

the GEODE

FOR LEASE

SE 25TH AVE & DIVISION IN PORTLAND, OREGON

FIND COMMUNITY ALONG WITH INNOVATION TO CREATE THE NEXT GREAT THING



The Geode is a new community creative office center built utilizing attributes from a classic older building combined with the desired and elegant amenities of new construction.

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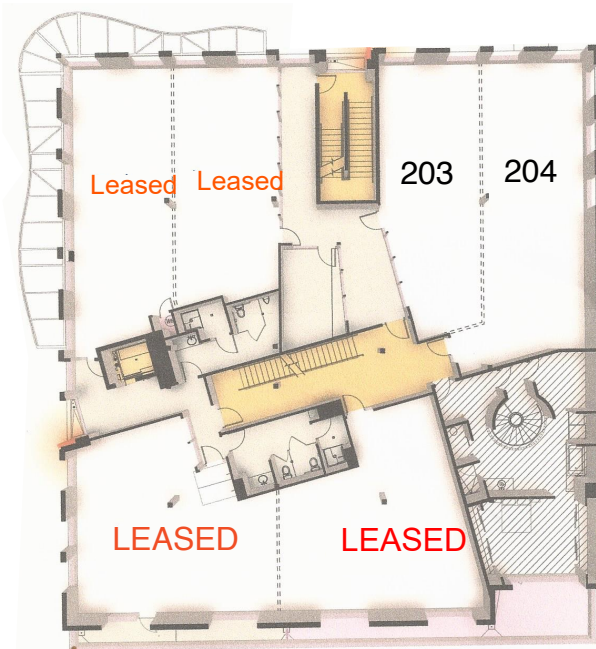
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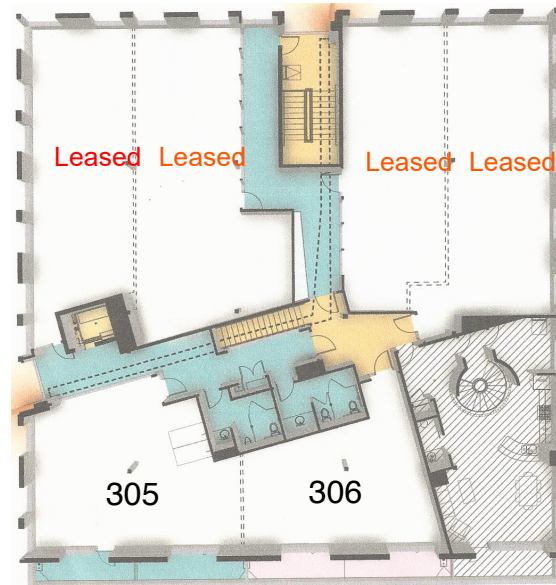
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Cascade Commercial
REAL ESTATE, LLC.



SECOND FLOOR PLAN
0 8' 16' 32'
SCALE: 1"=16'
 ■ PRIMARY CIRCULATION
 ■ SERVICE AREAS
 ■ SHARED SPACE
 ■ LEASABLE SPACE
 ■ CURRENTLY LEASED
 - - - GLASS CEILING

- SUITE 201 – 995 RSF
- SUITE 202 – 906 RSF
- SUITE 203 – 926 RSF
- SUITE 204 – 1,138 RSF
- SUITE 205 – **LEASED**
- SUITE 206 – 1,165 RSF



THIRD FLOOR PLAN
0 8' 16' 32'
SCALE: 1"=16'
 ■ PRIMARY CIRCULATION
 ■ SERVICE AREAS
 ■ SHARED SPACE
 ■ LEASABLE SPACE
 ■ CURRENTLY LEASED
 - - - SKYLIGHT ABOVE
 ■ GLASS FLOOR

- SUITE 301 – 1,030 RSF
- SUITE 302 – 1,321 RSF
- SUITE 303 – 1,021 RSF
- SUITE 304 – 1,141 RSF
- SUITE 305 – 1,076 RSF
- SUITE 306 – 840 RSF

BUILDING AMENITIES

- Common Conference Room
- Soaring 15' Ceilings
- Plentiful On-Street Parking
- Views of Neighborhoods and Downtown
- Beautiful Wood Beams and Columns
- Flexible Spaces with Ability to Grow
- Low NNN's
- Programmable LED Features
- Individually Controlled HVAC Systems
- 3rd Floor Terrace
- Elevator Served
- Bike Parking
- Men's and Women's Showers
- Seismic Resiliency
- State of the Art Security
- Great Access to Downtown and the Central Eastside
- Nearby Bus Stops
- High Bike and Walk Score



Located along SE Division, one of Portland's most active, coolest and energetic streets. The Geode is designed to smartly accommodate the needs of a wide range of office tenants. Its close-in eastside location in the close in eastside gives tenants immediate access to vibrant classic Portland neighborhoods; a calm bike boulevard along adjacent Clinton Street and all the wonderful restaurants, boutiques and warm places to toast a productive day of creating the "next great thing!"

The building is named after the geological rock found throughout the Cascadia range. The light and energy contained and emitted when you crack open a Geode is a great metaphor for this forward thinking development that similarly transmits dynamism and vitality with flexible spaces bathed in light, soaring ceilings and appealing common areas. Taking its cue from the imagination and inspiration of the world re-knowned sculpture studio, Eichinger Studios, the Geode is a place where companies and organizations can find community, inspiration and success.

