

FOR LEASE

URBAN
WORKS

RARE OPPORTUNITY IN PORTLAND'S CENTRAL EASTSIDE NEIGHBORHOOD

TOTAL SPACE | 12,212 SF

RESTAURANT | 5,963 SF

WAREHOUSE /
BREW SPACE | 4,037 SF

ROOFTOP | 2,212 SF



RESTAURANT



BREW PUB

600 SE BELMONT ST

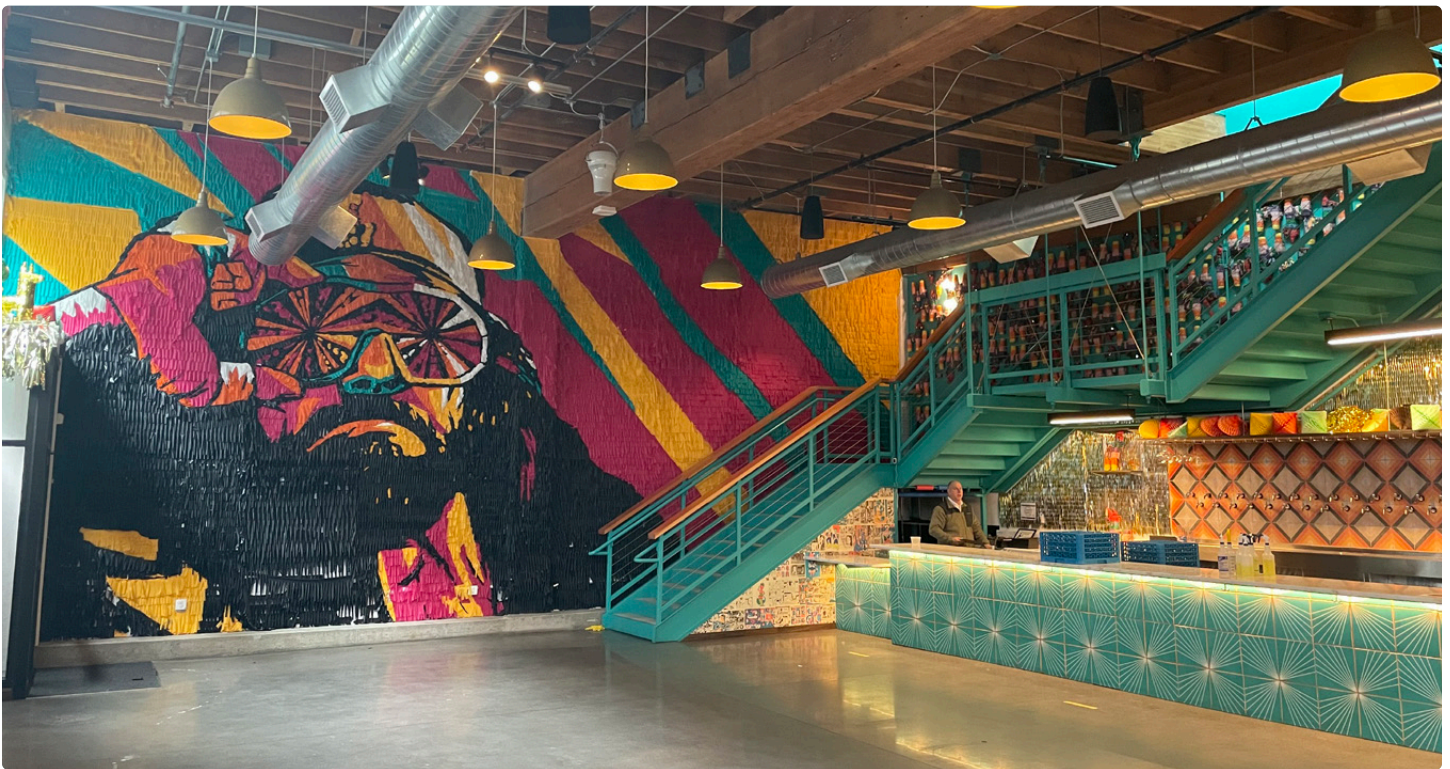
BREW PUB / RESTAURANT WITH ROOFTOP PATIO & BAR

TYLER BRUSS | 503.228.3274
tbruss@urbanworksrealestate.com

RON DOWHANIUK | 503.228.3262
rdowhaniuk@urbanworksrealestate.com

urbanworksrealestate.com

600 SE BELMONT ST



About the Space

This one of a kind building was fully renovated in 2019 to accommodate Modern Times restaurant, production and canning facilities. Every portion of the building was improved, including shell work (seismic and fire, life, safety upgrades) as well interior restaurant, rooftop, kitchen and warehouse components. The 10,000 SF footprint and 12,212 SF of overall usable space is inclusive of:

- Turn-key, high character space with detail work throughout the building
- Lighted building sign facing SE Belmont St (with exposure to approximately 9,129 cars per day)
- Approximately 2,212 SF rooftop bar and patio including dedicated walk in cooler and gas heaters
- Four ADA restrooms (two each on the ground floor and rooftop)
- Two glass roll-up doors facing the restaurant and one roll-up for deliveries
- 10 foot Type 1 commercial kitchen hood
- Large walk-in cooler (approx. 330 SF)
- Two grease interceptors (1,500 gallons)
- New HVAC units and ducting serving all portions of the building
- Dedicated trash enclosure
- ADA served, including elevators to the rooftop

Address

600 SE Belmont St

Area

Central Eastside

Space

Restaurant | 5,963 SF

Warehouse / Brew Space | 4,037 SF

Rooftop | 2,212 SF

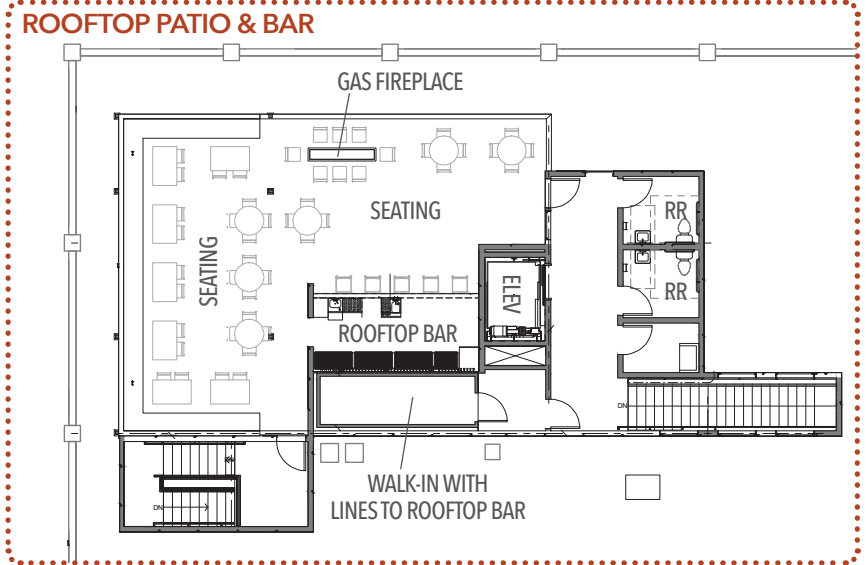
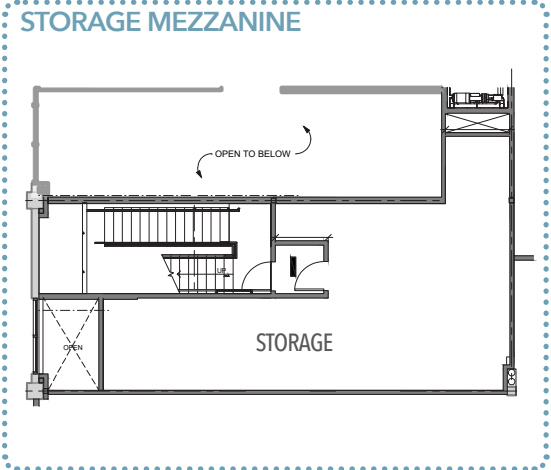
Total | 12,212 SF

Uses

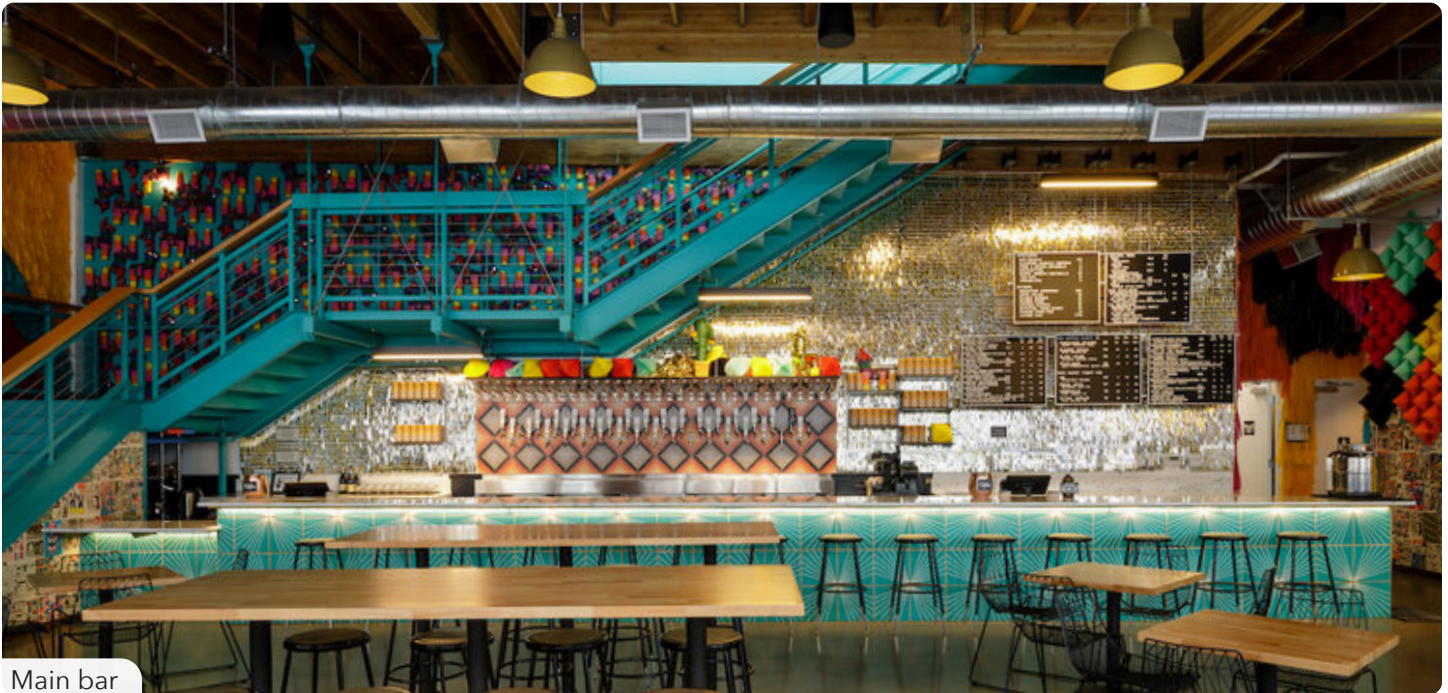
Restaurant / Brewing

Demographics	¼ Mile	½ Mile	1 Mile
Population	1,312	4,821	22,214
Total Employees	3,711	13,586	85,008
Total Businesses	419	1,596	6,607
Median Age	36.6	34.2	35.6
Any College	77.5%	82.7%	85.6%

SITE PLAN



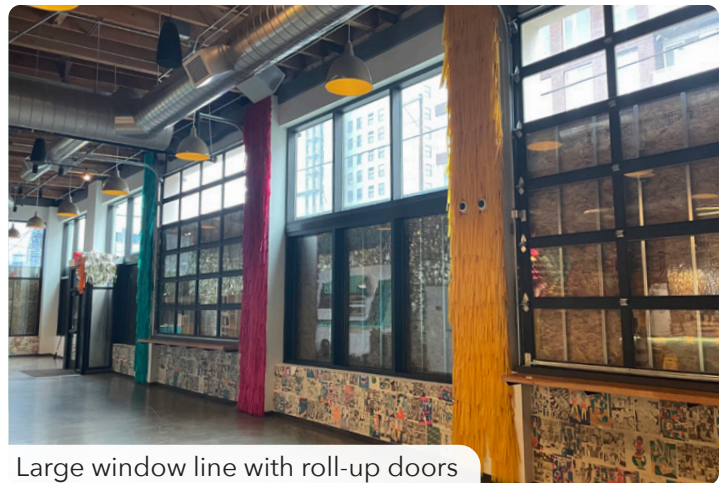
RESTAURANT



Main bar



Entrance / merchandising



Large window line with roll-up doors



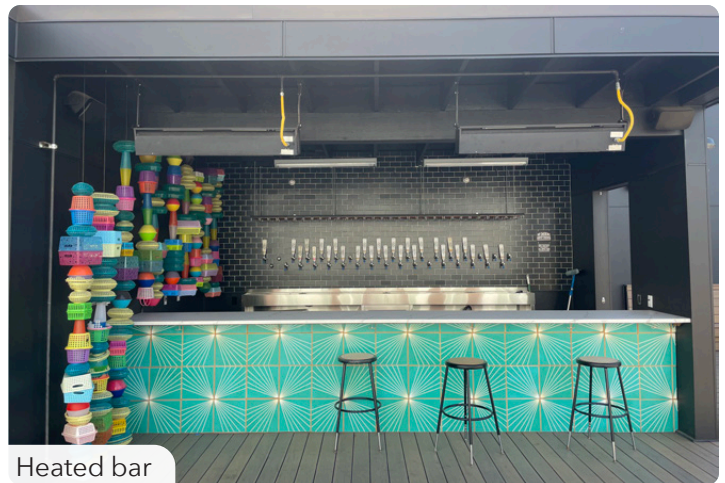
ROOFTOP PATIO & BAR



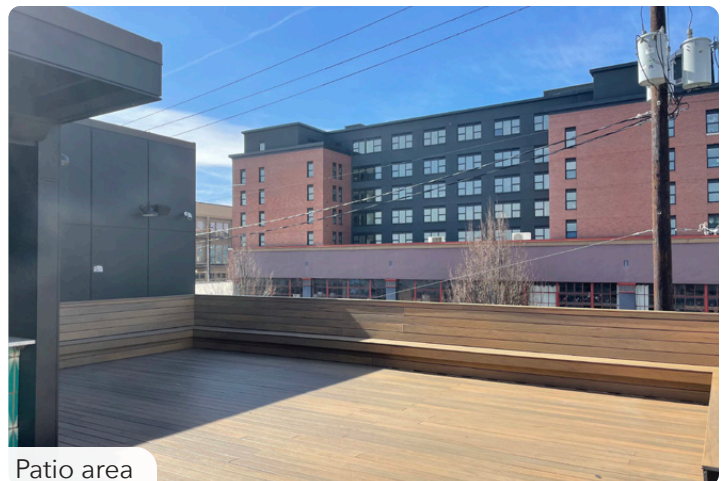
Rooftop bar



View from rooftop patio



Heated bar



Patio area

WAREHOUSE / BREW SPACE



Walk-in cooler



Open warehouse



Roll-up door for deliveries on SE 6TH Ave



Rooftop walk-in

KITCHEN



Type 1 Hood (10 ft)



Prep Area

RETAIL MAP



INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED.