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Massive remodel will add 113K square feet of office and retail space to Northwest

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With all the apartments planned for the Con-way development in Northwest Portland, it might seem like there will be a whole lot of living in the new neighborhood and not much working.

But Portland developer Capstone Partners, who's partnered with Cairn Pacific, expects to start construction by early 2016 on a huge remodel that will deliver more than 113,300 square feet of rentable office and retail space to the area by late next summer.

"We like the idea of adding some office to the mix there," said [Chris Nelson](#), co-founder of Capstone. "There's plenty of housing."



A rendering shows what an old Con-way office building will look like after Capstone Partners and Cairn Pacific wrap up a major renovation in the summer of 2016. The building will offer more than 113,000 square feet of rentable office and retail space.

SERA Architects

Capstone acquired the old four-story Con-way office building at 1621 N.W. 21st Ave. from Cairn Pacific; it will also co-develop the property with Cairn. Plans include a full renovation, taking the old building down to its structural steel and reconstructing the exterior, installing new mechanical and electrical systems and creating restaurant and retail spaces on the main floor below office floors. There will also be underground parking.

Nelson envisions the building having an active lobby much like the Ecotrust building; the ground-level retail and office spaces will also foster the kind of scene that other well-known developments in the city have, too.

"We think the whole district will become a little like the Brewery Blocks in terms of its activity," Nelson said.

He also said the office space will be geared toward technology and creative office uses, though more traditional office users could be a good fit as well. Capstone is already negotiating with a brewery/restaurant for one of the ground floor spaces, and Nelson said at least one "large headquarters group" has already showed some interest in a large section of the office square footage.

Capstone has retained [Dave Squire](#), executive vice president and managing director of Newmark Grubb Knight Frank's Portland office, to be its leasing agent for the office space. Urban Works Real Estate will be the retail agent.

Nelson said he expects the project to start construction in December or January, with a tentative completion date of August or September.

Capstone also partnered with Cairn Pacific on other projects in the area, including the Slabtown Marketplace, which is anchored by a New Seasons, and the LL Hawkins building, a 113-unit apartment building over ground floor retail.

Jon covers real estate for the Portland Business Journal. [Sign up for his daily newsletter](#) to hear about new projects and get behind-the-scenes looks at Portland's rapidly changing built environment.