

# FOR LEASE

URBAN  
WORKS

## CENTRAL EASTSIDE CREATIVE OFFICE SPACE

SECOND FLOOR SPACE | 2,488 SF - 6,327 SF

AVAILABLE NOW



CREATIVE



OFFICE

## CARGO BUILDING

75 SE YAMHILL ST, SUITE 202

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# BUILDING SUMMARY



## Building Features

Rare creative office space available in the historic and renovated Cargo Building.

- Exposed old growth timber beams and ceilings with exposed brick throughout
- Skylights and new windows
- Pet friendly building
- Common area restrooms & shower
- Secure entry with callbox access control system
- Full seismic upgrade / ADA Elevator
- Storage and parking options available

## Address

81 SE Yamhill St

## Area

Central Eastside

## Second Floor Office

Suite 201 | 3,839 SF

Suite 202 | 2,488 SF

Combined | 6,327 SF

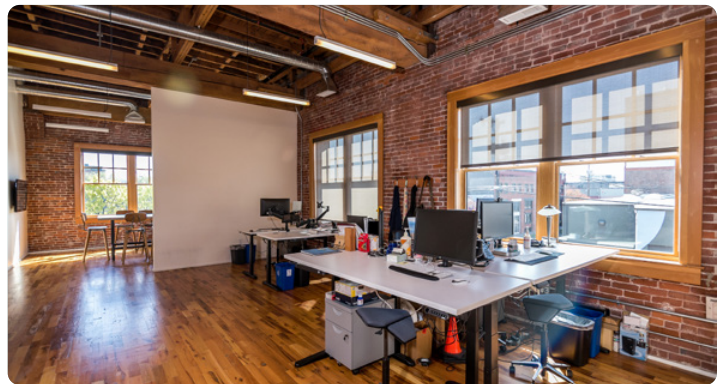
**Ground Floor Tenants** | The Cargo Building is anchored by its namesake ground floor tenant, Cargo Inc, which features worldly imports and a curated selection of local artisan goods within its emporium. Malpractice - Coming Soon! After hosting successful pop-ups around PDX, welcome to their new bar.



# SUITE 201



Entrance / Reception



## Rates

\$24 / SF + NNN

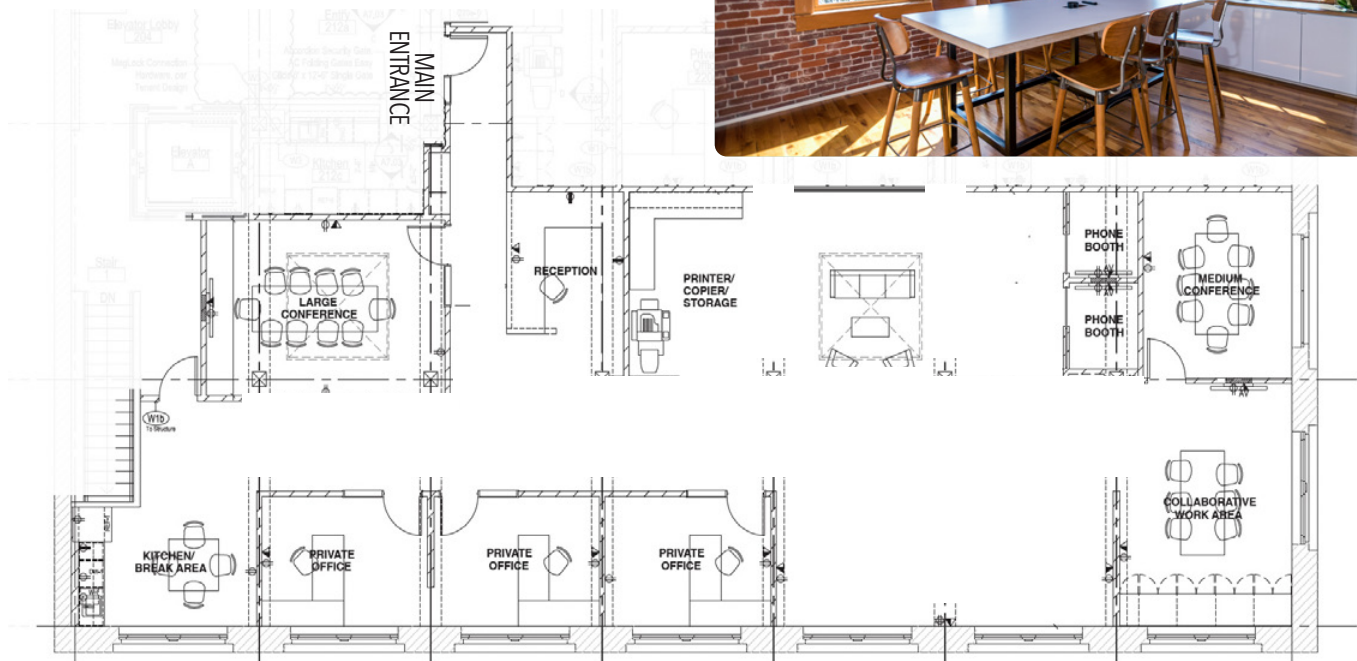
## Space

3,839 SF

## About the Space

Bright, open office space featuring:

- Corner window line providing ample natural light
- Four private offices & large conference room
- Two private phone booth rooms
- Open shared office and collaboration areas
- Kitchenette / break area
- Individually controlled HVAC



# SUITE 202



## Rates

\$22 / SF + NNN

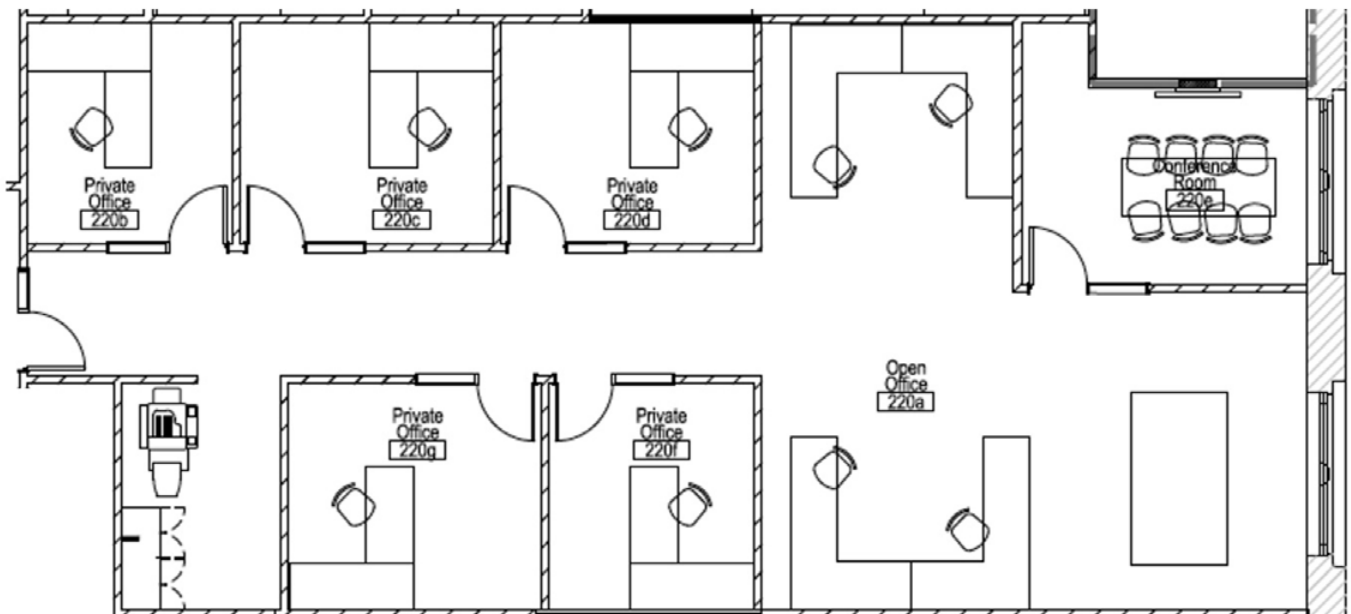
## Space

2,488 SF

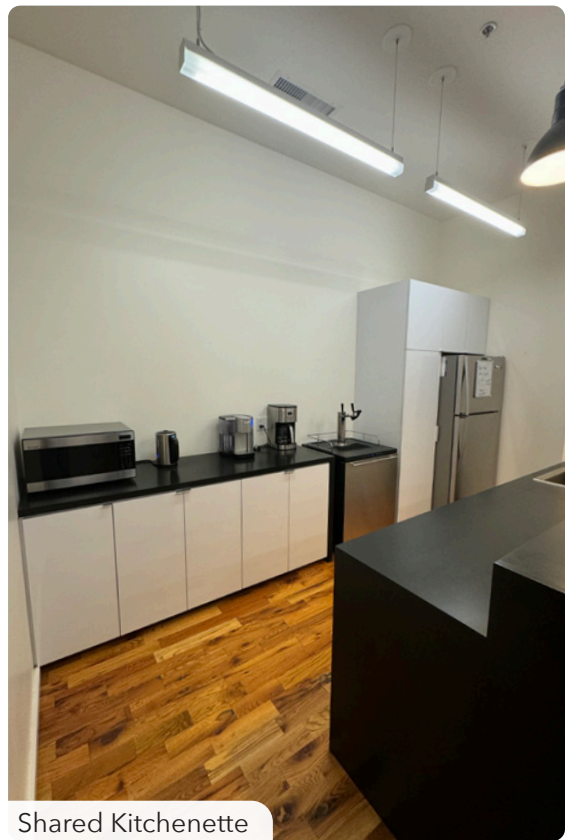
## About the Space

Light filled suite featuring:

- Five private offices / one conference room
- Open shared office or collaboration area
- Individually controlled HVAC
- Shared kitchenette



# COMMON UPSTAIRS LOBBY



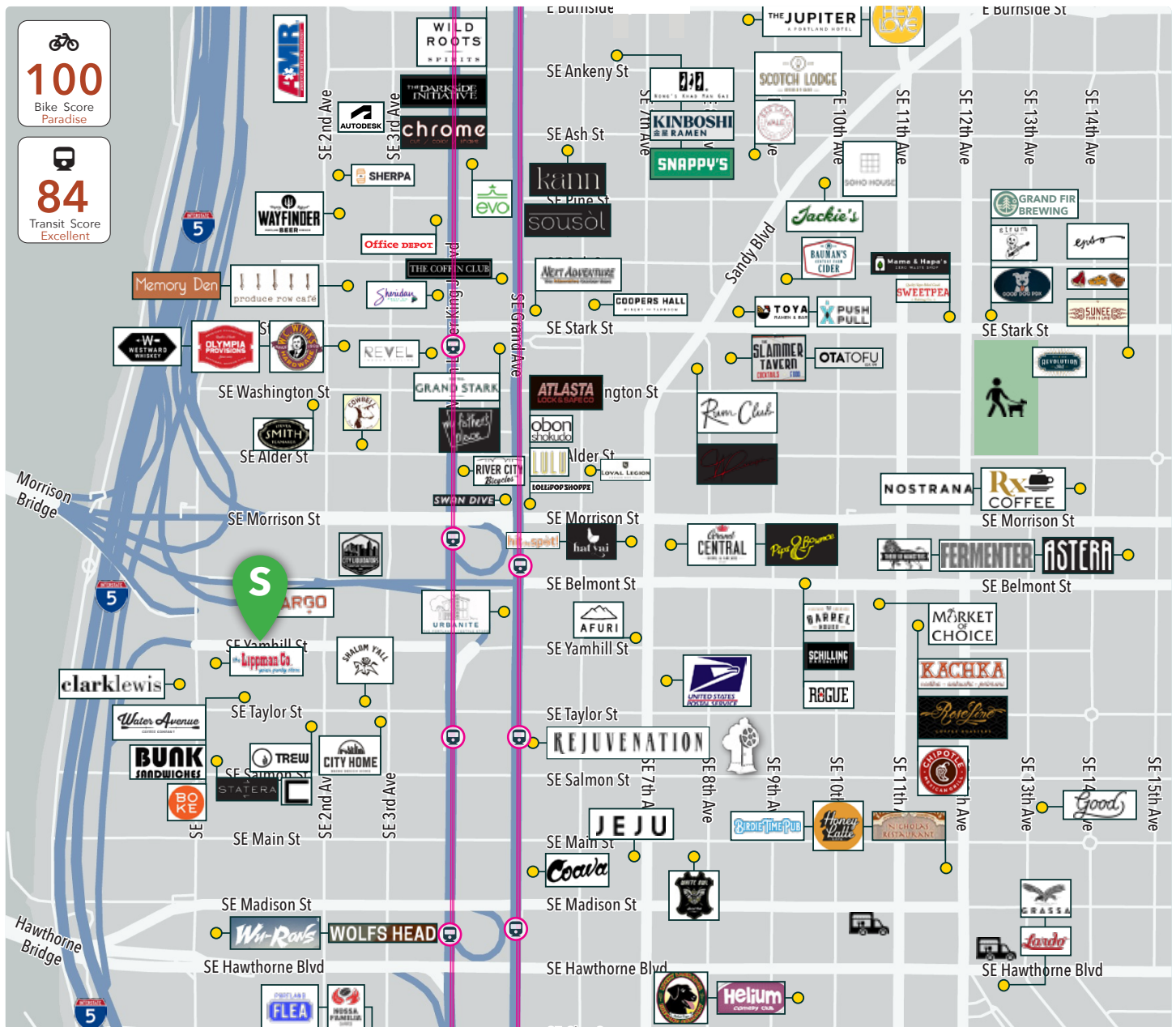
Shared Kitchenette



# NEIGHBORHOOD



**Central Eastside Industrial District** | Encompassing over 700 acres directly across the Willamette River from Downtown, the neighborhood fosters a culture of creativity by fusing historic industrial buildings with innovative, modern mixed-use developments. Many of the city's top restaurants and boutiques call this neighborhood home and create a unique and eclectic neighborhood synergy with activity throughout the day. Visitors and employees of the district are treated to a dense collection of public murals and can easily walk/bike to the Eastbank Esplanade to enjoy some of the city's only public accesses to the river. The area is highly accessible by car, bike and public transit with the streetcar running the full length of the neighborhood, plus the convergence of many bus lines in the area.



**100**  
Bike Score  
Paradise

**84**  
Transit Score  
Excellent