

# THE MARINE BUILDING

1732 NW QUIMBY STREET  
PORTLAND, OR



40,000 SF  
WAREHOUSE  
AND OFFICE

**Danny McGinley**  
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## LOCATION

The building is situated in the vibrant Slabtown neighborhood. Located in the shadow of Portland's West Hills, there are 160,000 people living within a three-mile radius of the building. The area also boasts one of Portland's highest income demographics and is a short walk from The Pearl District and NW 23rd retail. Substantial foot traffic is generated from the hundreds of newly constructed multi-family units and associated retail in the surrounding blocks.





# SITE HIGHLIGHTS



Available for lease or sale



Major renovation and extensive upgrades completed in 2015



On-site, covered, secure parking is an option



Multiple grade level loading doors



Two 20,000 SF floor plates — 200'x100'



Building can be delivered in shell condition, with existing improvements, or built to suit for a new tenant.



Flexible CM3 Zoning allows most uses



# SITE HIGHLIGHTS

 Extensive power, lighting, and technology improvements

•1200 AMPs of power service

 Abundant natural light

 Ceiling heights are 13ft plus

 Large open spaces with polished concrete throughout

 Professional on-site security presence

 Potential uses could include “3rd Space” Entertainment or Health & Wellness



## CLOSE TO FOOD & DRINK

- 0.3 miles from Slabtown bars and restaurants:  
Afuri, G-Love, Good Coffee, New Seasons, St. Jack, Mama Bird, Pine State Biscuits
- 0.8 miles from Pearl District bars and restaurants:  
River Pig Saloon, Barista, Janken, Kure, SuperDeluxe, Jojo, Andina, Papi Chulo's, Barista
- 1.1 miles from Screen Door, Shake Shack, Sizzle Pie



## CLOSE TO RETAIL

- 0.8 miles from shopping on NW 23rd Ave:  
On Store, Arc'teryx, Snowpeak, Smith Teamaker
- 1.1 miles from Pearl District shopping:  
Powell's Books, Danner, Self Edge, Dr. Martens, Wildfang, Woonwinkel, Lululemon, Reformation, Patagonia, Living Room Theaters, Madewell, CB2, Anthropologie and various art galleries

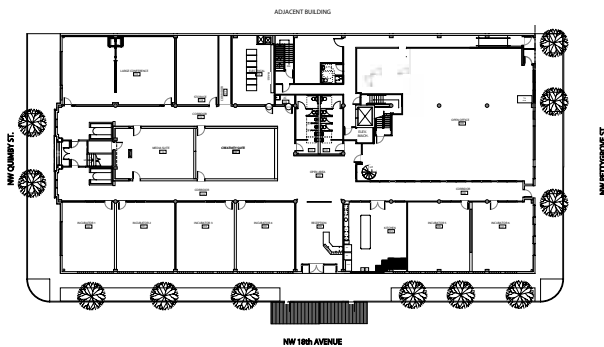
## CLOSE TO BUSINESS

- 0.4 miles from Lululemon PDX office
- 0.5 miles from On Inc. North America Headquarters
- 1.2 miles from the Northwest Industrial District
- 3.7 miles from adidas North America Headquarters
- 9.5 miles from Nike World Headquarters

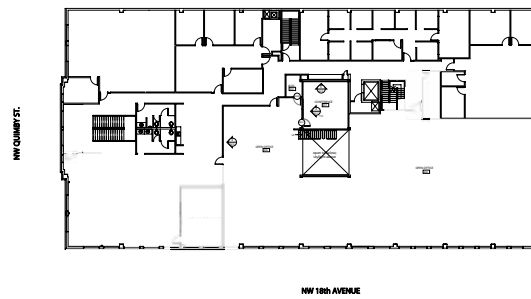


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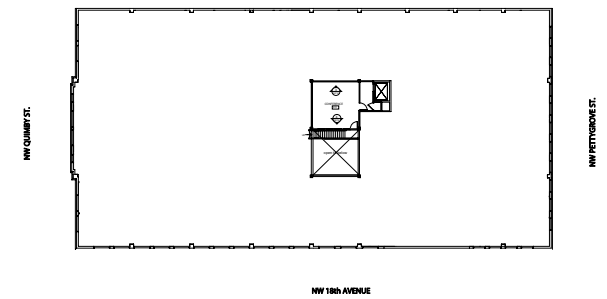
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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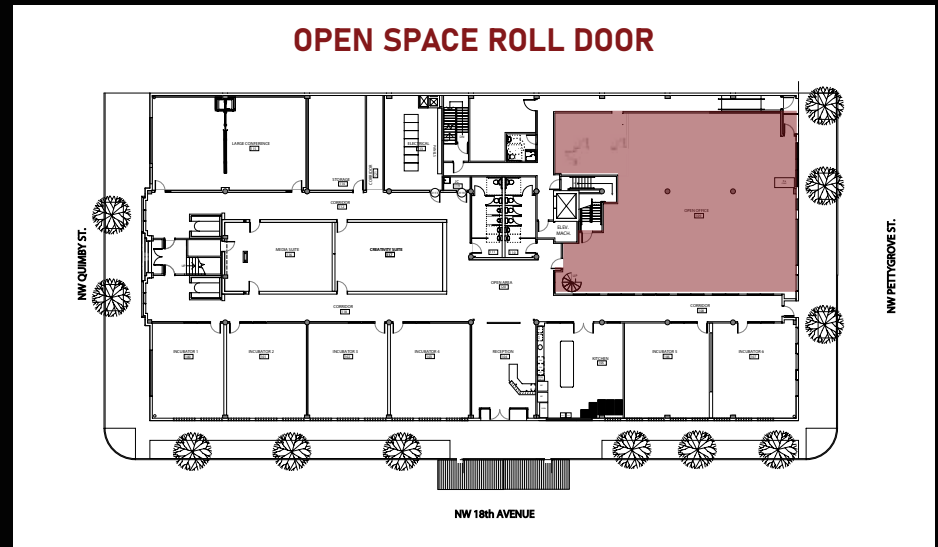
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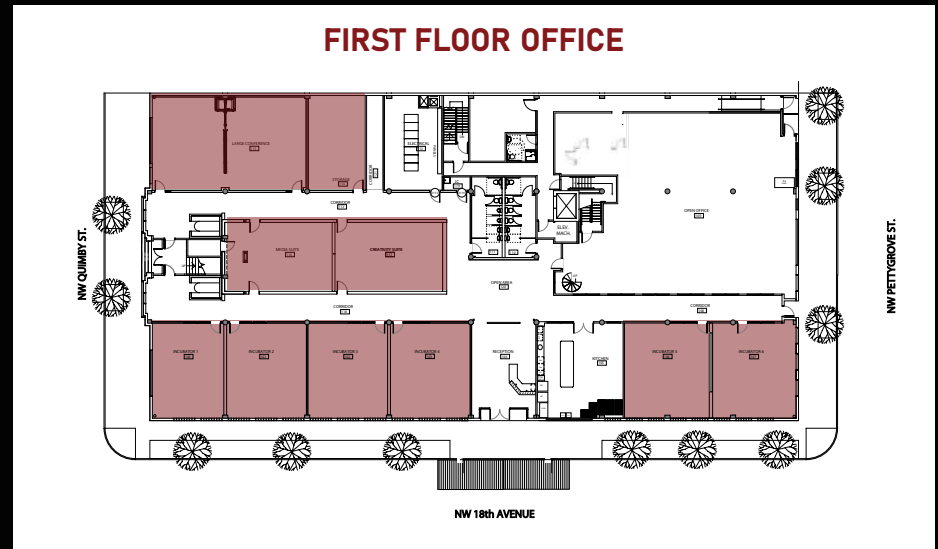
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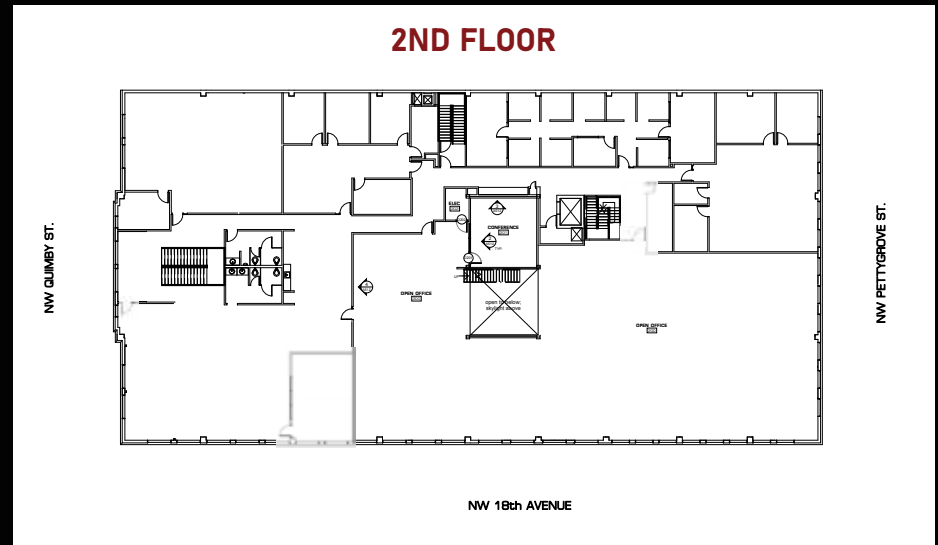
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The information contained herein has been obtained from sources deemed to be reliable. We do not guarantee its accuracy. All information should be verified prior to lease or purchase.

View the Real Estate Agency Pamphlet by visiting our website, [www.redsidepdx.com/availability.html](http://www.redsidepdx.com/availability.html).