

CREATIVE  
SPACE

FOR LEASE



Debbie Thomas | **Broker**  
Office: 503.226.2141  
Direct: 503.720.6335  
[deb@debbiethomas.com](mailto:deb@debbiethomas.com)

IRWIN PAUL BUILDING  
1532 SW Morrison St - 1st Floor  
5,479 SF  
Please call for pricing

# THE BUILDING



Located in downtown's vibrant Goose Hollow, the historic Irwin Paul Building offers this beautiful 1st floor creative space suitable for many possibilities of use. Featuring a mainly open floor plan and loads of natural light, brick and exposed beams. Glass wall to conference room and plenty of storage.

Just Blocks to Providence Park and The MAX Light Rail Station and centrally located right in the sweet spot public transit, Lincoln High School, Multnomah Athletic Club and literally over 1000 apartment units on all adjacent blocks. The beautiful Hotel deLuxe is walking distance and is home to Gracie's and The Driftwood Room for your dining and drinking pleasure. Gilda's Italian - right across the street!



## Highlights:

- Stunning First Floor Flex Space
- Secure Lobby, Elevator Served
- High Ceilings, Hardwood Floors
- Gracious, Flexible Floor Plan
- 2 Separate, Adjacent Spaces
- 3 Restrooms- 1 Private Restroom with Shower
- Full Kitchen with Break Area
- Secure Garage with Ample Additional Storage
- On Max Line & Blocks to Providence Park & MAX Station



### Walker's Paradise

Daily errands do not require a car.



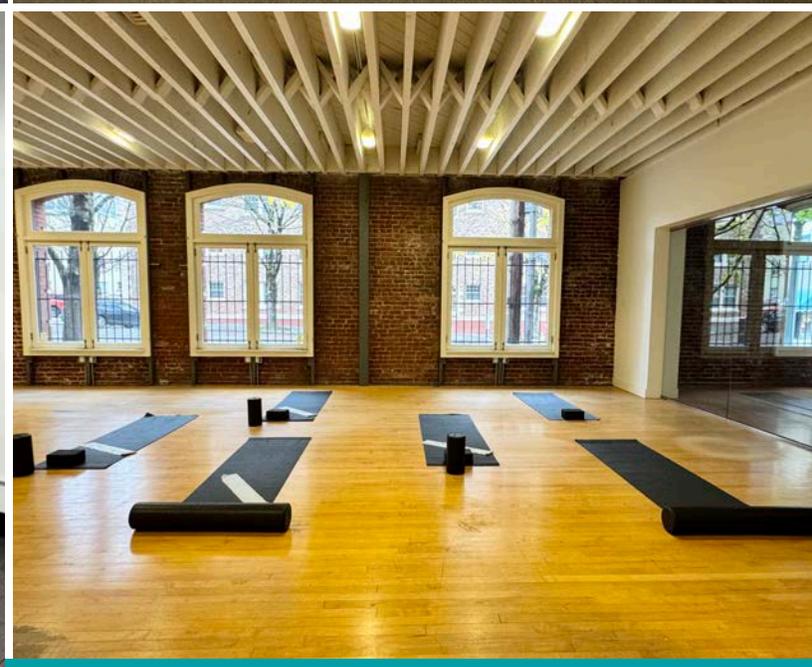
### Excellent Transit

Transit is convenient for most trips.

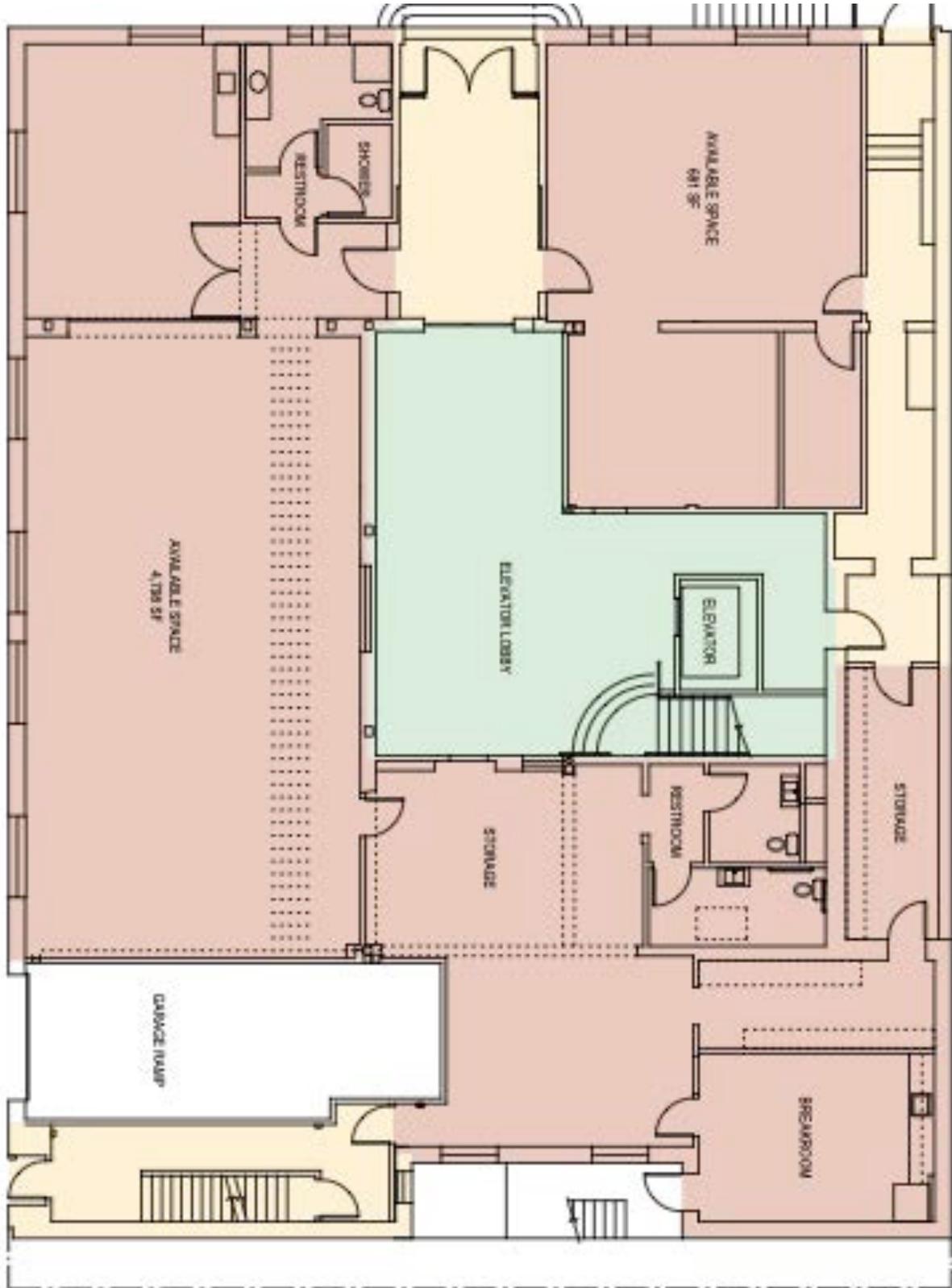


### Biker's Paradise

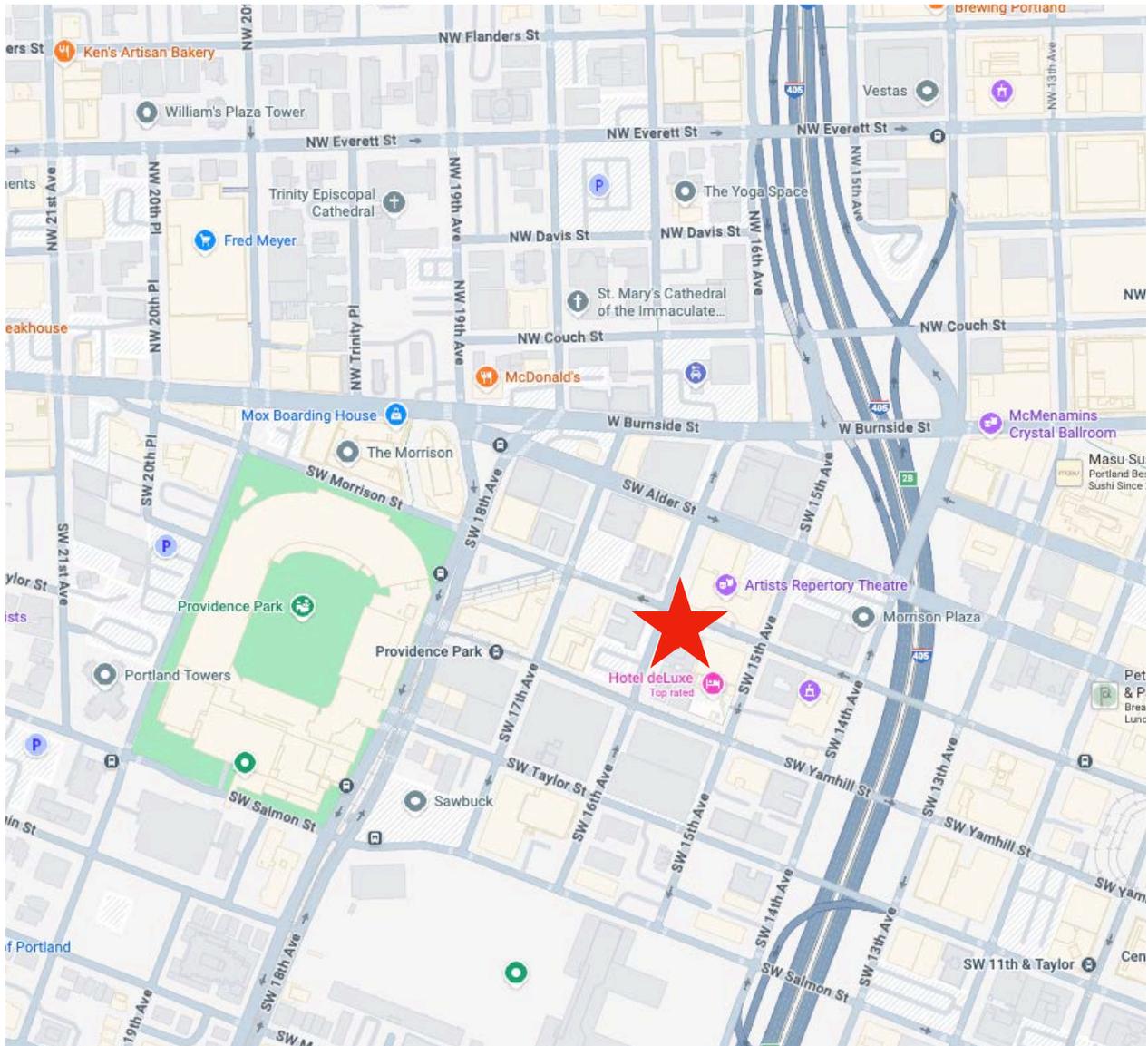
Flat as a pancake, excellent bike lanes.



# THE LAYOUT



# THE NEIGHBORHOOD



## SHOP

Vans  
Powell's City Of Books  
Whole Foods Market  
Aesop  
Patagonia  
Dr. Marten's  
Urban Outfitters  
Williams Sonoma  
Anthropologie  
Canoe  
West End Bikes

## EAT

Nong's Khoa Man Gai  
Gracie's American  
CoCo Donuts  
Masu Sushi  
Gilda's Italian Restaurant  
Superjoy Coffee  
Dolly Olive  
Screen Door Pearl  
Jkimono Ramen  
Petunia's Pies and Pastries  
Pearl Thai Cafe

## PLAY

Crystal Ballroom  
Portland Visitor Center  
Living Room Theatre  
Ground Control  
Roseland Theatre  
Pioneer Courthouse Square  
Lan Su Chinese Garden  
Portland Art Museum  
Cycle Portland Bike Tours  
Skeleton Key Odditorium  
Union Station

## STAY

McMenamin's Crystal Hotel  
Mark Spencer Hotel  
Hi-Lo Hotel  
Mark Spencer Hotel  
The Benson Portland  
Hotel deLuxe  
Dossier Hotel  
Ritz Carlton  
Sentinel  
Hyatt Centric  
Moxy Portland

The information contained herein has been obtained from sources we deem reliable. All information should be verified prior to lease.

