



# SW CORNER OF TWELFTH & JEFFERSON

YOU LEASE IT, YOU NAME IT

## PROPOSED EXTERIOR



### FEATURES:

- Opportunity to “brand” building
- Free on-site surface parking
- Excellent west-end location
- Easy access to US 26, I-5, I-405
- Close to MAX and Streetcar
- Adjacent to several restaurants
- Walking distance to executive and workforce housing

### SPACE AVAILABLE:

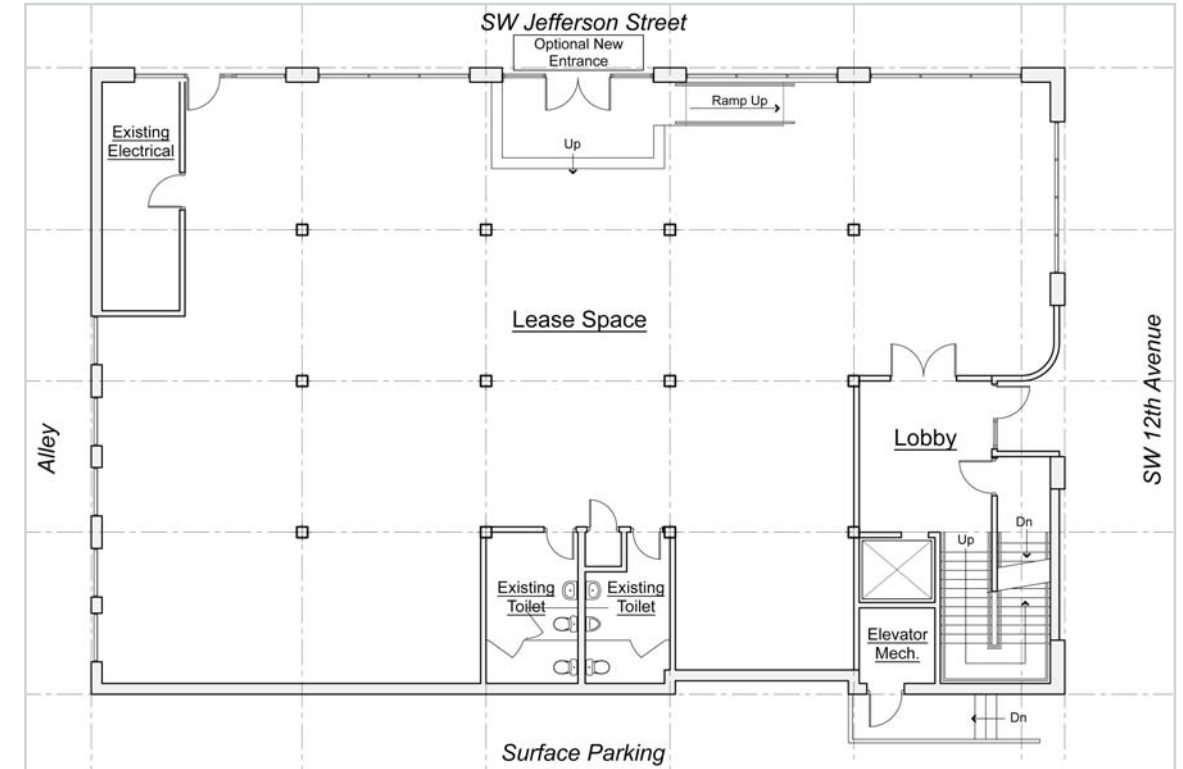
1st Floor: 5,000 SF  
2nd Floor: 5,000 SF

### RATE:

Call for Rates

1305 SW Twelfth Avenue offers tenants a unique opportunity to provide design input and “brand” the building. Tenant driven renovations may include an open floor plan with exposed ceilings, new exterior facade and awnings featuring highly visible signage on both SW Jefferson and SW 12th. The building’s strategic location at 1305 SW 12th Avenue, Portland, Oregon provides for a downtown presence without the hassle. Easy access to I-405, I-5 and US 26 is just a block away and abundant, off-street parking is provided free-of-charge. Tenants can also utilize the nearby MAX and trolley lines.

## FIRST FLOOR PLAN



## SECOND FLOOR PLAN

