



Metro

## TRANSIT-ORIENTED DEVELOPMENT

## Clay Creative: Portland, Oregon

Clay Creative is a five-story industrial office building in Portland's historic Central Eastside Industrial District, designed to appeal to software, creative and sustainable sector businesses.

The creative/industrial office space and retail/restaurant space benefit from high-quality design materials that offer the best of old and new and innovative building efficiency systems.

The use of heavy timber for the building structure and floors provides long clear spans and increased strength. Interior spaces have high ceilings, exposed heavy timber, ample daylight, operable windows and highly flexible open floor plans. A fifth-floor rooftop terrace provides expansive city, river and mountain views.

Cost premiums result from structured parking, fire safety requirements and the change in construction type required because of building height.

The Portland Development Commission recommended Enterprise Zone tax abatements that will directly benefit tenants.

Clay Creative is located a short distance from the OMSI station on the MAX Orange Line and Portland Streetcar as well as numerous bus lines on the Hawthorne Bridge and Tilikum Crossing.

The building is also located in one of the region's most bike-friendly neighborhoods. This project includes 95 secure bike parking spaces, bike repair facilities and shower/locker rooms for employees.



## AT A GLANCE

**Location** 240 SE Clay Ave.

**Status** Completed 2015

**Total development cost**  
\$21.8 million

**TOD program funding** \$300,000

**Mixed Uses** 61,943 square feet office, 5,000 square feet retail

**Building** Five stories

**Parking** 56 surface, 36 structured auto parking spaces; 95 secure bike parking spaces

**Site** 0.92 acre

**Increased transit ridership**  
14,283 trips annually

If you picnic at Blue Lake or take your kids to the Oregon Zoo, enjoy symphonies at the Schnitz or auto shows at the convention center, put out your trash or drive your car – we've already crossed paths.

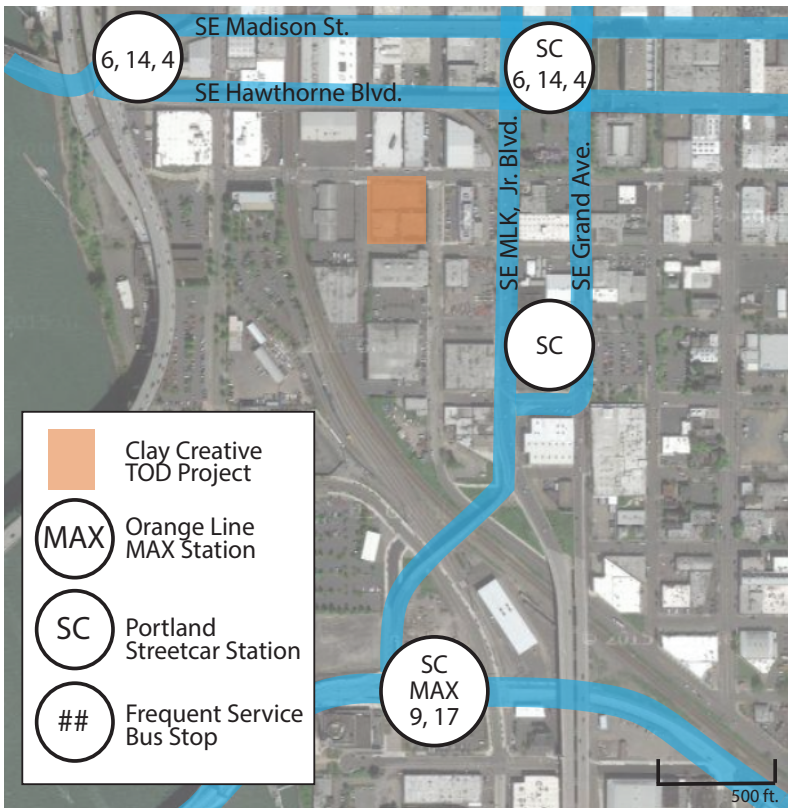
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## HIGHLIGHTS

- Desirable creative/industrial office location in historic Central Eastside Industrial District
- High-quality design and materials, including exposed heavy timber
- Fifth floor rooftop terrace with expansive city, river and mountain views
- Located on several frequent bus corridors and close to Orange Line MAX and Portland Streetcar

## PRIVATE PARTNERS

**Developers** Killian Pacific

**Architect** Ankrom Moisan

**Contractor** Turner Construction

**Construction financing** US Bank

**Permanent financing** Bank of America

## PUBLIC PARTNERS

**Metro** TOD program funding

**City of Portland** Portland Development Commission Enterprise Zone