



SPACE TO
SPREAD OUT.



4550

MACADAM

54,410 SF | 2.8/1,000 Parking

2ND FLOOR

21,951 RSF

1ST FLOOR

20,122 RSF

1ST FLOOR (BOW TRUSS)

12,337 RSF

2.8/1,000 SF PARKING

160+ STALLS



ALWAYS FIND A PARKING SPOT.

Located in the vibrant South Waterfront neighborhood, 4550

SW Macadam is an ideal headquarter opportunity with large, flexible floorplates and ample parking stalls, allowing your business to get more done.



Visible to over **24,900 cars** daily on Macadam Ave.



Easy access to I-5, I-405, Highway 26, and the Ross Island Bridge.



2.0 miles to downtown Portland,
6.5 miles to Lake Oswego.

ROOM TO STRETCH

Outdoor space includes modern trellises, 2 glass rollup doors, bocceball court, and communal seating.



LOOK UP

17' - 22' exposed ceilings will provide an expansive workspace.



YOUR LEADING EDGE.

Upcoming building improvements are designed to inspire creativity and productivity.

- + New front main entry
- + New second entry from north parking lot
- + Exterior painting
- + 13 new enlarged windows on main level
- + Full backyard development
- + Landscaping upgrades throughout
- + Enhanced retaining wall at parking lot



Full building or demising options available.

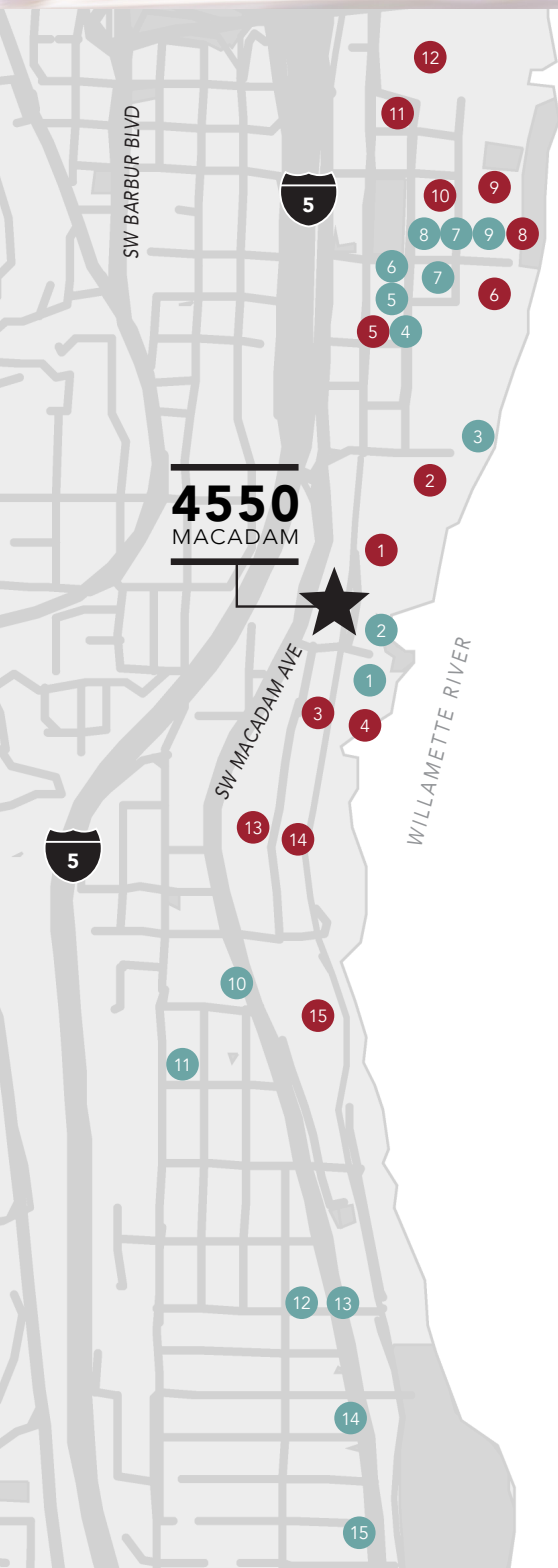


Above standard power and mechanical.



Flexible CX zoning, available for office or specialty uses.





THE RIVERFRONT LIFESTYLE.

AMENITIES

1. Rosswood
2. River's Edge Hotel
3. The Old Spaghetti Factory
4. Oracle Coffee Company
5. The Growler Guys
6. Blue Star Donuts
7. Little Big Burger
8. Bambuza
9. Orange Theory
10. Szechuan Chef Chinese
11. Jolly Roger
12. NW Growlers
13. Bamboo Grove Hawaiian Grille
14. McMenamins Fulton Pub
15. Buffalo Gap

NEIGHBORS

1. Tesla
2. Entercom
3. Precision Castparts
4. OTRADI
5. Ella (200 apartments)
6. Osprey (270 apartments)
7. The John Ross Condos (303 units)
8. Atwater Place Condos (244 units)
9. Mirabella
10. Meriweather Condos (245 units)
11. OHSU - 2 Million SF
12. Zidell Yards
13. Oxbow 49 (166 apartments)
14. Sanctuary (182 apartments)
15. Boathouse (134 apartments)

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