

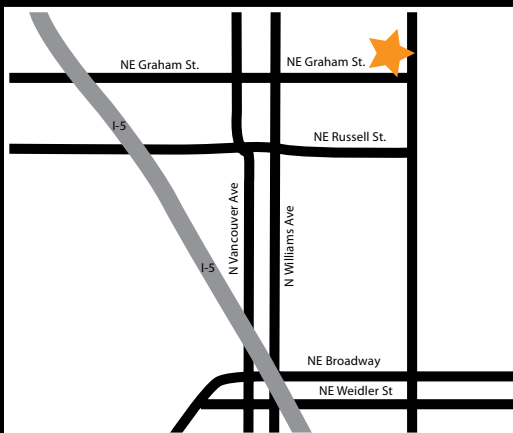


GRAHAM STREET *Lofts*

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- 1st Level Commercial space start at \$245,000
- 2nd Level Urban Lofts start at \$324,000
- 3rd & 4th Level 2-story View Penthouses start at \$575,000

Sustainable Building
Sustainable Living



325 NE Graham Street ~ Portland, OR 97212

Directions: From I-5, take the Rose Quarter/Broadway Exit. Turn right onto NE Weidler St. Take a left on NE Grand Ave., which becomes Martin Luther King Blvd. Continue for six blocks. Graham Street Lofts is on the corner of MLK and Graham St.



For more information, please contact:

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Mackenzie Architecture

www.mackenziearchitecture.com

The perfect pairing of modern amenities with truly sustainable building practices, the Graham Street Lofts community is revolutionizing urban loft living.

Built in 2007 in the Eliot neighborhood of Northeast Portland, these homes go beyond green, epitomizing the utmost in high performance and maximum efficiency construction.

Find a home as unique as you at Graham Street Lofts.



GrahamStreetLofts.com

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GRAHAM STREET *Lofts*



Designed, Constructed & Built *Green*



Graham Street Lofts was developed to create a superior housing product for the future. Leveraging revolutionary, European construction, each home in this distinctive community is designed to be comfortable and energy efficient.

Graham Street Lofts was constructed using PerformWall-insulated concrete forms. The walls are 10 inches thick and made of recycled polystyrene and cement. This type of construction is the best solution for the climate of the Pacific Northwest. It is mold-, mildew-, and rot-resistant and has a four-hour fire rating and exceptional seismic strength.

The walls provide a breathable shell with an R-30 insulation factor, which greatly reduces outside noise. This shell coupled with a hydronic radiant heating system can significantly reduce the energy use of any home.

All finishes within Graham Street Lofts were selected for their sustainability and durability. The cabinets have plywood boxes, solid maple drawers and lyptus veneer faces; there is no particle board or melamine. The interior doors are wood veneer and the windows and French doors are fiberglass.

The site upon which the community was constructed is also sustainable. Storm water is disposed of on-site. Roof runoff goes to dry wells underneath the parking lot. Parking lot runoff goes to bio-swales at the south edge of the property for filtration before soaking into the ground.



Features & Amenities

INTERIOR

- 1, 2 and 3 bedroom lofts
- 1- and 2-level units
- 1,054 to 1,927 square feet
- Spacious, open floor plans
- 9-foot ceilings
- Grand living rooms
- Stained concrete flooring
- In-floor radiant heat
- 24" Solid Basalt countertops
- Lyptus wood cabinets with non-melamine drawers
- Stainless steel appliances
- Luxury finishes
- On-demand hot water
- Exposed beams in penthouse units

COMMUNITY HIGHLIGHTS

- Excellent close-in location
- Close to light rail
- On busline
- Walking distance to Alberta Arts, Irvington, Mississippi Arts, downtown Portland, parks +more

EXTERIOR

- Constructed with low maintenance PerformWall
- Recycled polystyrene R-30 walls
- Use up to 44% less energy than wood or steel homes
- Won't sustain mold or moisture
- Well-insulated and extremely quiet
- High efficiency casement windows
- Stucco exterior
- Deeded parking spaces with most units
- Generous East and West-facing view balconies
- Rooftop terraces with penthouse units
- Zoned live/work
- Some parking spaces include electric outlets for electric cars
- Easy access to Broadway, Rose Quarter & Lloyd Center
- Low HOA dues include: water, sewer, garbage, exterior maintenance and insurance
- Mountain and city views

The information above is from sources deemed reliable, but it is not guaranteed. Information is subject to change.

The Graham Street Lofts community truly exemplifies sustainable and high performance living.