the New York building
Vertical Flex Industrial in Portland, Oregon
Rosan Development, Inc.
Andersen Construction Company
di lorenzo ARCHITECTURE
oregon city woolen mill
1893
montgomery ward
1920
industry is manufacturing
industry is digital craft
halls=service
“pay to play”
the site
Highway 205, Five Corners, Orchards, Oregon, Washington, Guild's Lake I.S.
Zone: IG-1 General Industrial
FAR: No Maximum
Lot Coverage: 100%
Height Limit: None
Parking: 1 per 750 SF
Uses: Industrial, Manufacturing, Warehouse, & Storage
Other Uses: PROHIBITED
Guild’s Lake
Site Parameters

NW York Street

NW Roosevelt Street

NW 22nd Avenue

NW 21st Avenue

460.00'

200.00'

Slopes Down 11'
Site Constraint

NW York Street

West Site
40,000 SF

East Site
40,000 SF
the building
Today's Warehouse/Manufacturing
Portland’s Urban Growth Boundary

Portland is not adding any new close-in industrial land
Plan

182'

98'

Typical Total Floor Space
19,540 GSF / Floor = 117,240 Total Building Area
Plan

Typical Total Rentable Space
17,800 GSF per Floor

- M.E.P. Shaft
- Trash/Recycle Chutes
- Electrical
- Bike Racks
- Shower
- Loading/Unloading
Parking (120)
Utilities
Tenant Entries
Tenant Loading
Wayfinding
lessons learned
Financial

**core & shell:**

- Land Cost: $0
- Hard Cost: $13,000,000
- Soft Cost: $2,000,000

**Project Cost:** $15,000,000 or $133/SF

**Financing:** by owner

**Rents:** $21.50 - $23.00 NNN

**Occupancy:** 100%
Tenants - what we thought

5-7 tenants  hall  5-7 tenants
5-7 tenants  hall  5-7 tenants
5-7 tenants  hall  5-7 tenants
5-7 tenants  hall  5-7 tenants
5-7 tenants  hall  5-7 tenants

Tenants - what we thought
Tenants - actual

- 3-5 tenants
- single tenant
- hall
- single tenant
- 3-5 tenants
- hall
- 3-5 tenants
- 3-5 tenants
- hall
- 3-5 tenants
- single tenant
- single tenant
- hall
- 3-5 tenants
- hall
- 3-5 tenants
Architecture Modifications

- Exterior Roll-up Doors
- Larger Floor Plates
- More Elevators in Two Locations
- Loading Dock
Phase 2 – the Roosevelt
the Roosevelt
Allow Mixed Use
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