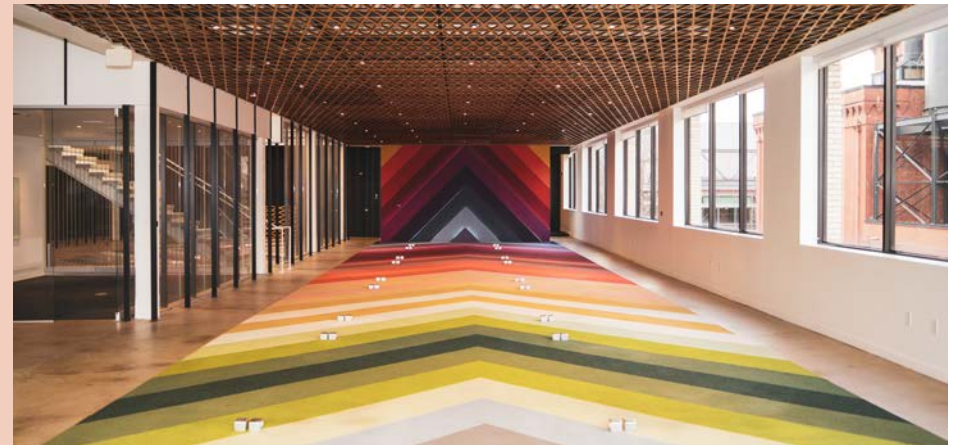
Fourth Floor Plan



SCAN OR
CLICK FOR
VIRTUAL TOUR



EXTERIOR SIGNAGE AVAILABLE ON W BURNSIDE



Includes
rooftop deck

±7,731 SF
AVAILABLE NOW

\$30/SF
FULL-SERVICE GROSS

EXCLUSIVELY LEASED BY

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