

More Con-way building details emerge

By: Beverly Corbell in Real Estate and Development © May 18, 2015 1:51 pm



Cairn Pacific and Capstone Partners are planning to renovate a Northwest Portland office building to hold more than 115,000 square feet of rentable office space. (Courtesy of SERA Architects)

A former **Con-way** office building at 1621 N.W. 21st Avenue will soon be stripped to its bones and renovated into a modern building with old-fashioned charm and a rooftop garden.

More details on the renovation came to light at a predevelopment meeting with the city earlier this month, said Tom DiChiara of **Cairn Pacific LLC**.

Work on the building, to be called the **Leland James Center**, is in the design phase, he said. **Capstone Partners** and Cairn Pacific are renovating the building to create more than 115,000 square foot of rentable office space.

"We will take the old building down to its structural steel and then we are reconstructing the exterior," said Chris Nelson, co-founder of Capstone Partners. "We'll add new mechanical and electrical systems, create restaurant and retail space on the main floor below the office floors and have underground parking."

Capstone will also add a floor to the three-story building to create a 10,000-square-foot penthouse space and a rooftop garden that will be shared by tenants.

Nelson said he's hoping to find one tenant for the penthouse and a few others to occupy sizable spaces.

"We could do four tenant suites and the ground floor will be a mix of some retail and office space," he said.

The building will have underground parking for about 80 cars, as well as a facility that includes bike lockers and showers.

The building renovation is part of the overall **Con-way Master Plan** that covers 17.5 acres and was approved by the city in 2011. The project will eventually deliver between 1,000 and 1,500 residential units, including some affordable housing, and approximately 500,000 total square feet of retail and office space.

A pedestrian mall will connect to other nearby developments, including a **New Seasons** store that will open this summer.