

FOR LEASE

URBAN
WORKS

SOUTH WATERFRONT

RETAIL 2 | 1,274 SF
(SECOND GEN. RETAIL SPACE)



THE ARDEA

PRIME RETAIL AVAILABLE IN THE SOUTH WATERFRONT

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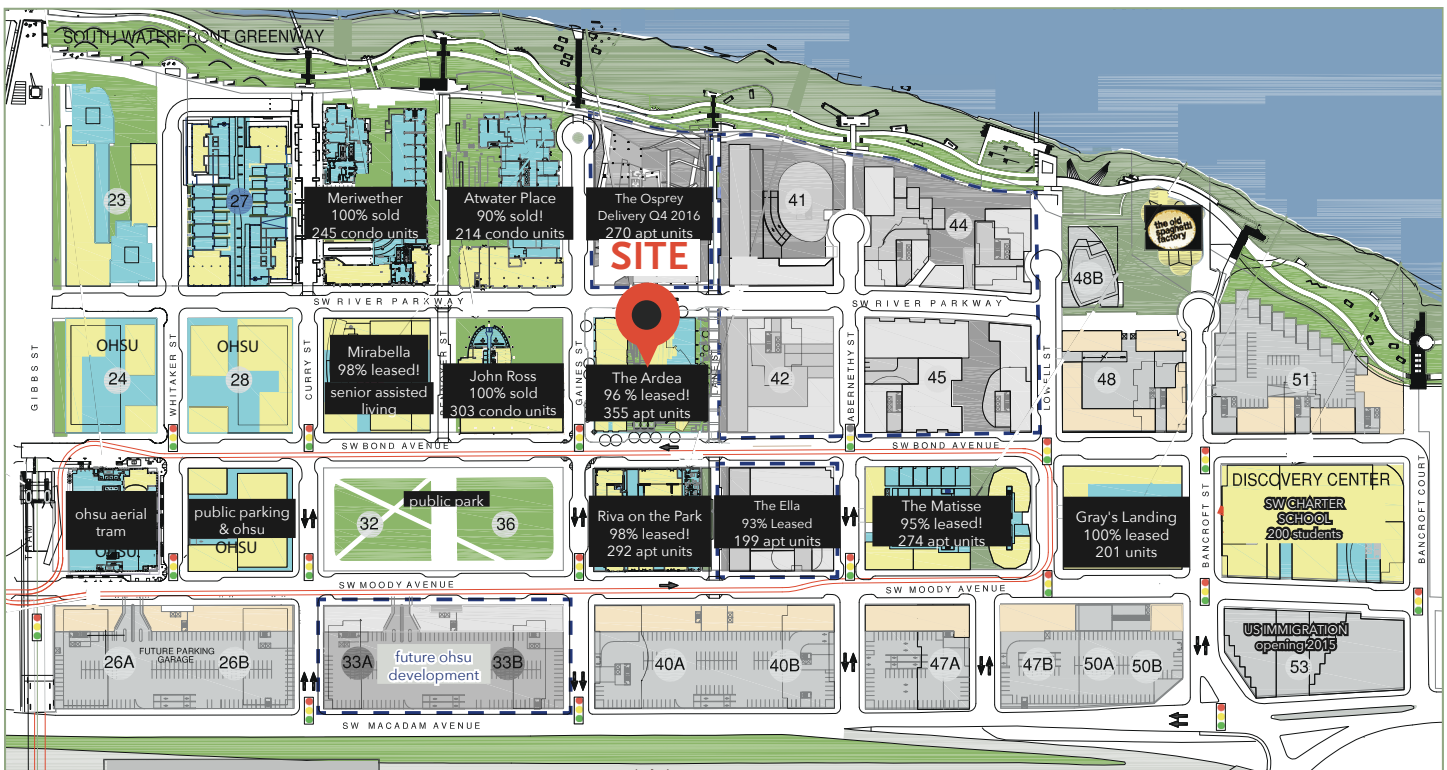


ADDRESS | SW BOND AVE & GAINES ST **AVAILABLE** | NOW
AREA | SOUTH WATERFRONT **RETAIL 2** | 1,274 SF
USES | RETAIL / RESTAURANT

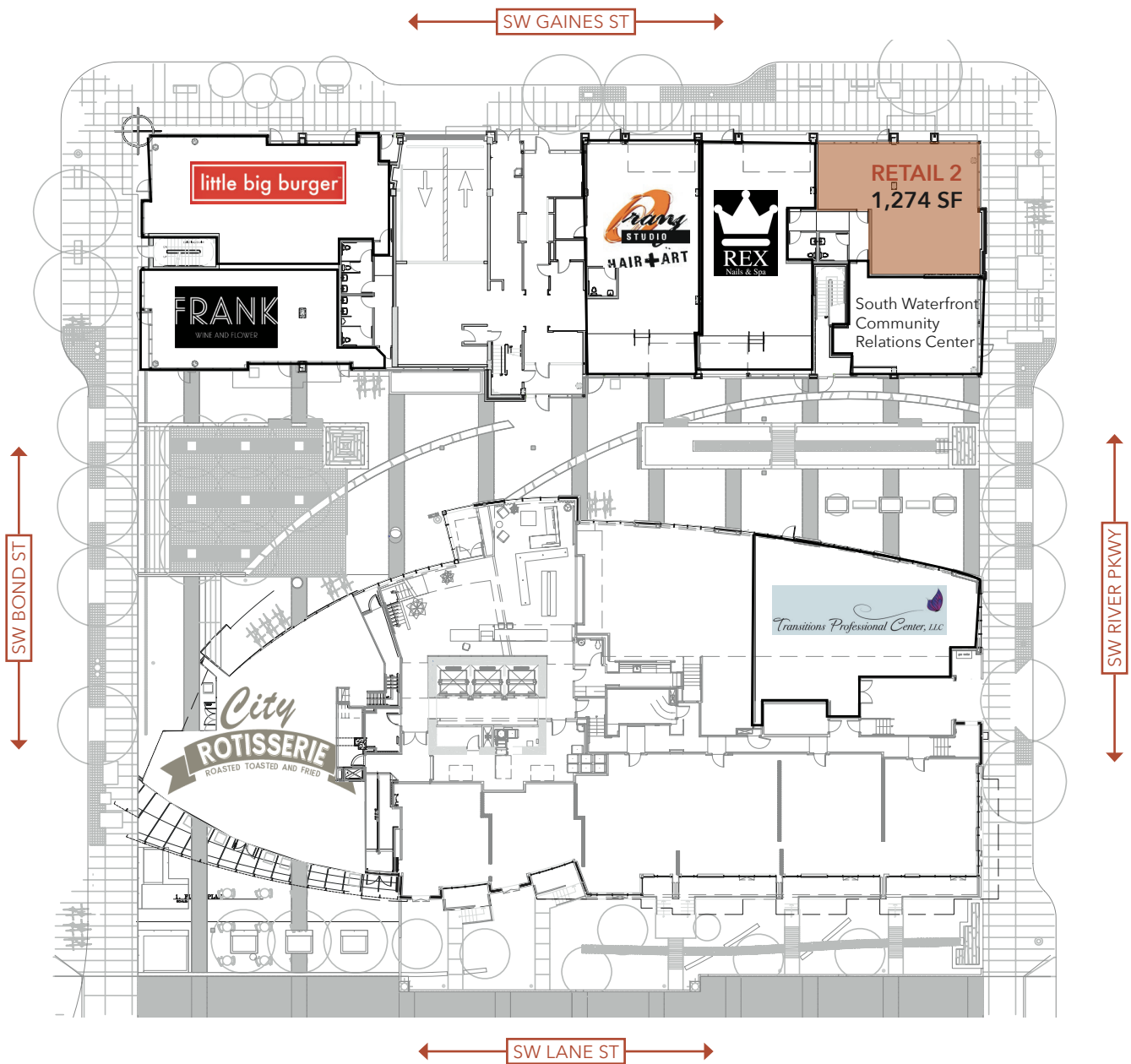
OVERVIEW

On 38 acres of Portland's riverfront property, the South Waterfront neighborhood represents the next phase in Portland's evolution as one of the most livable cities in the nation, seamlessly blending city life with access to nature. Members of the development team took part in the tremendous success of the development of the Pearl and Brewery Blocks districts. The first phase of this vibrant new project, aptly named The River Blocks, is nearing completion, and represents over \$2 billion dollars in construction value.

AREA TENANTS INCLUDE:



SITE PLAN



THE ARDEA | This LEED certified luxury apartment building included 323 apartments, 33 town homes, pedestrian plazas, vertical garden walls, direct access to the Willamette River Greenway and over 15,000 square feet of prime ground floor retail space. The Ardea is ideally situated in the heart of the South Waterfront district, between SW Bond and River Parkway, just south of the John Ross.

RETAIL 2 | 1,274 SF second generation retail space is move in ready! Features include beautiful hardwood flooring throughout, open ceiling with show room lighting, and access to shared common area restrooms, high ceilings, sustainable building features and much more. On-street metered retail parking is available on SW Bond, Gaines & River Parkway.

RETAIL 2 PHOTOS



SOUTH WATERFRONT



THE MERIWETHER | Two high-rise condominium towers and street-level town homes, totaling 245 condo units. Retailers include: Rilassi Coffee & Tea, Bee Cleaners & Tailors, Urbana Market, and The Groaning Board.

JOHN ROSS | 303 condo units. Retailers include: Bambuza Vietnamese Restaurant, Umpqua Bank, Subway, South Waterfront Montessori, South Waterfront Eyecare, and South Waterfront Dental.

ATWATER PLACE | 214 condo units and 10,000 square feet of retail and restaurant space, Orange Theory Fitness is the primary retail tenant.

OHSU WELLNESS CENTER | 400,000 square feet, including a 16 story health and research building and the launching/landing location for the Aerial Tram serving over 200,000 daily riders. The Daily Cafe operates a restaurant and catering facility on the ground floor. A 50,000 square foot health and wellness club, March Wellness, is located within the building in addition to conference and lecture facilities, and medical offices. Building One is fully operational and is home to over 1,200 employees.



THE OSPREY | This luxury apartment building is targeting LEED-Gold status and includes 270 apartments, pedestrian plazas, direct access to the Willamette River Greenway and over 7,500 square feet of prime ground floor retail space. The Osprey is ideally situated in the heart of the South Waterfront district, between SW Gaines and River Parkway, just south of the Atwater.

MIRABELLA | The first continuing care community in the district. Mirabella offers senior independent living residences, 16 assisted living apartments, 20 skilled nursing rooms, 21 memory care rooms, 224 parking spaces, and other amenities.



RIVA ON THE PARK | The 22-story modern apartment building features 294 luxury apartment homes and ground floor town homes. Retailers include: Blue Star Donuts, Heart Pizza, The Growler Guys, The Dog House, Wildwood Vet Clinic, and Mo's Cuts.

MATISSE | Five-story apartment complex offering 274 apartment units including street-level town homes.

GRAYS LANDING | Features 209 apartments for rent.

RETAIL | Like all other aspects of South Waterfront, the retail master-plan promotes the highest degree of street activity, easy access and a true urban experience within a neighborhood. Co-tenancy and massing of quality retailers will vary for each retail zone as they overlap into each other throughout the South Waterfront district. Blending local independent operators carefully with quality regional and national retailers will be essential to an overall healthy retail community. At completion, the retail opportunities will reflect this unique neighborhood with approximately 250,000 - 300,000 square feet of urban storefront retail organized into commercial nodes throughout the entire development. It promises to become one of the most sought after urban retail locations in the city.