



# FOR LEASE

## FALCON BUILDING

321 NW GLISAN STREET  
PORTLAND, OR 97209

+/-1,829-54,822 RSF

RATE: \$14/RSF NNN\*

\*NNNS ESTIMATED AT \$4/RSF

JOSH BEAN

[Josh@ECA-NW.com](mailto:Josh@ECA-NW.com)

BRIAN HANSON

[Brian@ECA-NW.com](mailto:Brian@ECA-NW.com)

503.205.0610



ETHOS COMMERCIAL ADVISORS LLC | 2222 NE OREGON ST, SUITE 208 | PORTLAND, OR 97232

These marketing materials do not constitute an offer to sell or lease, and do not constitute or contain promises, representations or warranties of any kind. The information in these marketing materials may contain approximations and images for illustration purposes. The owner, broker and their agents assume no risk or liability for inaccuracies, errors or omissions in these marketing materials. The terms and conditions of any transaction with respect to the property shall be contained exclusively in a written purchase and sale agreement or lease between the owner and the purchaser or tenant. Prospective purchasers or tenants should perform their own inspections of the property to verify its condition, permitted uses, and all other characteristics.

LICENSED IN OREGON AND WASHINGTON



Originally built in 1926, the Falcon Building underwent a full remodel in 2014. The seven-story building features large floorplates with open floor plans. 10' exposed ceilings and plentiful windows on each floor provide abundant natural light and city views throughout suites. Radiant floor heating and cooling allows for ultra-efficient climatization without the recirculation of airflow.

## LOCATION

With the addition of tenants like Airbnb, neighborhood amenities in Old Town have blossomed in the past few years and continue to grow. The Falcon Building has numerous nearby food, drink, and entertainment options, multiple modes of public transportation, and convenient parking.

Accessibility is a key driver for successful businesses. The Falcon building is easily accessible by both car and public transit. It is located adjacent to the Steel Bridge and surrounded by twelve bus lines and four MAX lines.

## HIGHLIGHTS

- Full seismic retrofit
- 10' exposed ceilings on most floors
- Large windows providing ample natural light
- Views of the Willamette River, Mt Hood, the Downtown Portland skyline, and the West Hills from select suites
- Ample neighborhood and off-street parking options
- Secure bike parking, locker rooms, and showers
- Low NNNs – Estimated at \$4/RSF

# 10' Exposed Ceilings on Most Floors

# Full Seismic Retrofit

# 10,000'+ Floorplates

# Low NNNs



Walk Score  
**98**

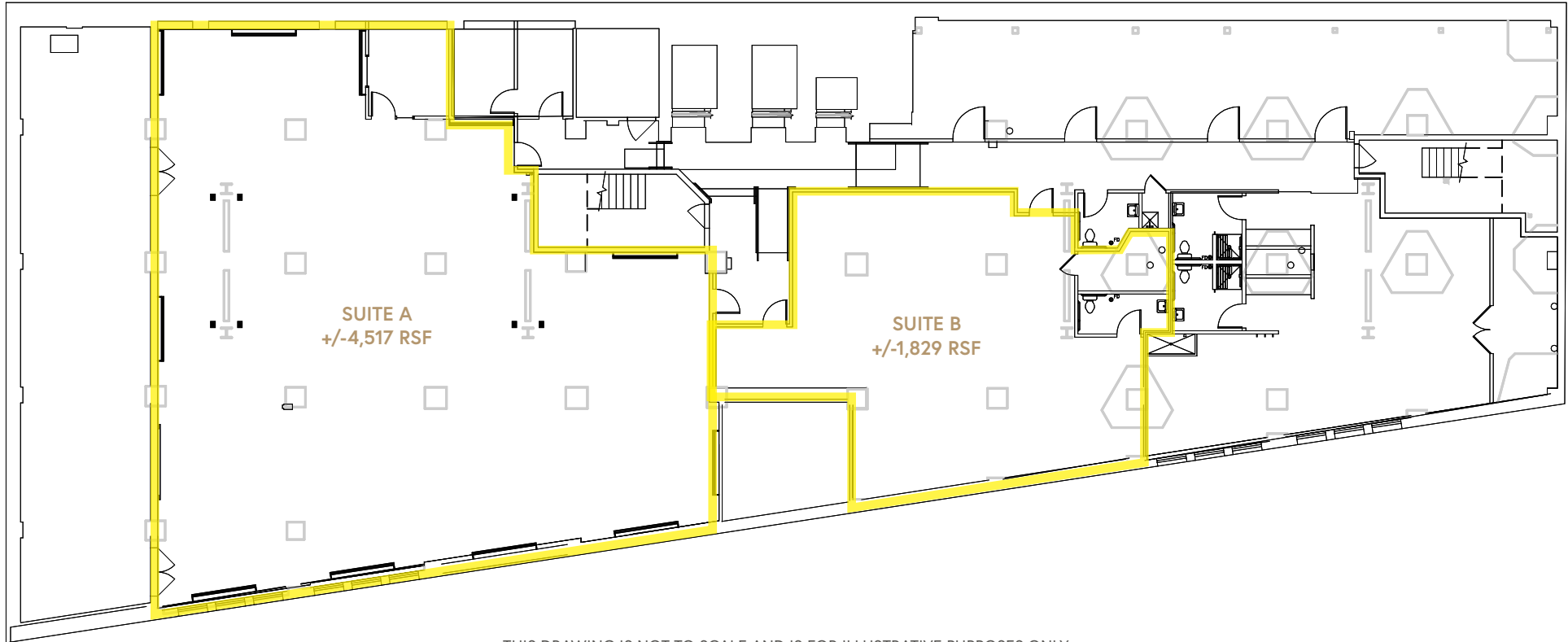


Transit Score  
**100**



Bike Score  
**99**





SUITE A  
+/-4,517 RSF

SUITE B  
+/-1,829 RSF

THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

DAYLIGHT BASEMENT

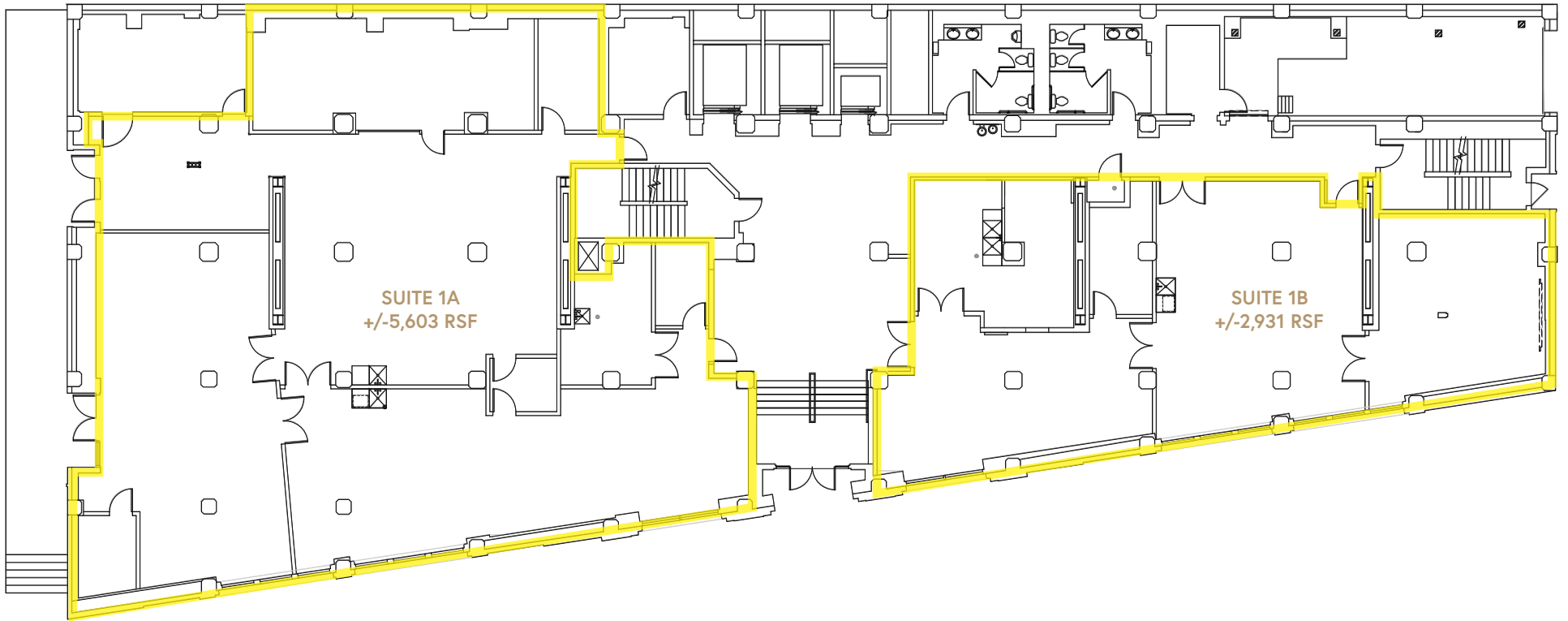
SUITE A | +/-4,517 RSF

SUITE B | +/-1,829 RSF

CAN BE COMBINED FOR UP TO +/-6,346 RSF







THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

FLOOR 1

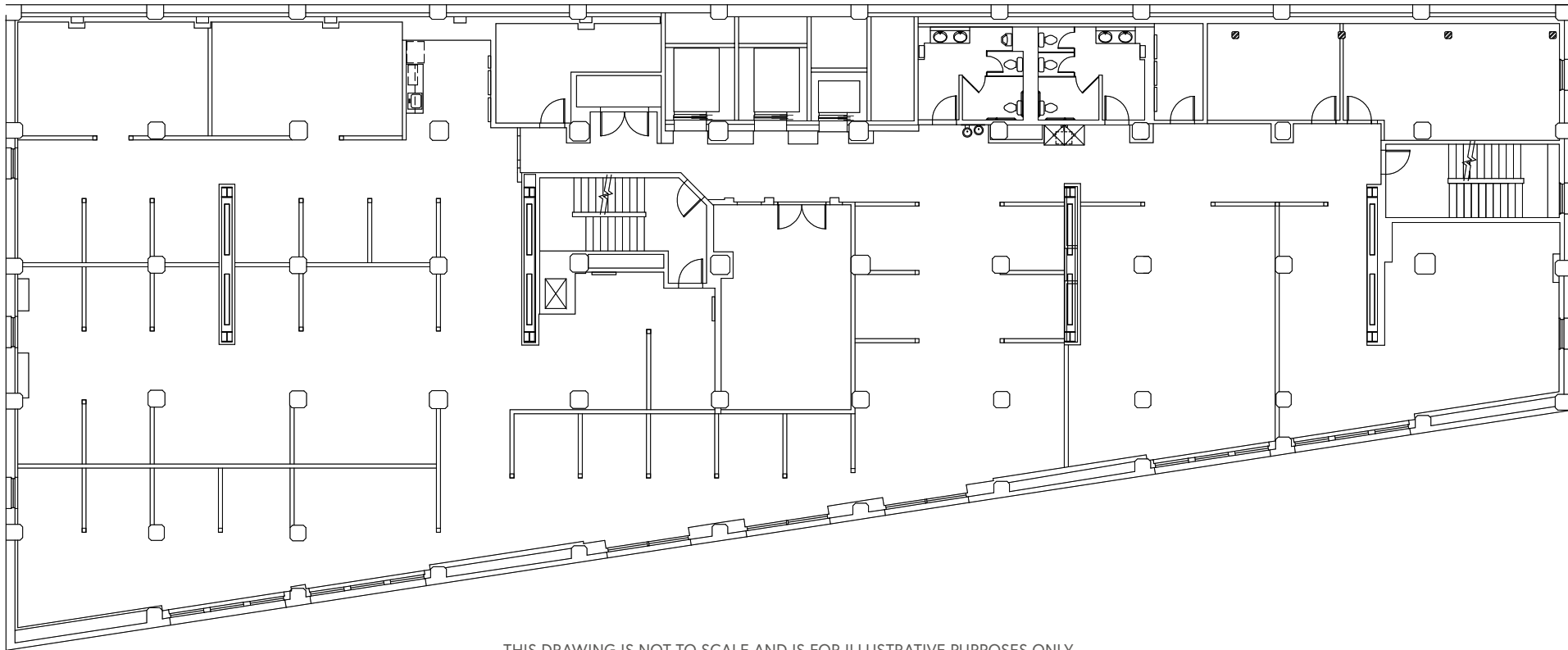
SUITE 1A | +/-5,603 RSF

SUITE 1B | +/-2,931 RSF

CAN BE COMBINED FOR UP TO +/-8,534 RSF

FLOOR 1 VIRTUAL TOUR





THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

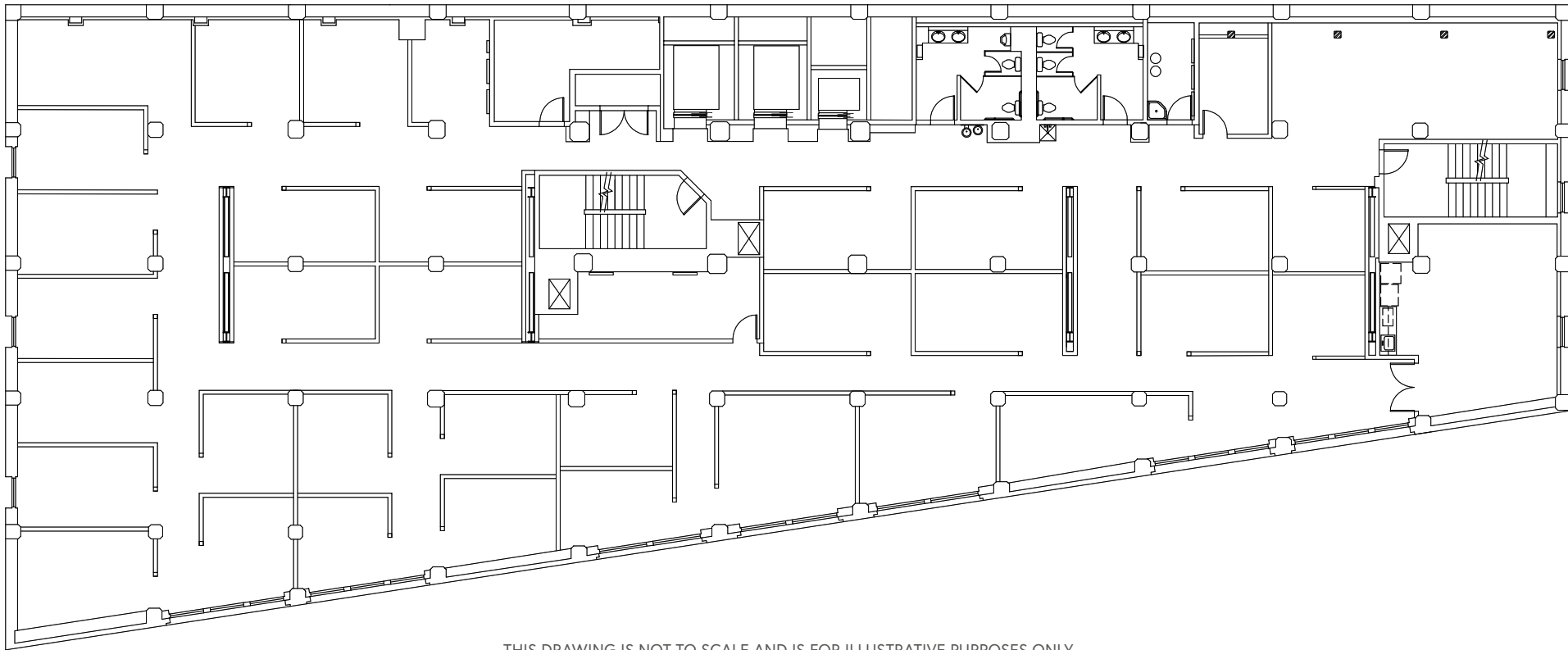
## FLOOR 2

+/-11,521 RSF

SAMPLE DEMISING PLAN ON PAGE 8

FLOOR 2 VIRTUAL TOUR





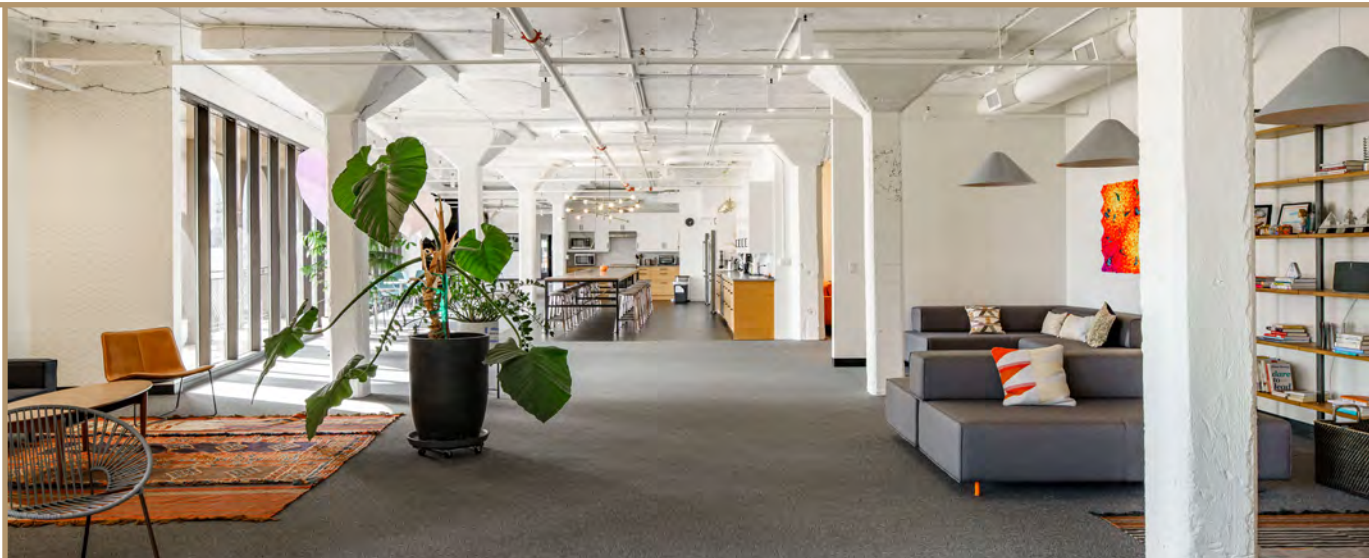
THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

### FLOOR 3

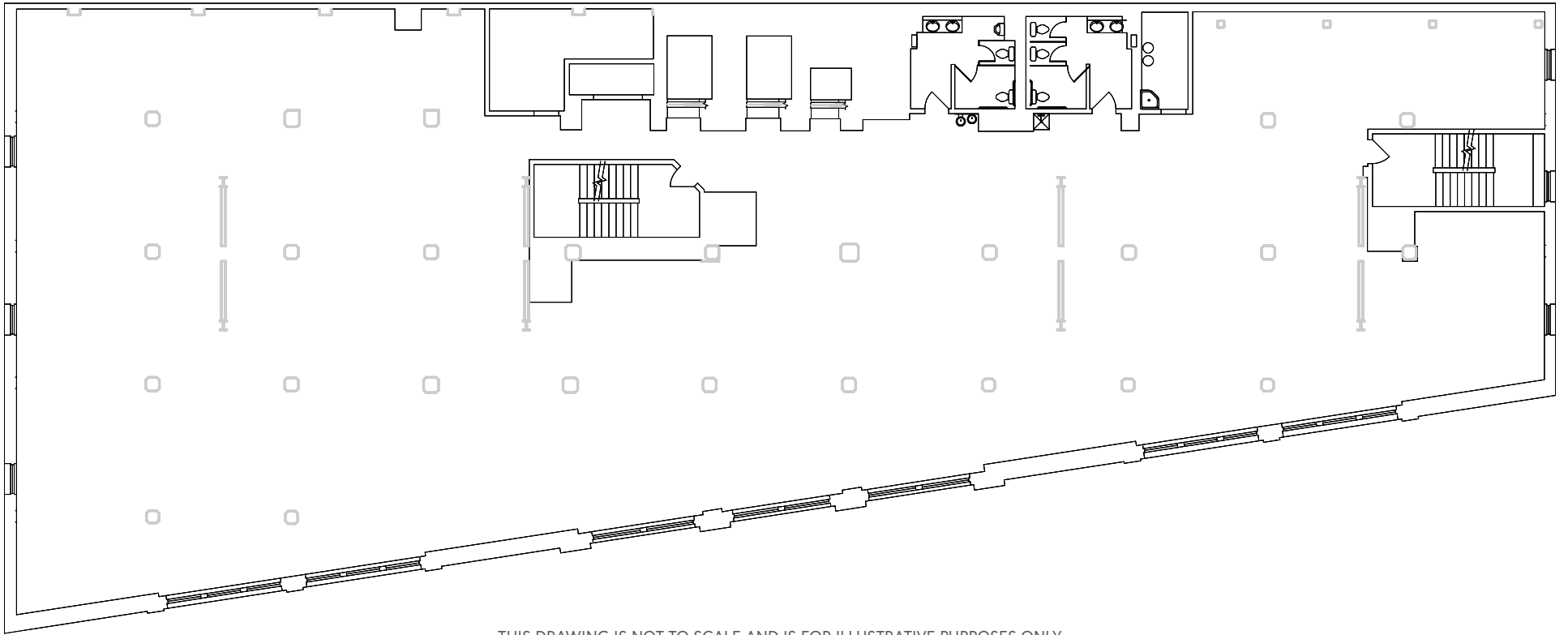
+/-11,589 RSF

SAMPLE DEMISING PLAN ON PAGE 8

FLOOR 3 VIRTUAL TOUR







THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

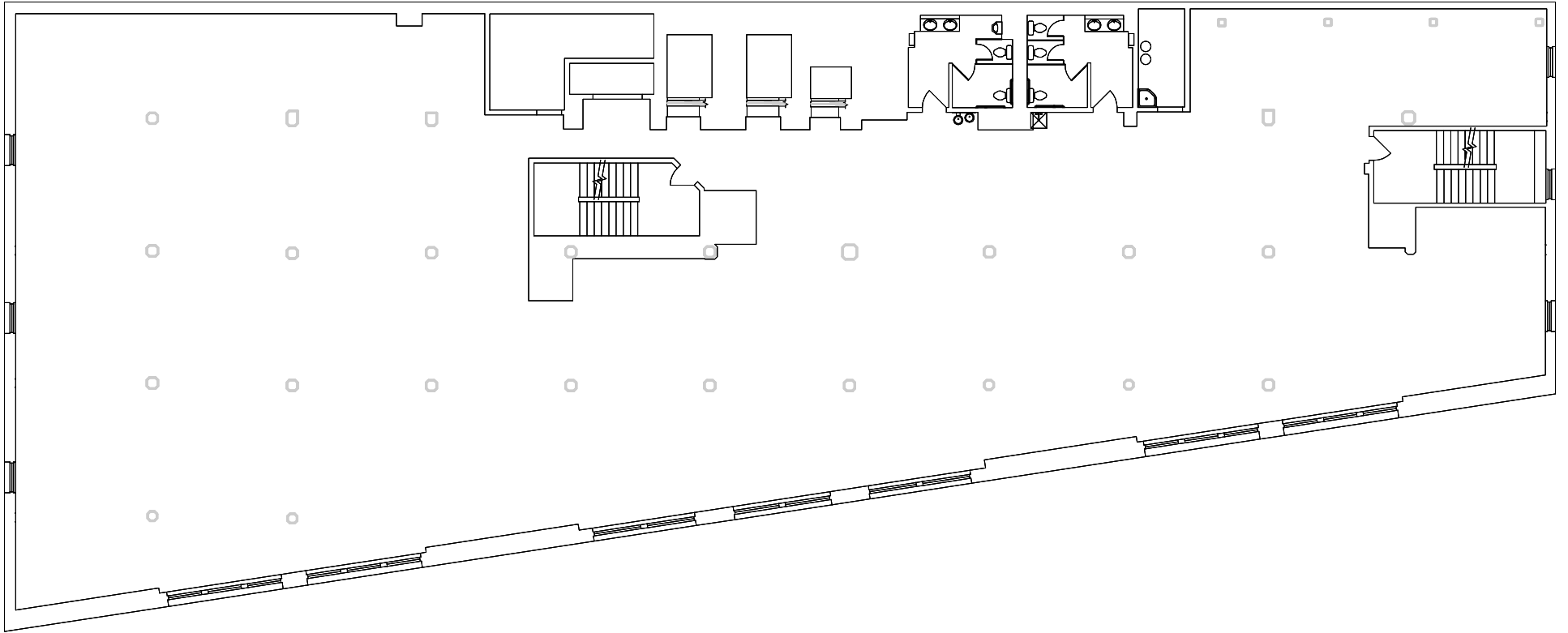
## FLOOR 4

+/-11,589 RSF

SAMPLE DEMISING PLAN ON PAGE 8

FLOOR 4 VIRTUAL TOUR





THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

FLOOR 6

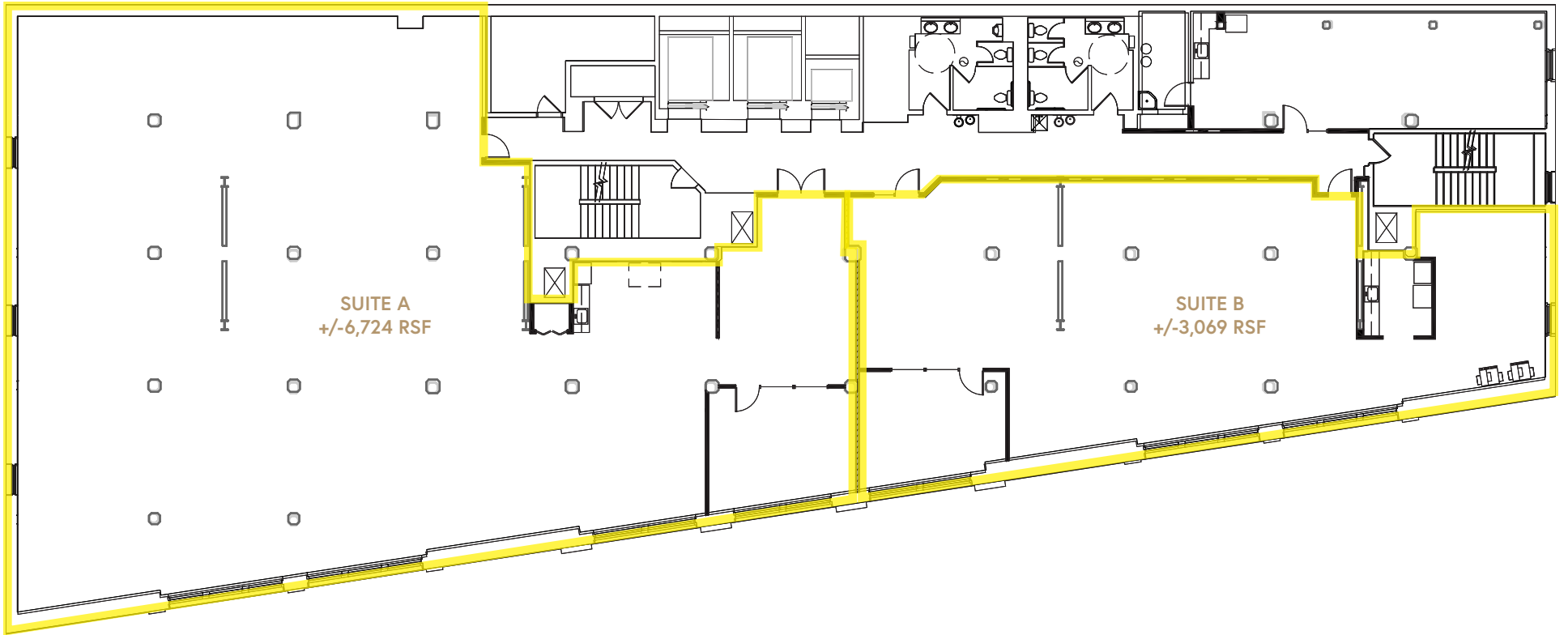
+/-11,589 RSF

SAMPLE DEMISING PLAN ON PAGE 8

FLOOR 6 VIRTUAL TOUR







THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY

SAMPLE DEMISING PLAN  
FLOORS 2/3/4/6



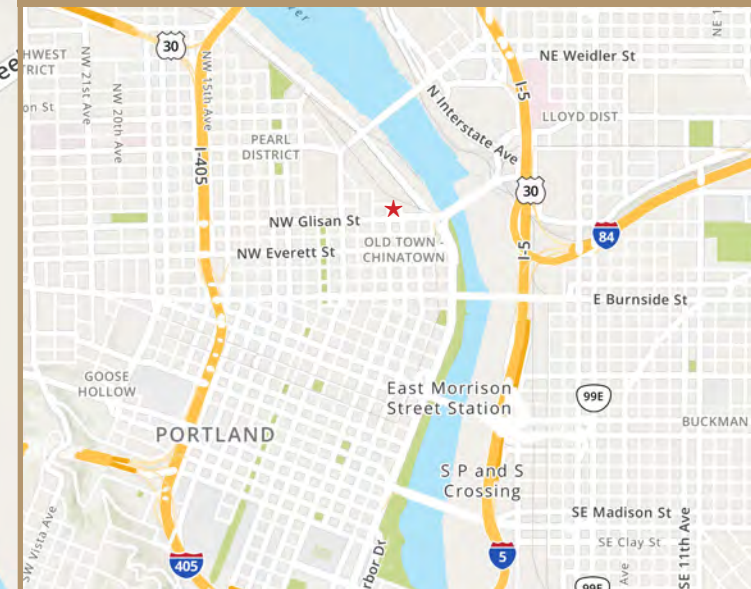
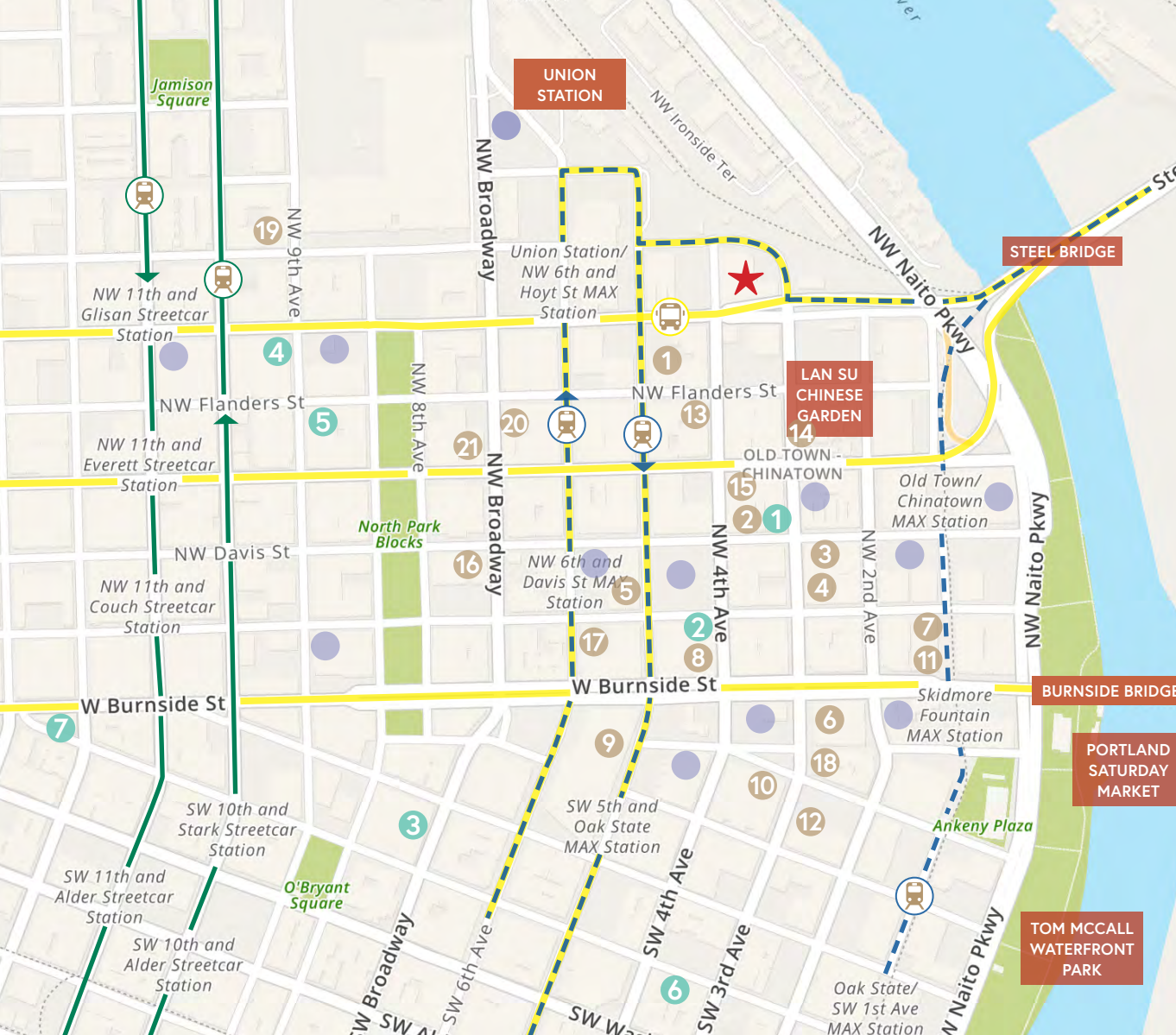




Spaces for lease are currently in shell condition. Photos are for illustrative purposes only.



★ **FALCON BUILDING**  
321 NW GLISAN STREET • PORTLAND, OR 97209



- Restaurants + Coffee Shops
- Hotels
- Parking
- Bus Routes
- Streetcar Lines
- MAX Lines

1. Ascendant Beer Company
2. Taqueria Las Piedritas
3. Old Town Pizza
4. Hobo's
5. Theo's
6. Voodoo Donuts
7. Angelina's Greek Gyros

8. Tope
9. Portland City Grill
10. Mother's Bistro and Bar
11. Floyd's Coffee Shop
12. Stumptown Coffee Roasters
13. Monte Rossa Café
14. Tao of Tea

15. Republic Café
16. Garden Bar
17. Sushi Ichiban
18. Afuri Ramen
19. Burrito Bar
20. Bowery Bagels
20. John's Café

1. Society Hotel
2. The Hoxton
3. The Benson
4. Canopy by Hilton
5. Hampton Inn and Suites
6. Hi-Lo Hotel
7. McMenamins Crystal Hotel