



RUBY[®]

receptionists

THIRD QUARTER 2019

**PORTLAND
OFFICE
MARKET**



CAPACITY
COMMERCIAL GROUP^{LLC}

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For more information, please contact

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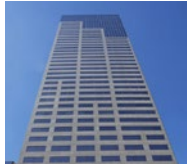


mike@capacitycommercial.com

one

*SUMMARY
MATRIX*



SUMMARY MATRIX

	BUILDING & ADDRESS	SF AVAILABLE FLOOR	PARKING RATIO	ASKING RATE PER SF/YEAR		BUILDING & ADDRESS	SF AVAILABLE FLOOR	PARKING RATIO	ASKING RATE PER SF/YEAR
1	 FOX TOWER 805 SW Broadway Portland, OR 97205	10TH FLOOR / 19,290 24TH FLOOR / 7,480	1.08/1,000	\$31.00 - \$33.00 NNN	6	 EXCHANGE BLOCK 1350 SW Fourth Portland, OR 97201	1ST FLOOR / 19,986 2ND FLOOR / 18,577 3RD FLOOR / 24,666 4TH FLOOR / 43,218 5TH FLOOR / 42,930	0.00/1,000	\$32.00 - \$34.00 NNN
2	 PIONEER TOWER 888 SW 5TH Ave Portland, OR 97204	5TH FLOOR / 24,553 6TH FLOOR / 24,557	0.63/1,000	\$37.00 - \$38.00 FS	7	 CANVAS @ PRESS BLOCKS 817 SW 17TH Ave Portland, OR 97205	2ND THROUGH 8TH 18,995 SF PER FLOOR	1.00/1,000	\$35.00 - \$37.00 NNN
3	 SIXTH + MAIN 1001 SW Sixth Ave Portland, OR 97204	4TH FLOOR / 16,801 5TH FLOOR / 16,812 6TH FLOOR / 16,877 20TH & 22ND FLOOR / 16,580 21ST FLOOR / 16,517	1.00/1,000	\$26.00 - \$28.00 NNN	8	 US BANCORP TOWER 111 SW Fifth Ave Portland, OR 97204	32ND FLOOR / 20,534 37TH FLOOR / 20,207 41ST FLOOR / 20,085 42ND FLOOR / 20,085 43RD FLOOR / 20,627	1.00/1,000	\$32.00 - \$38.00 NNN
4	 PACWEST 1211 SW 5th Ave Portland, OR 97204	4TH FLOOR / 15,491 27TH FLOOR / 15,420 29TH FLOOR / 15,361	0.75/1,000	\$34.00 - \$35.00 NNN	9	 5 MLK 5 SE MLK JR Blvd Portland, OR 97214	2ND FLOOR / 32,000 3RD FLOOR / 32,000 4TH FLOOR / 29,000 5TH FLOOR / 24,000	0.62/1,000	\$35.00 NNN
5	 WELLS FARGO CENTER 1300 SW Fifth Ave Portland, OR 97201	31ST FLOOR / 17,522 32ND FLOOR / 17,542	1.00/1,000	\$32.00 - \$34.00 NNN	10	 100 NE MULTNOMAH 100 NE Multnomah St Portland, OR 97232	5TH THROUGH 9TH 19,810 SF PER FLOOR	2.17/1,000	\$35.00 NNN

SUMMARY MATRIX

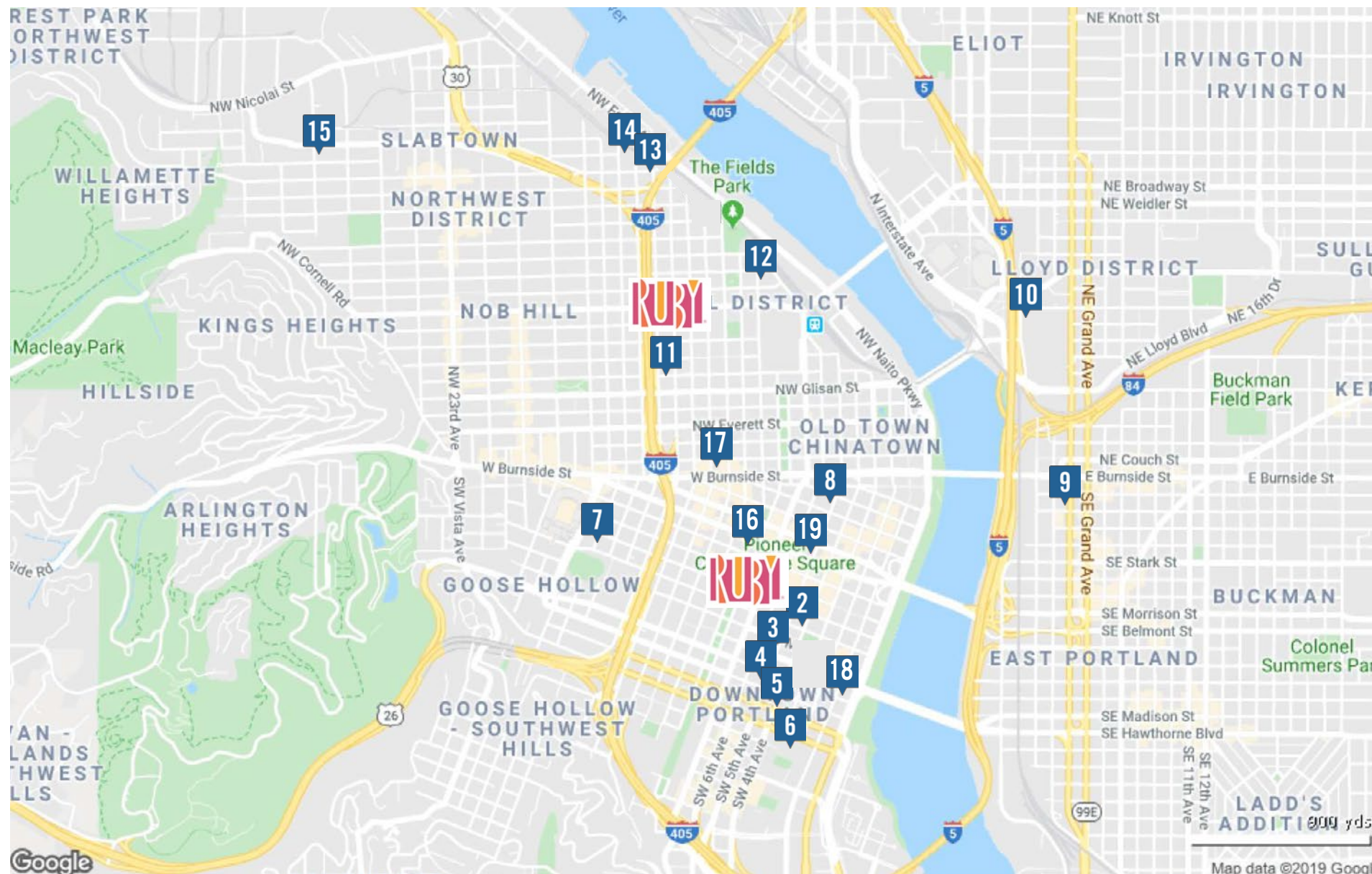
	BUILDING & ADDRESS	SF AVAILABLE FLOOR	PARKING RATIO	ASKING RATE PER SF/YEAR		BUILDING & ADDRESS	SF AVAILABLE FLOOR	PARKING RATIO	ASKING RATE PER SF/YEAR
11	 PEARL WEST 1455 NW Irving St Portland, OR 97209	7TH FLOOR / 17,658 8TH FLOOR / 17,658 9TH FLOOR / 17,694	0.96/1,000	\$31.50 NNN	16	 BLOCK 216 OFFICE 900 SW Washington Street Portland, OR 97209	3RD FLOOR / 32,107 4TH FLOOR / 33,219 5TH FLOOR / 32,031 6TH FLOOR / 30,706 7TH FLOOR / 27,603	1.00/1,000	\$38.00 - \$42.00 NNN
12	 TANNER POINT 1250 NW 9th St Portland, OR 97209	3RD - 5TH / 28,800 PER FLOOR 6TH FLOOR 22,600 7TH FLOOR 20,500 8TH FLOOR 19,600	1.05/1,000	\$32.00 - \$34.00 NNN	17	 M FINANCIAL PLAZA 1125 NW Couch St Portland, OR 97209	2ND FLOOR / 18,766 5TH FLOOR / 38,943	4.56/1,000	\$34.50 NNN
13	 FIELD OFFICE - EAST 1895 NW Front Ave Portland, OR 97209	2ND FLOOR / 25,079 3RD FLOOR / 25,643 4TH FLOOR / 25,618 5TH FLOOR / 25,026 6TH FLOOR / 15,784	1.50/1,000	\$32.00 - \$34.00 NNN	18	 FIRST & MAIN First & Main Portland, OR 97204	2ND FLOOR / 35,808 3RD FLOOR / 38,295 4, 7, 8TH FLOOR / 21,277 9TH & 13TH FLOOR / 20,690	0.80/1,000	\$39.00 - \$48.00 FS
14	 FIELD OFFICE - WEST 2035 NW Front Ave Portland, OR 97209	4TH FLOOR / 32,387 5TH FLOOR / 32,405	1.50/1,000	\$32.00 - \$34.00 NNN	19	 ASPECT ON SIXTH 400 SW 6th Avenue Portland, OR 97204	3RD FLOOR / 20,407 4TH FLOOR / 20,373 7TH FLOOR / 21,402 10TH FLOOR / 21,368 11TH FLOOR / 21,374	0.34/1,000	\$27.00 - \$30.00 NNN
15	 REDFOX COMMONS 2034 NW 27th Ave Portland, OR 97210	1ST FLOOR EAST / 22,306 2ND FLOOR EAST / 21,841	1.00/1,000	\$32.00 - \$34.00 NNN					

two

*LOCATION
MAP*



- RUBY** FOX TOWER
- RUBY** THE LOVEJOY
- 2** PIONEER TOWER
- 3** SIXTH + MAIN
- 4** PACWEST
- 5** WELLS FARGO CENTER
- 6** EXCHANGE BLOCK
- 7** CANVAS AT PRESS BLOCKS
- 8** US BANCORP TOWER
- 9** 5 MLK
- 10** 100 NE MULTNOMAH
- 11** PEARL WEST
- 12** TANNER POINT
- 13** FIELD OFFICE - EAST
- 14** FIELD OFFICE - WEST
- 15** REDFOX COMMONS
- 16** BLOCK 216 OFFICE
- 17** M FINANCIAL PLAZA
- 18** FIRST & MAIN
- 19** ASPECT ON SIXTH



three

*BUILDING
DETAILS*



FOX TOWER

805 SW BROADWAY
PORTLAND, OR 97205

SPACE AVAILABILITY

FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
10TH	19,290 RSF	12/2019	\$32.00/NNN	\$12.73	\$20.00 - \$40.00
24TH	7,480 RSF	VACANT	\$32.00/NNN	\$12.73	\$20.00 - \$40.00

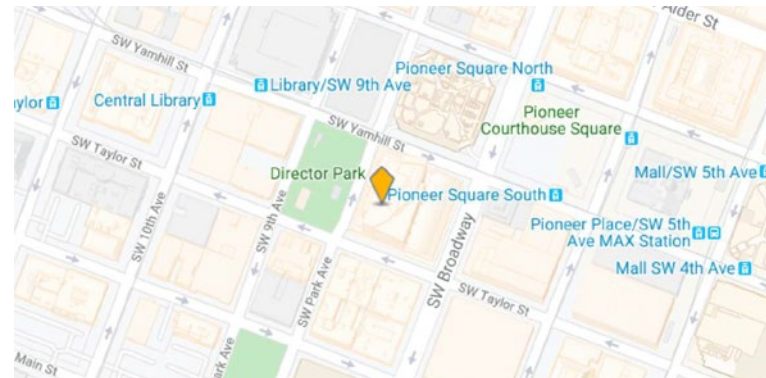
BUILDING DETAILS

OWNER	TMT Development Company Inc.
YEAR BUILT	2000
RENOVATION	N/A
BUILDING SIZE	438,466 RSF
CLASS	A
VACANCY	2.6%
AVG. FLOOR PLATE	15,660 RSF
PARKING RATIO	1.08 / 1,000
PARKING RATE/MO	\$275
WALK SCORE	100
TRANSIT SCORE	98
NOTABLE TENANTS	Ruby Receptionists, Moss Adams, CollegeNet, Hoffman
TELECOM PROVIDERS	TBD
AMENITIES	Fitness Center, Shower/Locker Facilities, Bike Storage Mezzanine, Bus Line, Restaurant



COMMENTS

- Centrally located CBD, Class A
- Grand Lobby
- Near Pioneer Square and Director Park
- LEED Gold Certified
- On-Site Theater, Flying Elephants Deli



FOX TOWER

805 SW BROADWAY
PORTLAND, OR 97205



PIONEER TOWER

888 SW 5TH AVENUE
PORTLAND, OR 97204

SPACE AVAILABILITY

FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
3RD	27,972 RSF	VACANT	\$36.00/NNN	\$11.94	\$70.00 - \$90.00
5TH	24,553 RSF	VACANT	\$37.00/NNN	\$11.94	\$70.00 - \$90.00
6TH	24,557 RSF	VACANT	\$38.00/NNN	\$11.94	\$70.00 - \$90.00



COMMENTS

- Centrally located CBD
- Part of 4-Block retail and office development including Pioneer Place retail
- Landlord planning to renovate building lobby

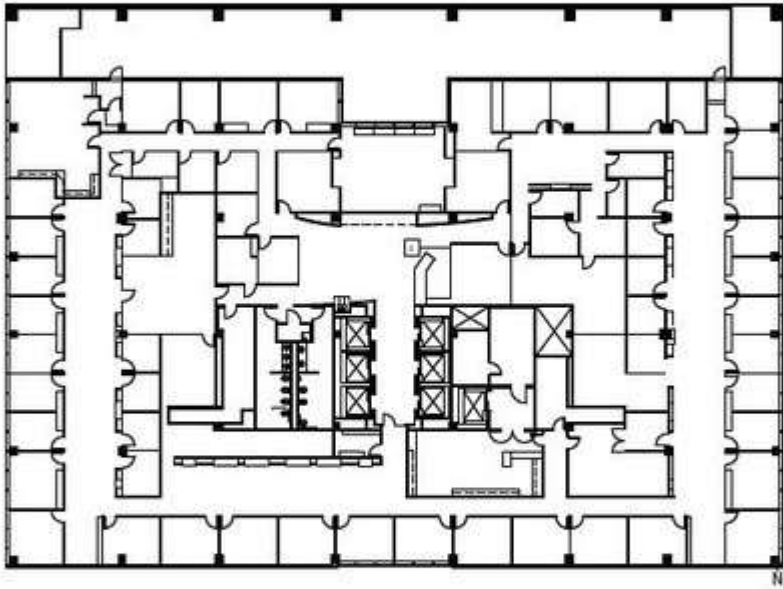


BUILDING DETAILS

OWNER	Jones Lang LaSalle Income Property Trust, Inc.
YEAR BUILT	1989
RENOVATION	N/A
BUILDING SIZE	316,884 RSF
CLASS	A
VACANCY	19.9%
AVG. FLOOR PLATE	17,687 RSF
PARKING RATIO	0.63 / 1,000
PARKING RATE/MO	\$240
WALK SCORE	98
TRANSIT SCORE	98
NOTABLE TENANTS	Tonkon Torp, Geffen Mesher & Company
TELECOM PROVIDERS	CenturyLink and Comcast
AMENITIES	Bus line, Energy Star labeled, LEED Certified, Signage

PIONEER TOWER

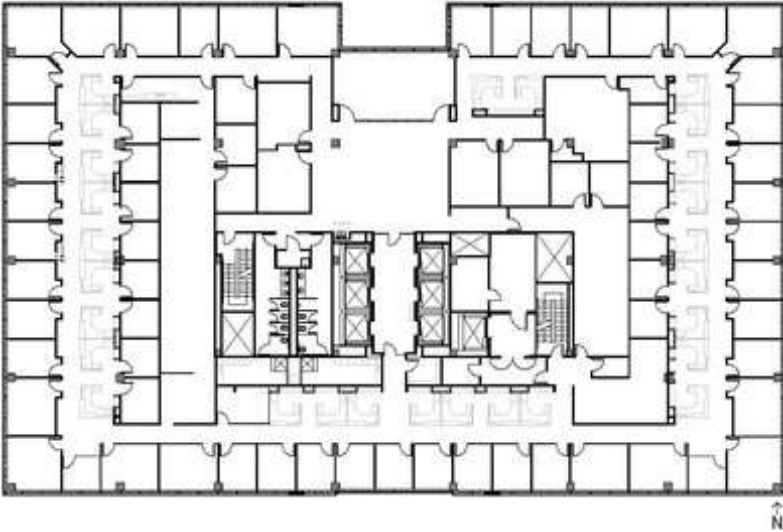
888 SW 5TH AVENUE
PORTLAND, OR 97204



3rd floor

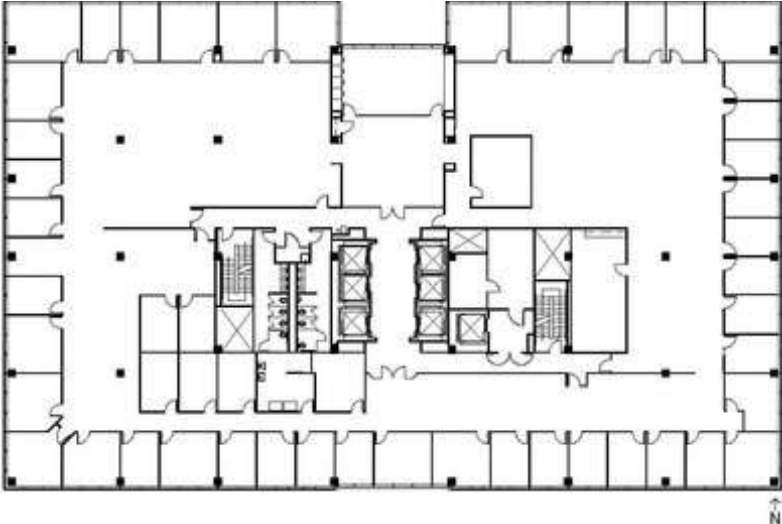
27,972 RSF

3,000 SF private deck connected to the space



5th floor

24,557 RSF



6th floor

24,557 RSF

(Divisible)

SIXTH + MAIN

1050 SW SIXTH AVENUE
PORTLAND, OR 97204

SPACE AVAILABILITY

FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
4TH - 6TH	16,801-16,877 RSF	05/2020	\$26.00/NNN	\$11.46	\$75.00 - \$80.00
20TH	16,580 RSF	VACANT	\$27.00/NNN	\$11.46	\$75.00 - \$80.00
21ST - 22ND	16,517-16,580 RSF	06/2020	\$28.00/NNN	\$11.46	\$75.00 - \$80.00

BUILDING DETAILS

OWNER	American Realty Advisors / Unico
YEAR BUILT	1980
RENOVATION	2019
BUILDING SIZE	385,475 RSF
CLASS	A
VACANCY	16%
AVG. FLOOR PLATE	16,580 RSF
PARKING RATIO	1.00 / 1,000
PARKING RATE/MO	TBD
WALK SCORE	97
TRANSIT SCORE	98
NOTABLE TENANTS	City of Portland, HDR, Inc., Cable Huston LLP
TELECOM PROVIDERS	CenturyLink (Qwest), Comcast, AT&T, Integra Telecom
AMENITIES	Bike Storage, Shower Facilities, A/C, Fitness Center Restaurant, Signage

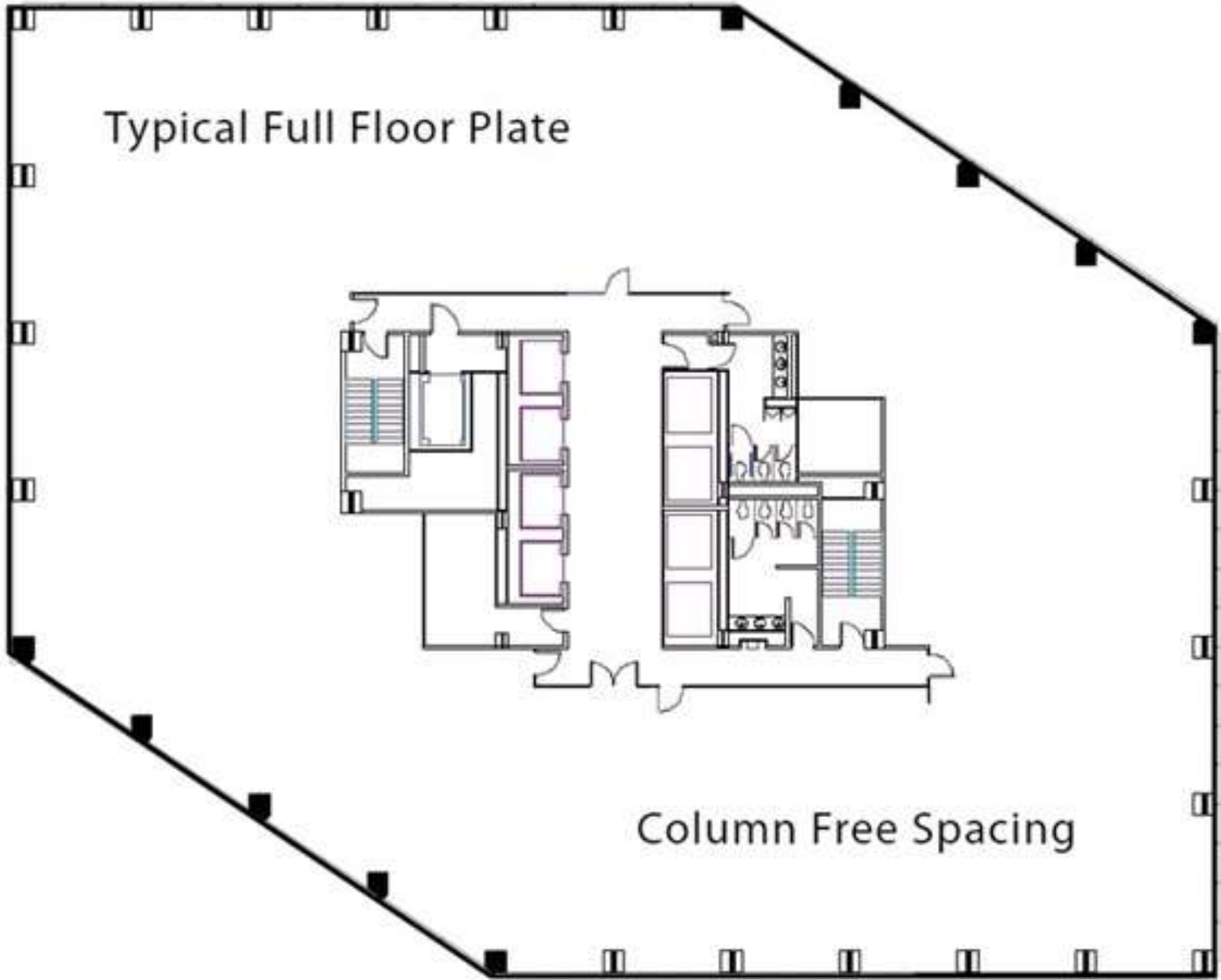
COMMENTS

- Centrally located CBD
- LEED GOLD-EB Certified
- Lobby and Common Areas under renovations
- Building Conference Center, Tenant Lounge, Bike Hub, Fitness Center



SIXTH + MAIN

1050 SW SIXTH AVENUE
PORTLAND, OR 97204



PACWEST

1211 SW 5TH AVENUE
PORTLAND, OR 97204

SPACE AVAILABILITY

FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
4TH	15,491 RSF	VACANT	\$30.00/NNN	12.85	\$75.00 - \$90.00
27TH	15,420 RSF	VACANT	\$34.00/NNN	12.85	\$75.00 - \$90.00
29TH - 30TH	15,361-11,896 RSF	VACANT	\$35.00/NNN	12.85	\$75.00 - \$90.00

BUILDING DETAILS

OWNER	Lincoln Property Company
YEAR BUILT	1984
RENOVATION	2019
BUILDING SIZE	547,992 RSF
CLASS	A
VACANCY	22%
AVG. FLOOR PLATE	15,450 - 20,904 RSF
PARKING RATIO	0.75 / 1,000
PARKING RATE/MO	\$235
WALK SCORE	99
TRANSIT SCORE	98
NOTABLE TENANTS	Schwabe, Williamson & Wyatt, Merrill Lynch, KeyBank
TELECOM PROVIDERS	AT&T, Integra, Verizon, Level3, Comcast, CenturyLink
AMENITIES	Bike Hub, Fitness Center, Tenant Lounge, Starbucks



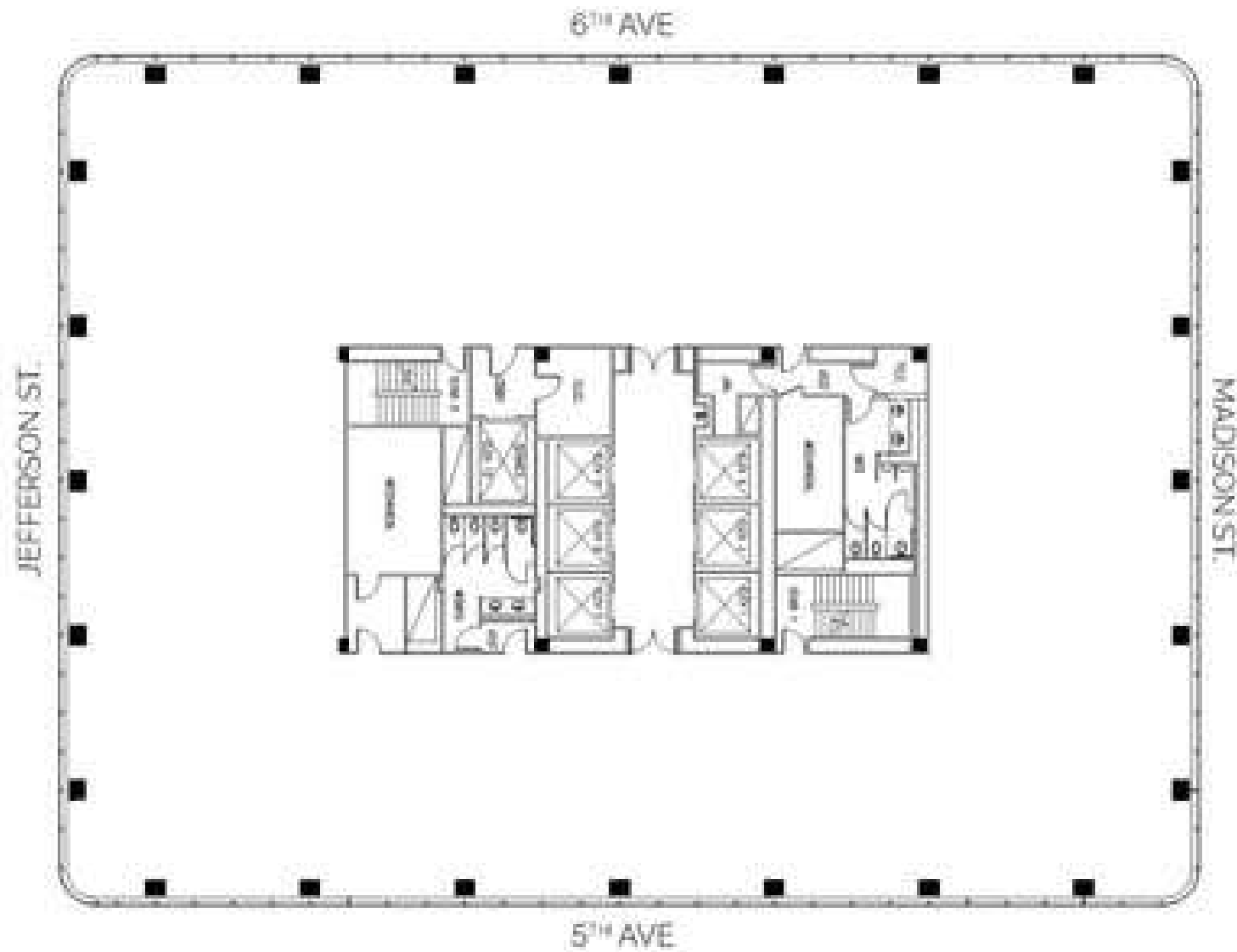
COMMENTS

- Premier Class A Building in CBD
- Recent renovation of all common areas
- New Tenant lounge, outdoor terrace, fitness facilities
- Located on main bus and light rail lines



PACWEST

1211 SW 5TH AVENUE
PORTLAND, OR 97204



WELLS FARGO CTR

1300 SW FIFTH AVENUE
PORTLAND, OR 97201

SPACE AVAILABILITY

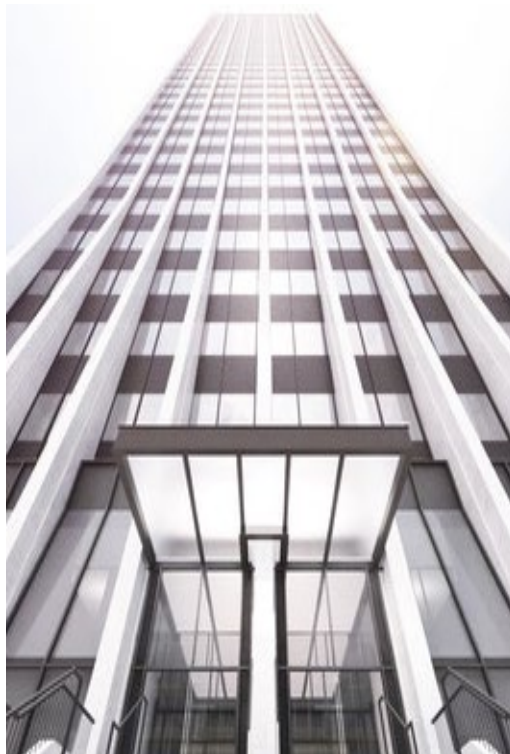
FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
30TH	17,522 RSF	01/2020	\$32.00-34.00/NNN	\$11.58	\$80.00 - \$100.00
31ST	17,5428 RSF	VACANT	\$32.00-34.00/NNN	\$11.58	\$80.00 - \$100.00

BUILDING DETAILS

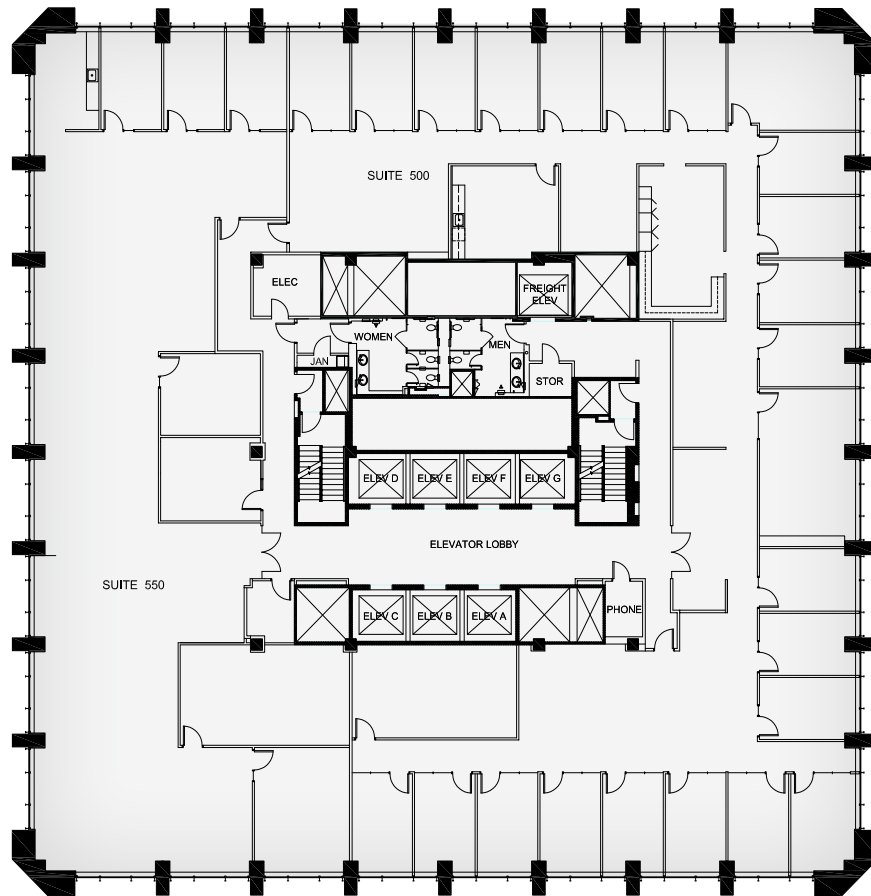
OWNER	STARWOOD CAPITAL GROUP
YEAR BUILT	1972
RENOVATION	2019
BUILDING SIZE	756,000 RSF
CLASS	A
VACANCY	17.0%
AVG. FLOOR PLATE	17,000 RSF
PARKING RATIO	0.71 / 1,000
PARKING RATE/MO	\$220
WALK SCORE	98
TRANSIT SCORE	97
NOTABLE TENANTS	Wells Fargo Bank, Davis Wright Tremaine LLP, KPMG LLP
TELECOM PROVIDERS	CenturyLink and Comcast
AMENITIES	Banking, Dry Cleaner, Near Bus Lines, Fitness & Bike Hub to be added

COMMENTS

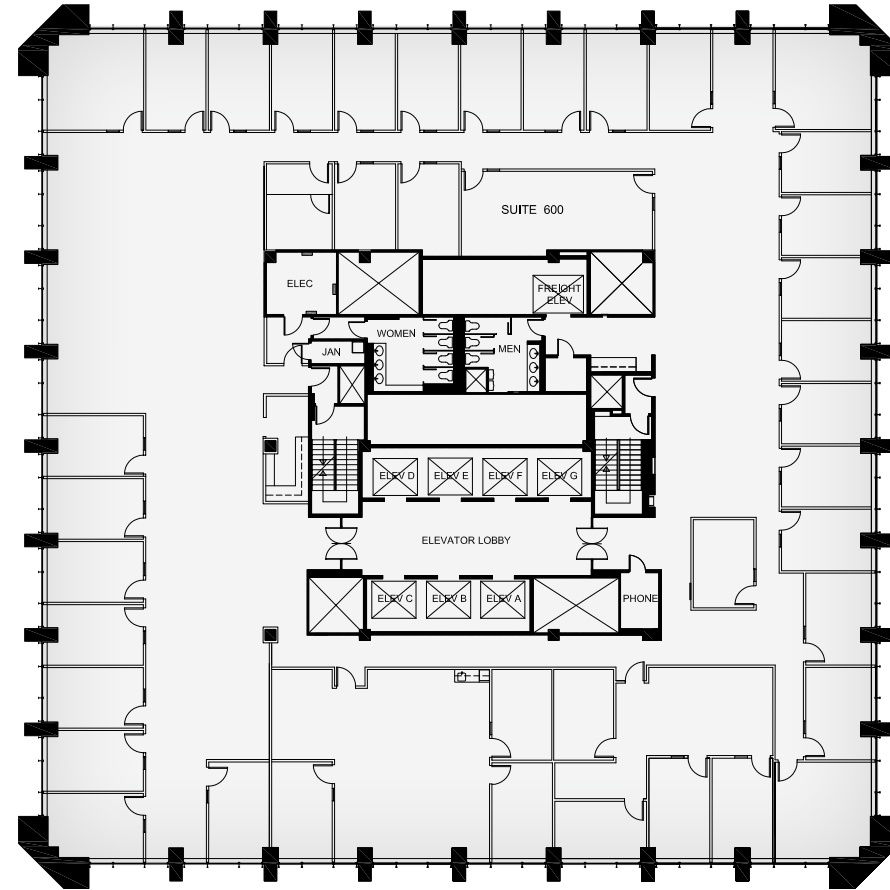
- Portland's most prestigious landmark
- Building lobbies under complete renovation
- Tenant amenity space being added to building
- Centrally located in CBD on bus and light rail lines
- 14 high-speed elevators



5th Floor - 16,789 RSF



6th Floor - 16,815 RSF



EXCHANGE BLOCK

1350 SW 4TH AVENUE
PORTLAND, OR 97201

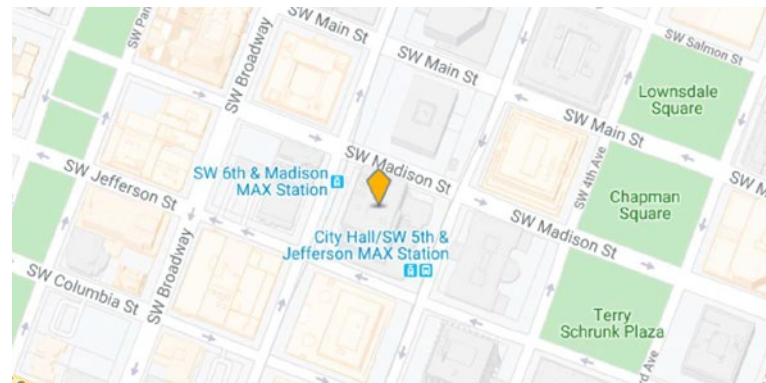
SPACE AVAILABILITY

FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
1ST - 2ND	18,577-19,986 RSF	11/1/2019	\$32.00-34.00/NNN	\$11.58	\$60.00 - \$80.00
3RD	24,666 RSF	11/1/2019	\$32.00-34.00/NNN	\$11.58	\$60.00 - \$80.00
4TH - 5TH	42,218 - 42,930 RSF	11/1/2019	\$32.00-34.00/NNN	\$11.58	\$60.00 - \$80.00



COMMENTS

- Former data center
- Building under complete renovation
- Centrally located in CBD
- Great parking in building garage

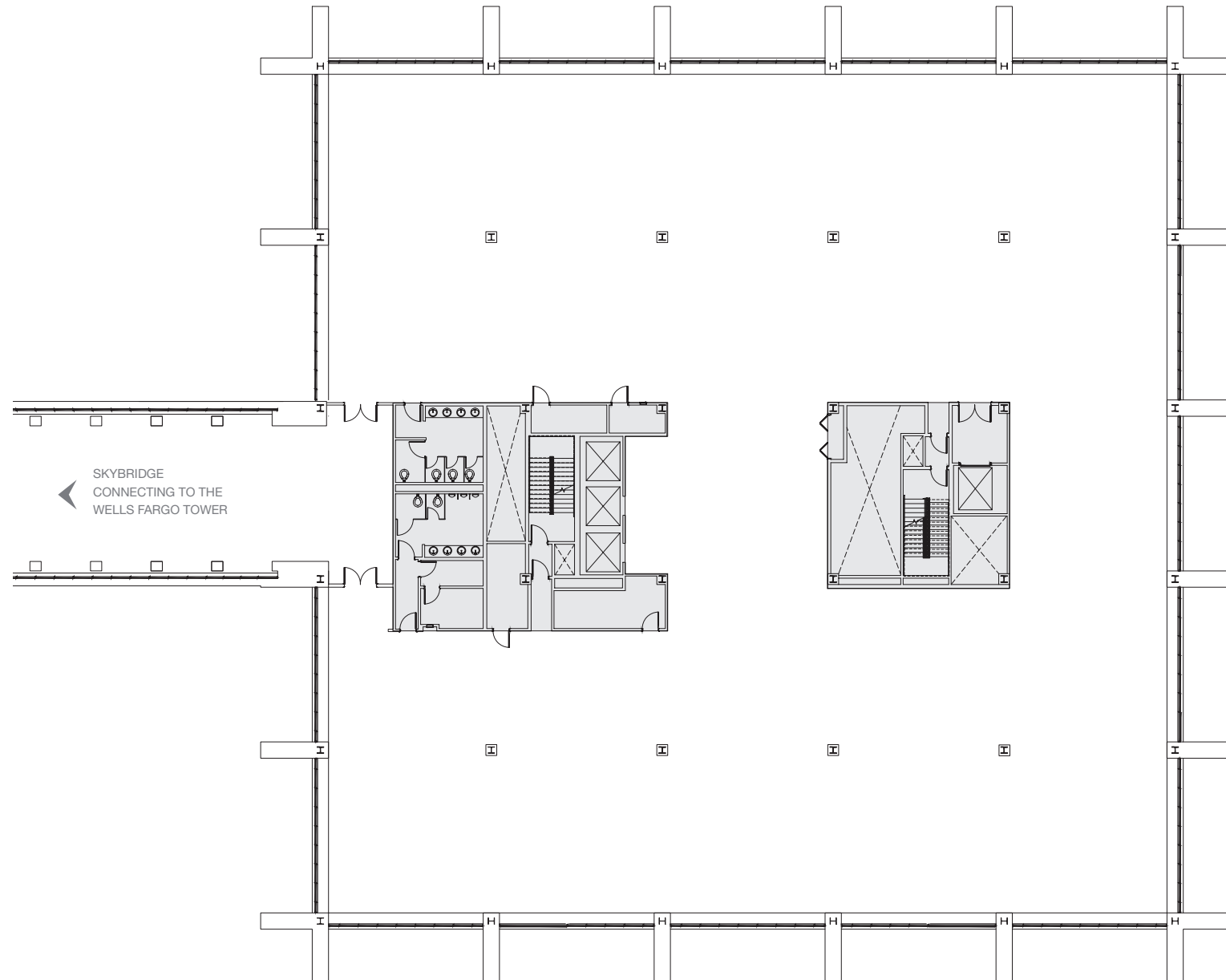


BUILDING DETAILS

OWNER	Starwood Capital Group
YEAR BUILT	1970
RENOVATION	2019
BUILDING SIZE	163,000 RSF
CLASS	A
VACANCY	0.00%
AVG. FLOOR PLATE	32,600 RSF
PARKING RATIO	0.00 / 1,000
PARKING RATE/MO	\$220
WALK SCORE	98
TRANSIT SCORE	97
NOTABLE TENANTS	None
TELECOM PROVIDERS	CenturyLink and Comcast
AMENITIES	Rooftop Deck, New Bike Hub, Secure Parking

EXCHANGE BLOCK

1350 SW 4TH AVENUE
PORTLAND, OR 97201



PRESS BLOCKS

CANVAS @ THE PRESS BLOCKS
817 SW 17TH AVENUE, PORTLAND, OR 97201

SPACE AVAILABILITY

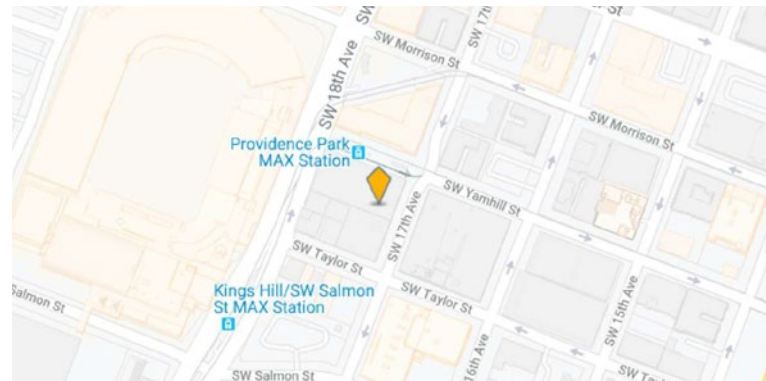
FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
2ND - 8TH	18,995 RSF	05/2020	\$32.00-34.00/NNN	\$11.00	\$80.00 - \$100.00

BUILDING DETAILS

OWNER	Urban Renaissance Group
YEAR BUILT	Proposed to be completed in 2020
RENOVATION	N/A
BUILDING SIZE	150,000 RSF
CLASS	A
VACANCY	94%
AVG. FLOOR PLATE	19,000 RSF
PARKING RATIO	1.00 / 1,000
PARKING RATE/MO	TBD
WALK SCORE	97
TRANSIT SCORE	92
NOTABLE TENANTS	None
TELECOM PROVIDERS	TBD
AMENITIES	Rooftop Deck, Conference Facilities, Fitness Center, Bike Storage, Bus Line, Shower Facilities

COMMENTS

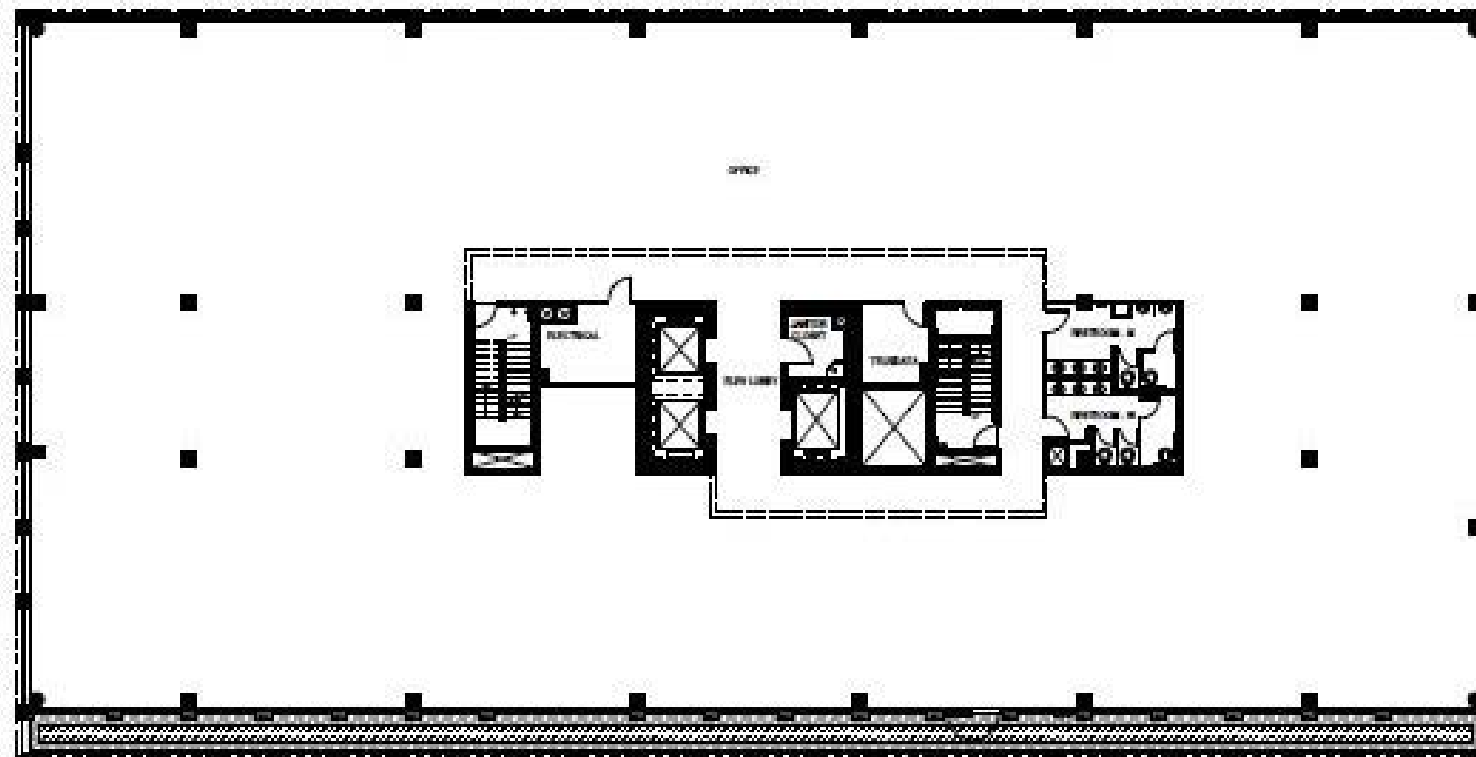
- Common rooftop terrace with panoramic west hills and downtown views
- Amenity hub including bike storage, showers, lockers and fitness center



PRESS BLOCKS

CANVAS @ THE PRESS BLOCKS
817 SW 17TH AVENUE, PORTLAND, OR 97201

Typical Floor - 19,000 RSF



US BANCORP TOWER

111 SW 5TH AVENUE
PORTLAND, OR 97204

SPACE AVAILABILITY

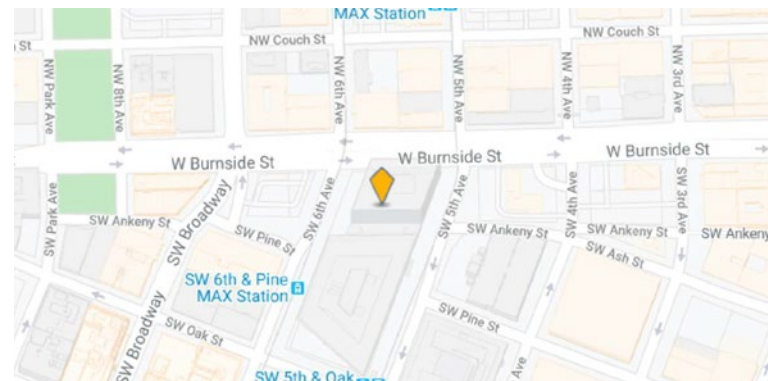
FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
32ND	20,534 RSF	VACANT	\$32.00/NNN	\$11.65	\$60.00 - \$80.00
37TH	20,207 RSF	VACANT	\$34.00/NNN	\$11.65	\$60.00 - \$80.00
41ST	20,085 RSF	03/2020	\$36.00/NNN	\$11.65	\$60.00 - \$80.00
42ND	20,085 RSF	03/2020	\$38.00/NNN	\$11.65	\$60.00 - \$80.00
43RD	20,627 RSF	03/2020	\$40.00/NNN	\$11.65	\$60.00 - \$80.00

BUILDING DETAILS

OWNER	Unico Properties
YEAR BUILT	1983
RENOVATION	N/A
BUILDING SIZE	1,154,849 RSF
CLASS	A
VACANCY	5.6%
AVG. FLOOR PLATE	25,554 RSF
PARKING RATIO	1.00 / 1,000
PARKING RATE/MO	\$250
WALK SCORE	100
TRANSIT SCORE	97
NOTABLE TENANTS	U.S. Bank, New Relic, Iovation, CorVel
TELECOM PROVIDERS	TBD
AMENITIES	Fitness Center, Restaurant, Banking, Conference Facility, On-Site Management

COMMENTS

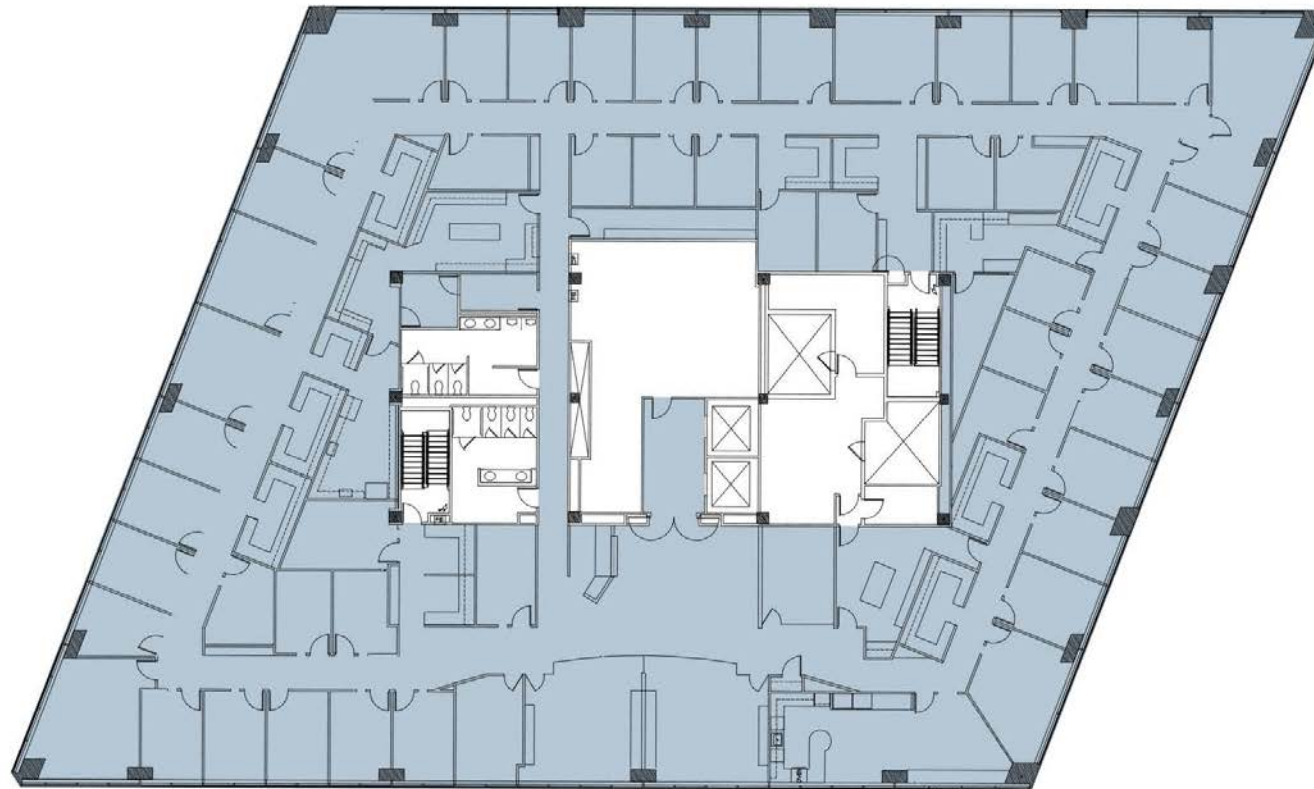
- Portland's largest office building with over 1.1 million RSF of Space
- 30th floor restaurant/bar (Portland City Grill)
- Spectacular views of the city
- Some parking in the building, majority in adjacent garage



US BANCORP TOWER

111 SW 5TH AVENUE
PORTLAND, OR 97204

43rd Floor - 20,534 RSF RSF



5 MLK

5 SE MLK JR BLVD.
PORTLAND, OR 97214

SPACE AVAILABILITY

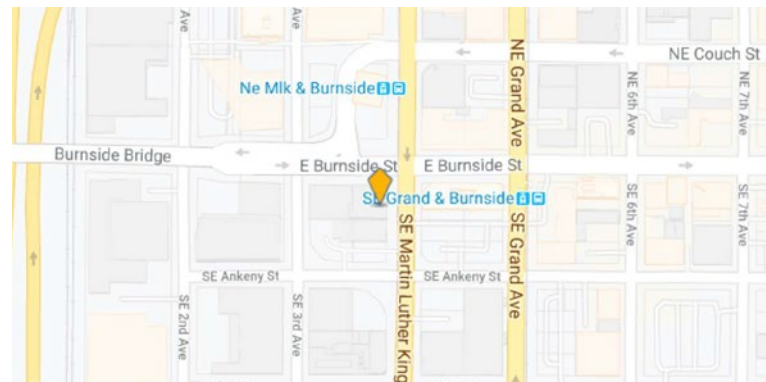
FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
2ND - 5TH	15,000-32,000 RSF	05/2020	\$5.00/NNN	\$11.00	\$80.00 - \$100.00

BUILDING DETAILS

OWNER	5 MLK RPO LLC
YEAR BUILT	Proposed to be completed Jan 2020
RENOVATION	N/A
BUILDING SIZE	120,400 RSF
CLASS	A
VACANCY	100%
AVG. FLOOR PLATE	27,000 RSF
PARKING RATIO	0.62 / 1,000
PARKING RATE/MO	TBD
WALK SCORE	81
TRANSIT SCORE	85
NOTABLE TENANTS	None
TELECOM PROVIDERS	TBD
AMENITIES	Outdoor Terrace, Bike Storage, Shower & Locker Facilities LEED Gold

COMMENTS

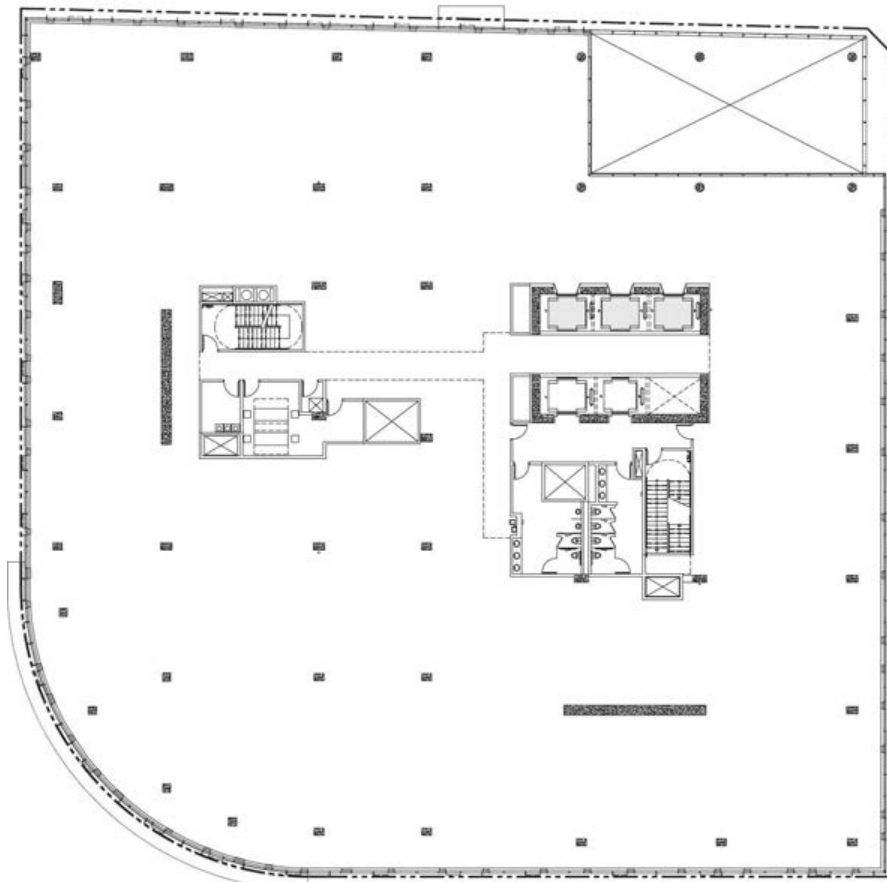
- New office space to be completed May 2020
- Private outdoor terraces available
- Building currently under construction



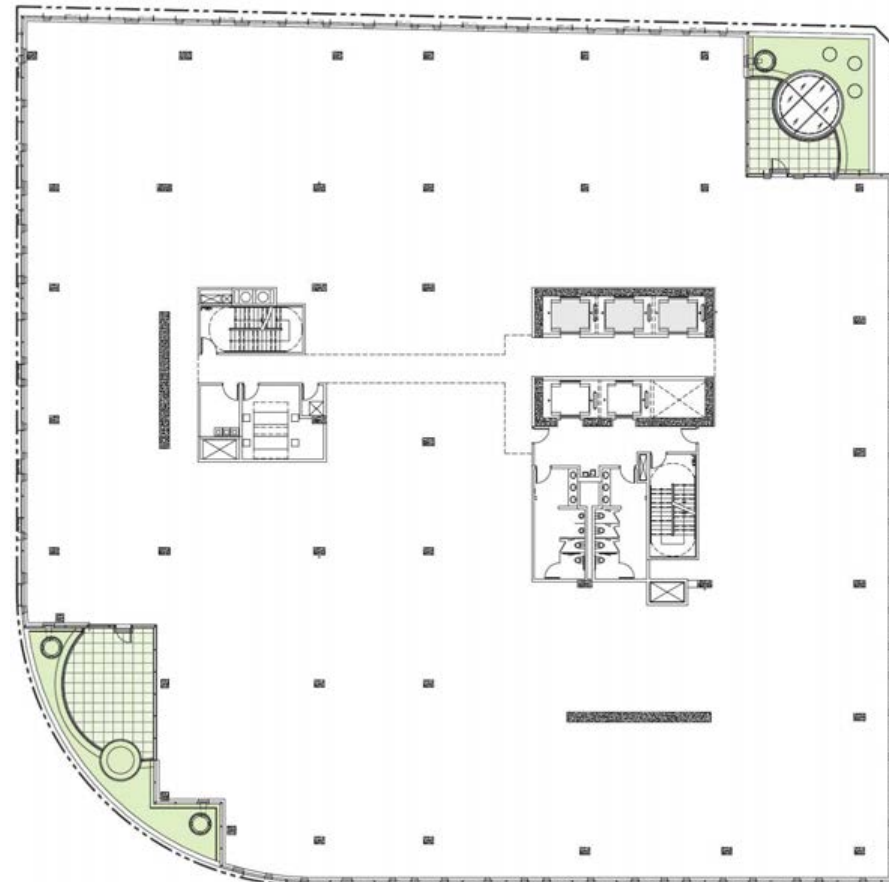
5 MLK

5 SE MLK JR BLVD.
PORTLAND, OR 97214

2nd Floor - 32,000 RSF



3rd Floor - 32,000 RSF



100 MULTNOMAH

100 NE MULTNOMAH STREET
PORTLAND, OR 97232

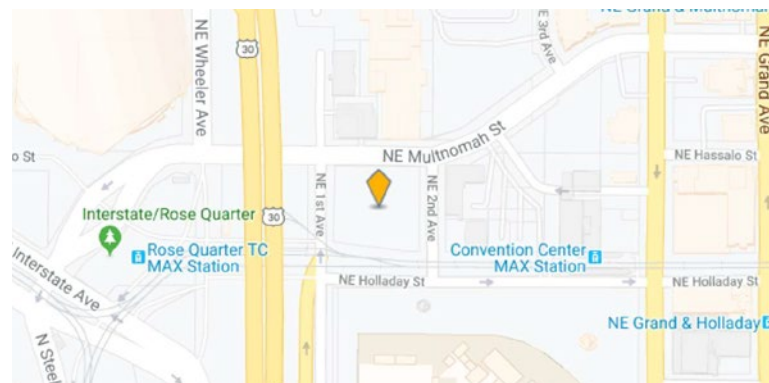
SPACE AVAILABILITY

FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
5TH - 9TH	19,810 RSF	09/2021	\$35.00/NNN	\$11.00	\$80.00 - \$100.00



COMMENTS

- New office space to be completed September 2021
- Private outdoor terraces available
- Building currently under construction



BUILDING DETAILS

OWNER	Portland Development Communication
YEAR BUILT	Proposed to be completed September 2021
RENOVATION	N/A
BUILDING SIZE	120,000 RSF
CLASS	A
VACANCY	100%
AVG. FLOOR PLATE	19,930 RSF
PARKING RATIO	2.17 / 1,000
PARKING RATE/MO	TBD
WALK SCORE	84
TRANSIT SCORE	88
NOTABLE TENANTS	None
TELECOM PROVIDERS	TBD
AMENITIES	Outdoor Terrace, Bike Storage, Shower & Locker Facilities LEED Gold

100 MULTNOMAH

100 NE MULTNOMAH STREET
PORTLAND, OR 97232



PEARL WEST

1455 NW IRVING STREET
PORTLAND, OR 97209

SPACE AVAILABILITY

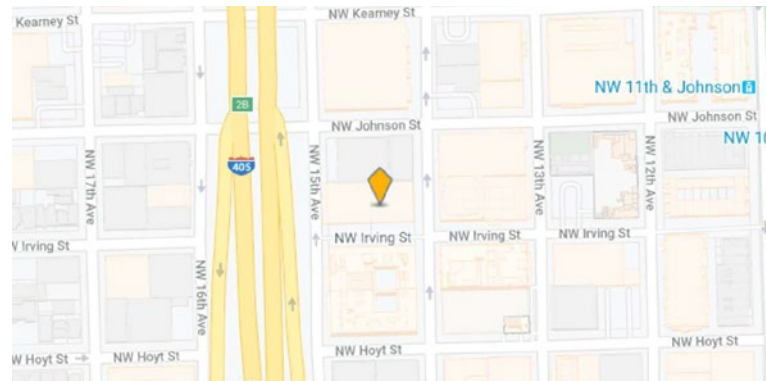
FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
7TH - 9TH	17,658 RSF	30 DAYS	\$31.50/NNN	\$8.98	\$60.00 - \$70.00

BUILDING DETAILS

OWNER	LaSalle Investment Management
YEAR BUILT	2016
RENOVATION	N/A
BUILDING SIZE	155,465 RSF
CLASS	A
VACANCY	11.7%
AVG. FLOOR PLATE	17,222 RSF
PARKING RATIO	0.96 / 1,000
PARKING RATE/MO	TBD
WALK SCORE	98
TRANSIT SCORE	88
NOTABLE TENANTS	Wacom Technology Corp., Regus, Zoom+Care
TELECOM PROVIDERS	TBD
AMENITIES	Bike Storage, Conference Rooms, Fitness Center, LEED Certified, Restaurant, Showers

COMMENTS

- Sublease (Expiring 2/28/26)
- Fully furnished office
- New exposed ceiling build-out
- Views of Mt. Hood and Downtown



TANNER POINT

1250 NW 9TH STREET
PORTLAND, OR 97209

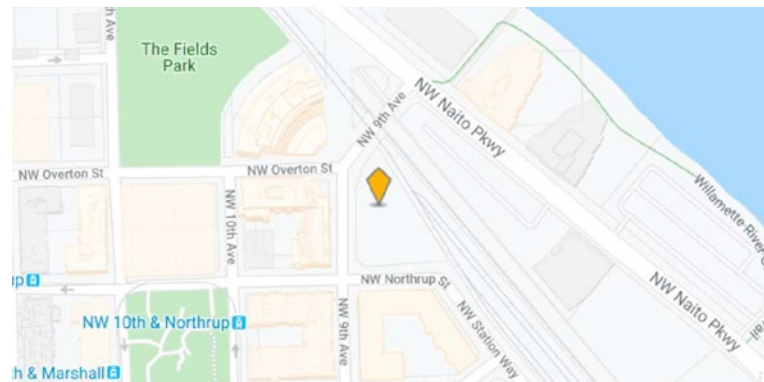
SPACE AVAILABILITY

FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
2ND - 8TH	28,800 RSF	VACANT	\$32.00 - \$34.00/NNN	\$11.50	\$65.00 - \$85.00



COMMENTS

- Brand new building with larger floor plates
- Adjacent to Residence Inn
- Two rooftop decks available for Tenant's use

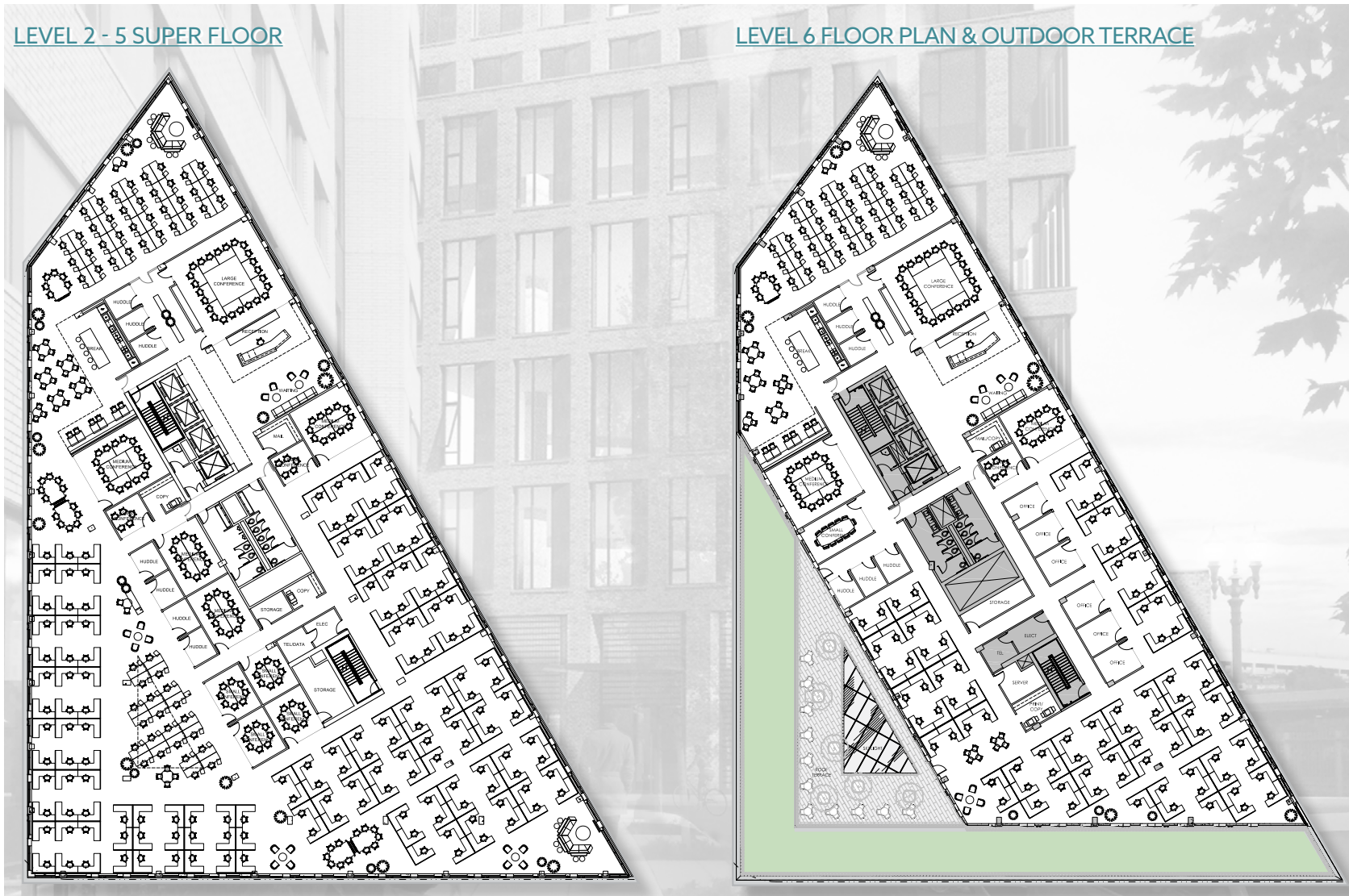


BUILDING DETAILS

OWNER	CBRE Global Investors Ltd.
YEAR BUILT	2018
RENOVATION	N/A
BUILDING SIZE	202,853 RSF
CLASS	A
VACANCY	84%
AVG. FLOOR PLATE	25,271 RSF
PARKING RATIO	0.76 / 1,000
PARKING RATE/MO	\$150 - \$240
WALK SCORE	93
TRANSIT SCORE	84
NOTABLE TENANTS	TBD
TELECOM PROVIDERS	Comcast
AMENITIES	Outdoor Terrace, Bike Hub, Shower & Locker Rooms, Close to I-405 & I-5

TANNER POINT

1250 NW 9TH STREET
PORTLAND, OR 97209



FIELD OFFICE EAST

1895 NW FRONT AVENUE
PORTLAND, OR 97209

SPACE AVAILABILITY

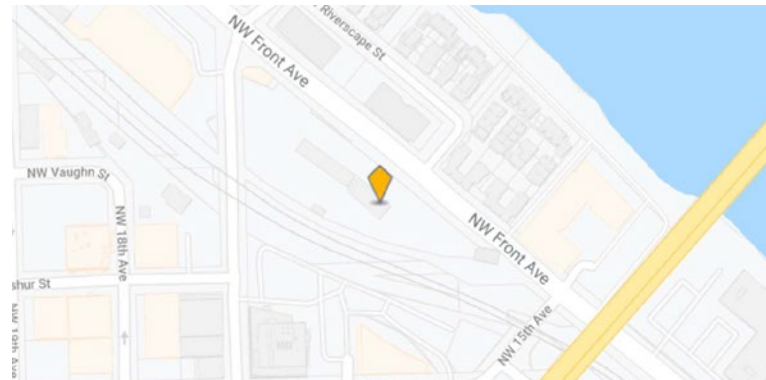
FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
2ND - 5TH	25,026-25,643 RSF	VACANT	\$32.00-34.00/NNN	\$11.58	\$70.00 - \$90.00
6TH	15,784 RSF	VACANT	\$32.00-34.00/NNN	\$11.58	\$70.00 - \$90.00

BUILDING DETAILS

OWNER	Goldman Sachs & Co.
YEAR BUILT	2018
RENOVATION	N/A
BUILDING SIZE	130,565 RSF
CLASS	A
VACANCY	78.80 %
AVG. FLOOR PLATE	25,088 RSF
PARKING RATIO	1.50 / 1,000
PARKING RATE/MO	\$200 - \$240
WALK SCORE	87
TRANSIT SCORE	60
NOTABLE TENANTS	TBD
TELECOM PROVIDERS	TBD
AMENITIES	Rooftop, LEED Platinum, Landscaped Plaza, Bike Hub

COMMENTS

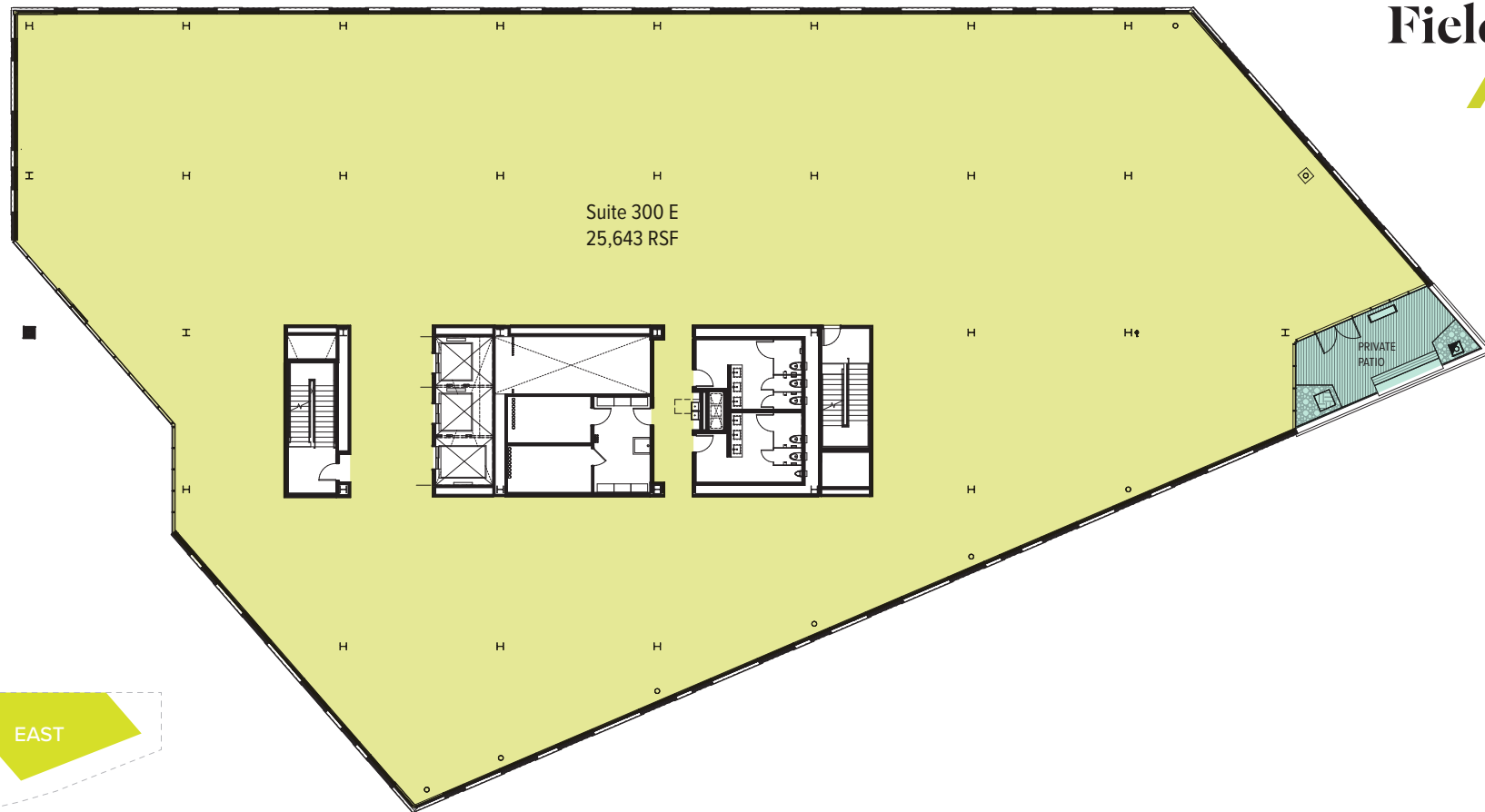
- Part of two building development with multiple outdoor decks and collaborative spaces
- New construction
- On-site daycare



FIELD OFFICE EAST

1895 NW FRONT AVENUE
PORTLAND, OR 97209

Field Office



FIELD OFFICE WEST

2035 NW FRONT AVENUE
PORTLAND, OR 97209

SPACE AVAILABILITY

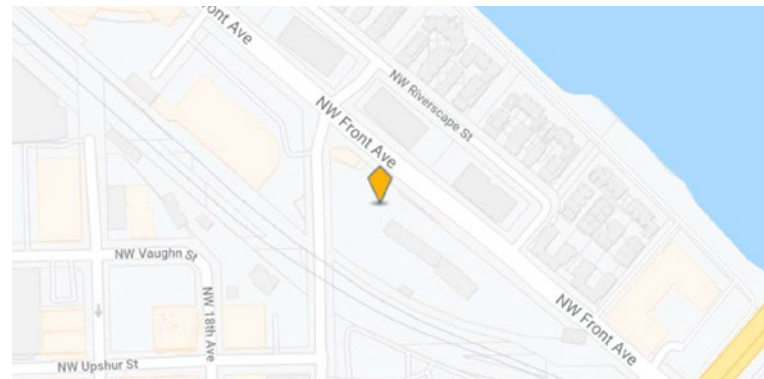
FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
4TH	32,387 RSF	VACANT	\$32.00-34.00/NNN	\$11.58	\$70.00 - \$90.00
5TH	32,405 RSF	VACANT	\$32.00-34.00/NNN	\$11.58	\$70.00 - \$90.00

BUILDING DETAILS

OWNER	Goldman Sachs & Co.
YEAR BUILT	2018
RENOVATION	N/A
BUILDING SIZE	156,651 RSF
CLASS	A
VACANCY	49%
AVG. FLOOR PLATE	26,108 RSF
PARKING RATIO	1.12 / 1,000
PARKING RATE/MO	\$200 - \$240
WALK SCORE	76
TRANSIT SCORE	59
NOTABLE TENANTS	Appearance, Ampere, Children's Garden
TELECOM PROVIDERS	TBD
AMENITIES	Rooftop, LEED Platinum, Landscaped Plaza, Day Care

COMMENTS

- Part of two building development with multiple outdoor decks and collaborative spaces
- New construction
- On-site daycare



FIELD OFFICE WEST

2035 NW FRONT AVENUE
PORTLAND, OR 97209

Field Office



REDFOX COMMONS

2034 NW 27TH AVENUE
PORTLAND, OR 97210

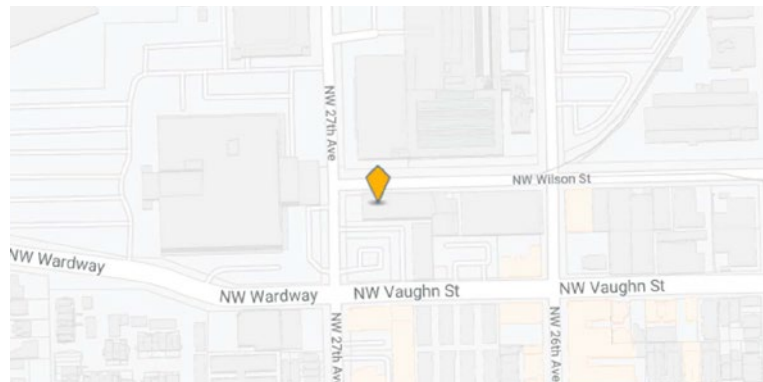
SPACE AVAILABILITY

FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
1ST EAST	22,306 RSF	VACANT	\$32.00-34.00/NNN	\$10.00	\$60.00 - \$80.00
2ND EAST	21,841 RSF	VACANT	\$32.00-34.00/NNN	\$10.00	\$60.00 - \$80.00



COMMENTS

- Part of two building development
- Complete renovation of mixed-use building
- Large floor plates

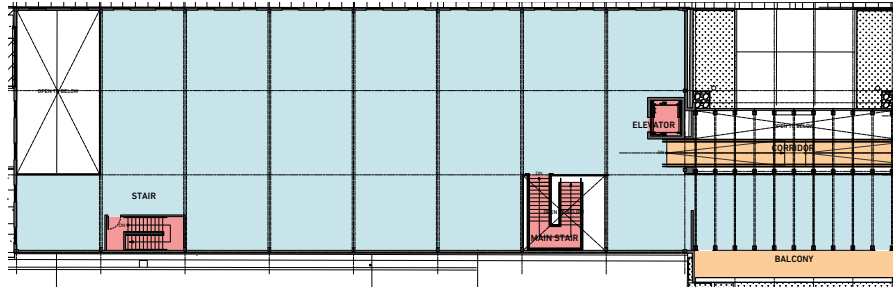


BUILDING DETAILS

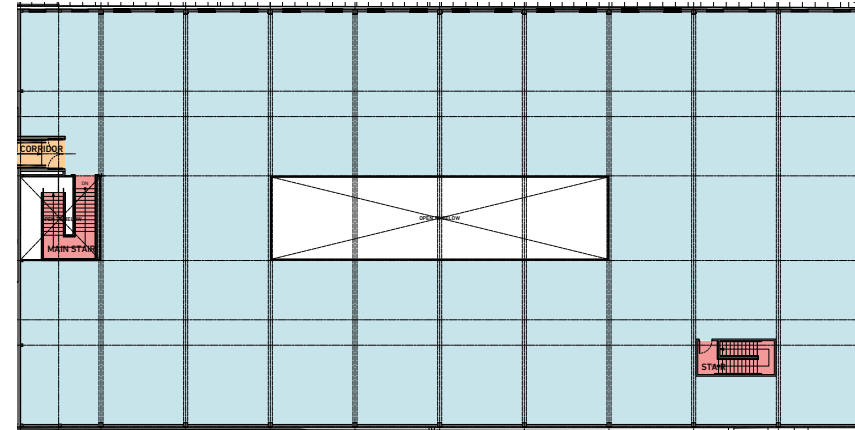
OWNER	L&L Investment Partners
YEAR BUILT	2019
RENOVATION	N/A
BUILDING SIZE	63,000 RSF
CLASS	A
VACANCY	100%
AVG. FLOOR PLATE	23,306 RSF
PARKING RATIO	1.00 / 1,000
PARKING RATE/MO	TBD
WALK SCORE	91
TRANSIT SCORE	50
NOTABLE TENANTS	N/A
TELECOM PROVIDERS	TBD
AMENITIES	LEED Certified

REDFOX COMMONS

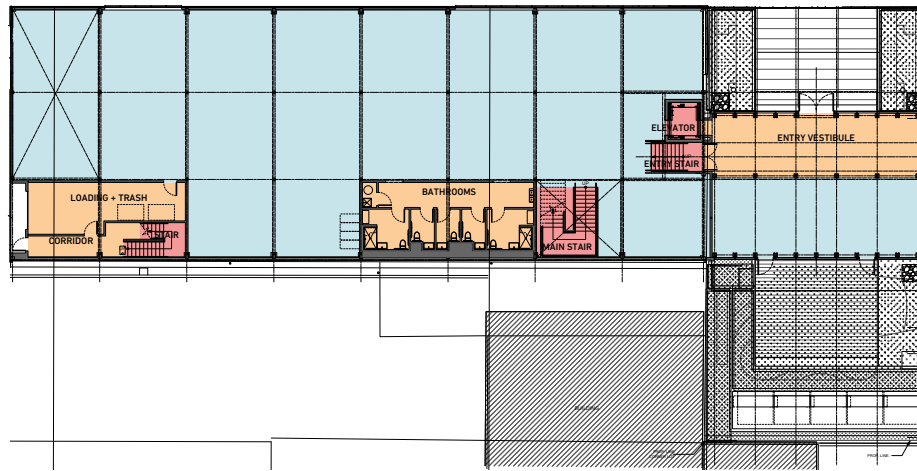
2034 NW 27TH AVENUE
PORTLAND, OR 97210



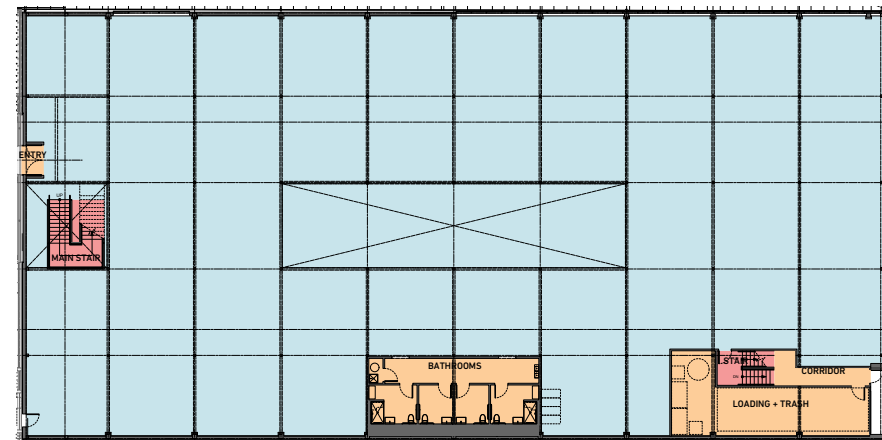
**WEST BUILDING
FLOOR 2
9,430 RSF**



**EAST BUILDING
FLOOR 2
21,841 RSF**



**WEST BUILDING
FLOOR 1
9,422 RSF**



**EAST BUILDING
FLOOR 1
22,306 RSF**

BLOCK 216

900 SW WASHINGTON STREET
PORTLAND, OR 97209

SPACE AVAILABILITY

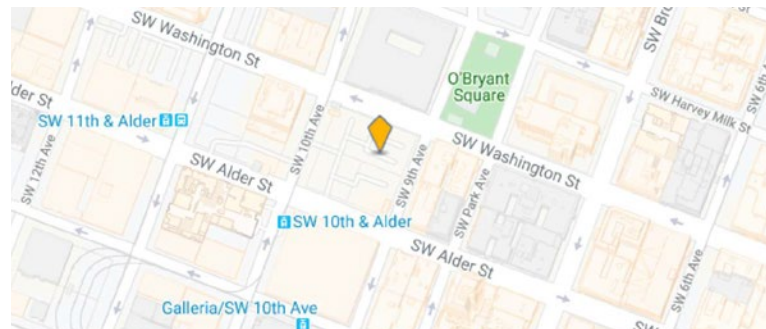
FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
3RD	32,107 RSF	02/2023	\$38.00/NNN	\$10.00	\$80.00 - \$100.00
4TH	33,219 RSF	02/2023	\$39.00/NNN	\$10.00	\$80.00 - \$100.00
5TH	32,031 RSF	02/2023	\$40.00/NNN	\$10.00	\$80.00 - \$100.00
6TH	30,706 RSF	02/2023	\$41.00/NNN	\$10.00	\$80.00 - \$100.00
7TH	27,603 RSF	02/2023	\$42.00/NNN	\$10.00	\$80.00 - \$100.00

BUILDING DETAILS

OWNER	BPM Real Estate Group
YEAR BUILT	2023
RENOVATION	N/A
BUILDING SIZE	155,666 RSF
CLASS	A
VACANCY	100%
AVG. FLOOR PLATE	31,100 RSF
PARKING RATIO	1.00 / 1,000
PARKING RATE/MO	TBD
WALK SCORE	100
TRANSIT SCORE	98
NOTABLE TENANTS	N/A
TELECOM PROVIDERS	TBD
AMENITIES	Abundant parking, Restaurant, Spa, Retail, Hotel

COMMENTS

- 4.5 floors of underground parking
- 2 floors of event and retail space
- 5 floors of office space, 11 floors of Hotel,
- 2 floors of restaurant/spa
- Top 15 floors will be upscale condos.
- The Hotel is Ritz-Carlton, and the will be the first Ritz-Carlton in the Pacific Northwest.

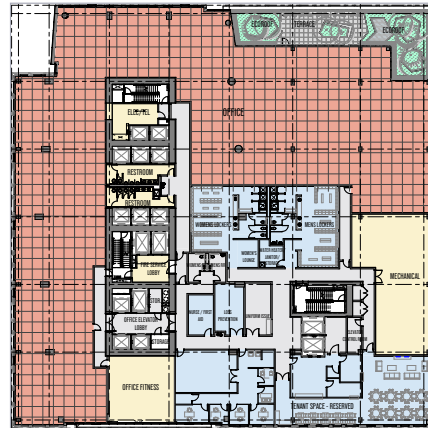


BLOCK 216

900 SW WASHINGTON STREET
PORTLAND, OR 97209

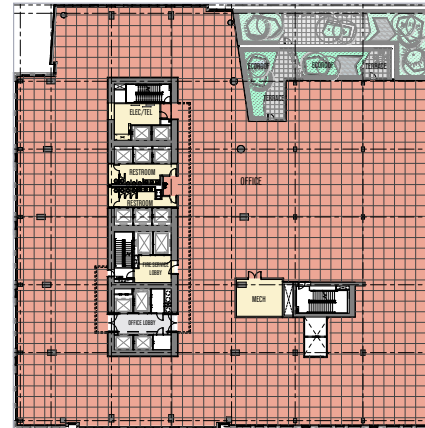
3

32,107 SF



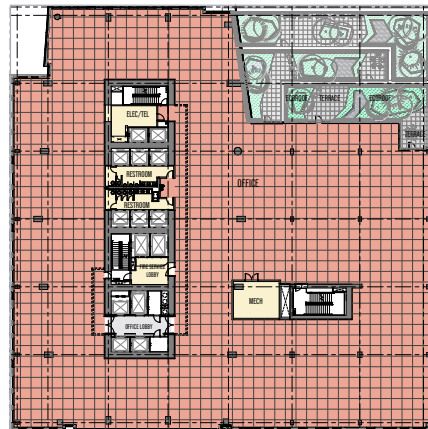
4

33,219 SF



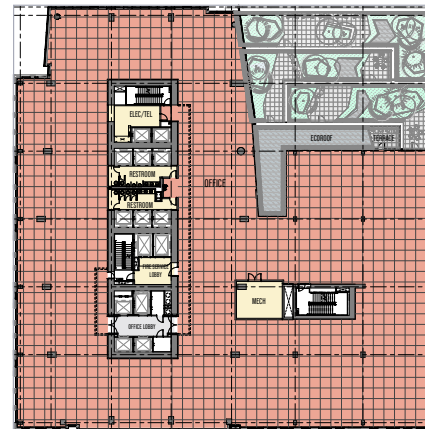
5

32,031 SF



6

30,706 SF



ASKING
LEASE RATES

\$38-\$42

NNN

TOTAL SF
AVAILABLE

152,666

M FINANCIAL PLAZA

NW 11TH & COUCH
PORTLAND, OR 97209

SPACE AVAILABILITY

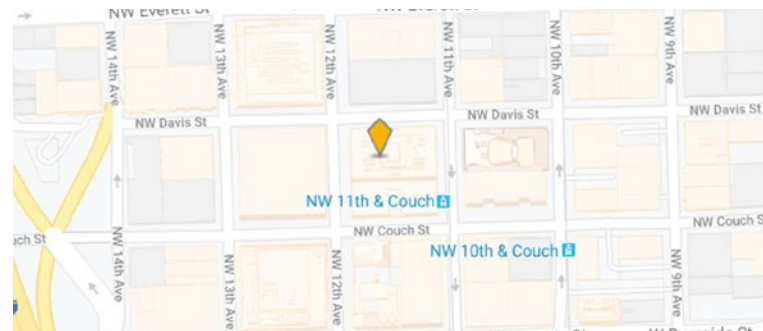
FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
2ND	18,766 RSF	VACANT	\$34.50/NNN	\$10.00	\$60.00 - \$80.00
3RD	38,943 RSF	VACANT	\$34.50/NNN	\$10.00	\$60.00 - \$80.00

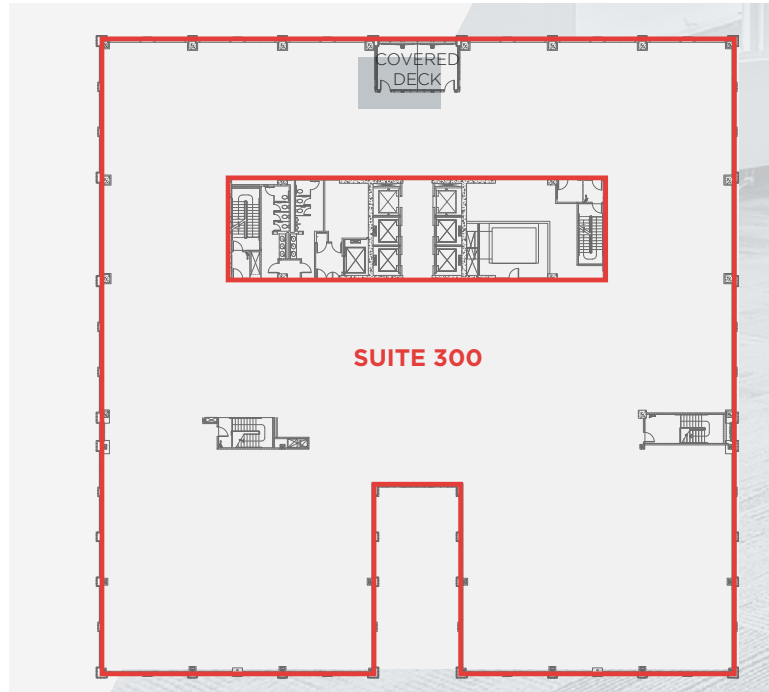
BUILDING DETAILS

OWNER	JP Morgan Asset Management
YEAR BUILT	2002
RENOVATION	N/A
BUILDING SIZE	285,000 RSF
CLASS	A
VACANCY	26%
AVG. FLOOR PLATE	26,000 RSF
PARKING RATIO	2.0 / 1,000
PARKING RATE/MO	TBD
WALK SCORE	100
TRANSIT SCORE	95
NOTABLE TENANTS	M Financial Group, Avangrid Renewables, Anthropologie
TELECOM PROVIDERS	TBD
AMENITIES	LEED Gold, New on-site fitness center, showers, locker rooms, New outdoor terrace, High tech conference room

COMMENTS

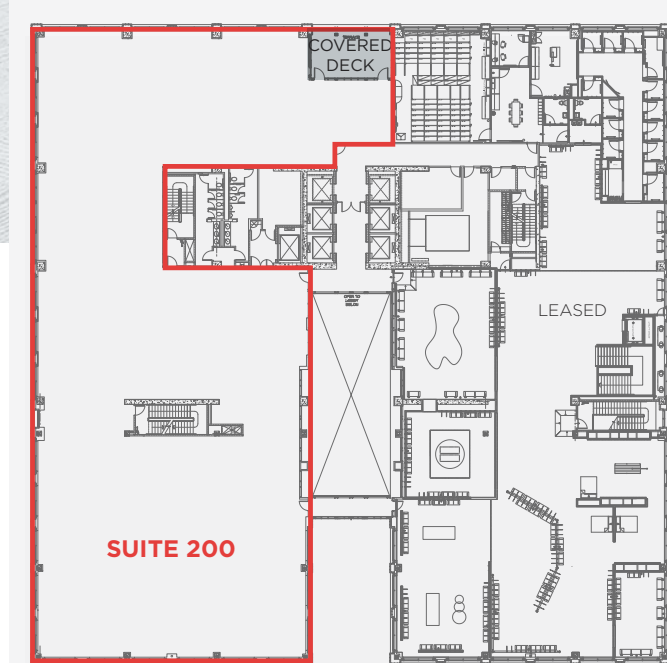
- Parking ratio of 2 per 1,000 SF in Portland's largest downtown parking garage (fully automated)
- EV car charging stations
- Dedicated lobby (1,074 RSF on first floor)
- Multiple secure bike parking rooms
- Easy access to I-405, I-5, and I-84 freeways





Third Floor 38,943 RSF

- Full Floor Opportunity
- New Restroom Finishes
- North Facing Terrace
- Potential Dedicated Entry



Second Floor 18,766 RSF

- North Facing Terrace
- New Restroom Finishes
- Open Plan

FIRST & MAIN

100 SW MAIN STREET
PORTLAND, OR 97204

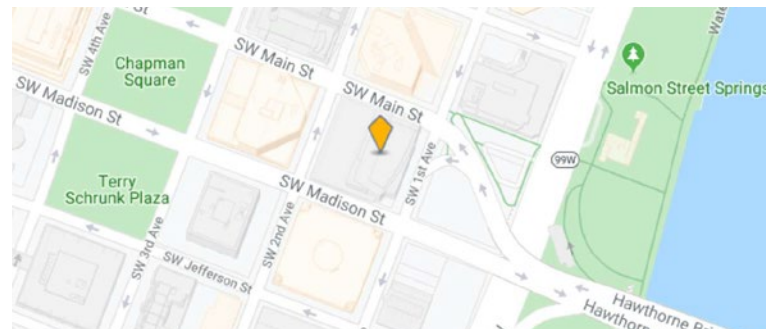
SPACE AVAILABILITY

FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
2ND	35,808 RSF	09/2020	\$39.00-\$48.00/FS	\$11.00	\$80.00 - \$100.00
3RD	38,295 RSF	09/2020	\$39.00-\$48.00/FS	\$11.00	\$80.00 - \$100.00
4, 7, 8	21,277 RSF	09/2020	\$39.00-\$48.00/FS	\$11.00	\$80.00 - \$100.00
9TH	20,690 RSF	09/2020	\$39.00-\$48.00/FS	\$11.00	\$80.00 - \$100.00
13TH	20,819 RSF	09/2020	\$39.00-\$48.00/FS	\$11.00	\$80.00 - \$100.00



COMMENTS

- HQ Quality Building
- 20,000 SF Ground-Floor Retail, professional services and amenities including coffee shop, restaurant
- Three levels of underground parking
- Bike hub with secure storage and showers
- Sweeping views of Willamette River & Mount Hood

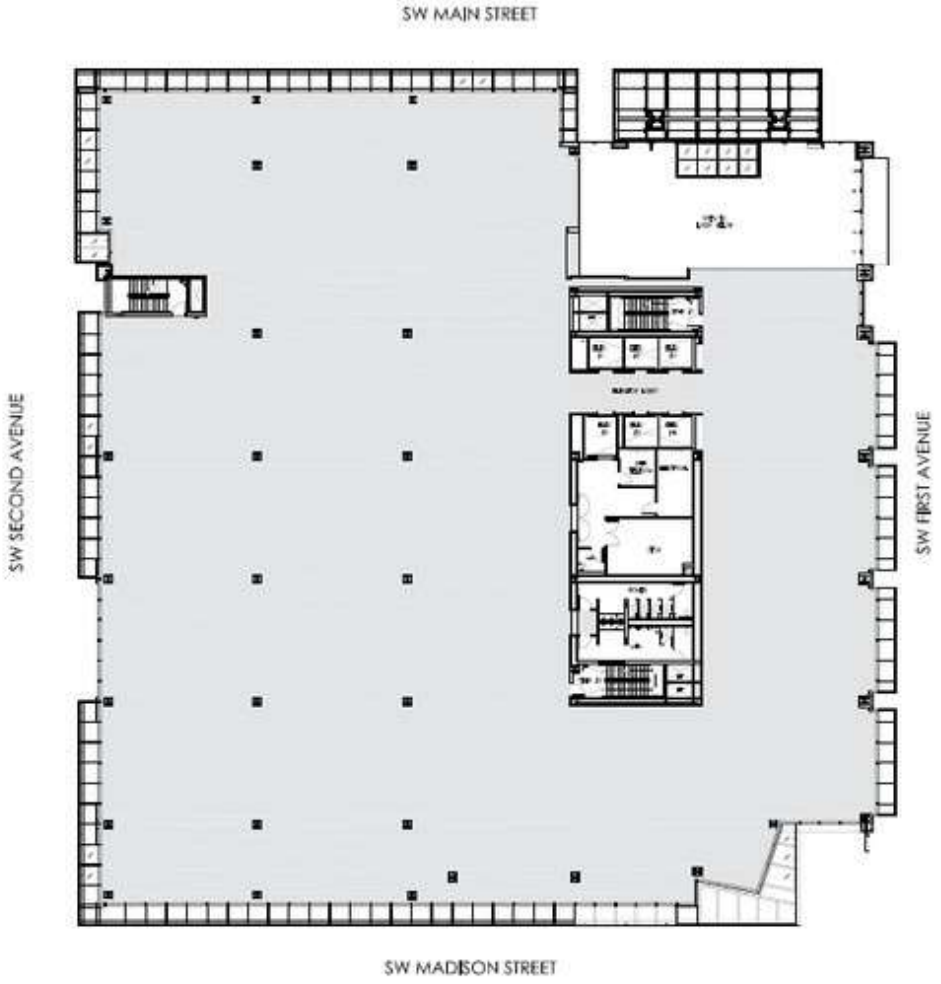


BUILDING DETAILS

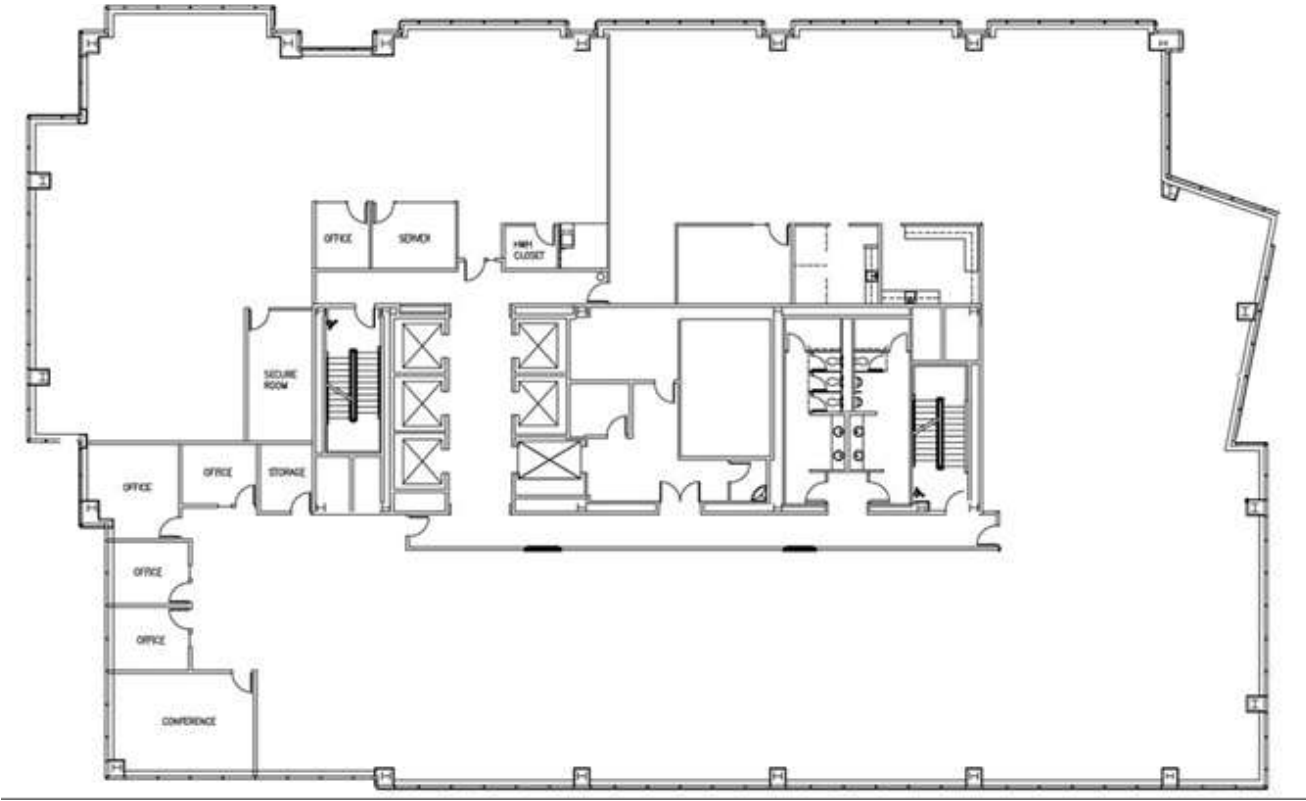
OWNER	American Assets Trust, Inc.
YEAR BUILT	2010
RENOVATION	N/A
BUILDING SIZE	364,779 RSF
CLASS	A
VACANCY	7%
AVG. FLOOR PLATE	21,031 RSF
PARKING RATIO	0.80 / 1,000
PARKING RATE/MO	TBD
WALK SCORE	94
TRANSIT SCORE	97
NOTABLE TENANTS	IRS, Dept. of Veterans Affairs, CLEAResult Consulting
TELECOM PROVIDERS	TBD
AMENITIES	LEED Certified, Balconies on 15th & 16th Floors with views, walking distance to popular restaurants, hotels, shopping

FIRST & MAIN

100 SW MAIN STREET
PORTLAND, OR 97204



13th Floor Sublease



ASPECT ON SIXTH

400 SW 6TH AVENUE
PORTLAND, OR 97204

SPACE AVAILABILITY

FLOOR	SIZE	POSSESSION	RENT	OPEX	TIs (10 Year)
3RD	20,407 RSF	08/2020	\$27.00-\$30.00/NNN	\$9.00	\$60.00 - \$80.00
4TH	20,373 RSF	08/2020	\$27.00-\$30.00/NNN	\$9.00	\$60.00 - \$80.00
7TH	21,402 RSF	VACANT	\$27.00-\$30.00/NNN	\$9.00	\$60.00 - \$80.00
10TH	21,368 RSF	VACANT	\$27.00-\$30.00/NNN	\$9.00	\$60.00 - \$80.00
11TH	21,374 RSF	VACANT	\$27.00-\$30.00/NNN	\$9.00	\$60.00 - \$80.00



COMMENTS

- Onsite parking and secure bike storage
- Newly renovated tenant lounge with espresso machines, shuffleboard, ping pong, and televisions
- Onsite fitness facility, onsite security
- Building singage availabel for larger users



BUILDING DETAILS

OWNER	Portland 400 Sixth LLC
YEAR BUILT	1961
RENOVATION	2019
BUILDING SIZE	221,232 RSF
CLASS	A
VACANCY	43%
AVG. FLOOR PLATE	20,000 RSF
PARKING RATIO	0.34 / 1,000
PARKING RATE/MO	TBD
WALK SCORE	100
TRANSIT SCORE	98
NOTABLE TENANTS	City of Portland, Epicodus, Inc., DHI Water & Environment
TELECOM PROVIDERS	TBD
AMENITIES	LEED Silver Energy Star, Major renovations to the lobby with Tenant Lounge, Fitness center and bike storage

ASPECT ON SIXTH

400 SW 6TH AVENUE
PORTLAND, OR 97204

