

















Largest contiguous block of available space in Downtown Portland



163,000 RSF (Divisible)



Efficient floor plates, up to 43,218 RSF



15' slab to slab ceiling height



Full block creative HQ opportunity



Unmatched branding/naming rights for anchor tenant



Abundant growth opportunity through adjacent Wells Fargo Center



Ready for Tenant Improvements



Sky Lounge



Potential for new bike hub with lockers & showers on lower level



Public transit & bikers paradise



Ample secure parking with up to an additional 4/1,000 parking within a 1 block radius













4 Seattle's Best

**5** City Coffee

6 Caffe Viale7 40 LBS Coffee

8 Revolucion Coffee

9 Starbucks

Hotel Modera Hilton Garden & Tower Heathman Paramount

Portland Marriott

Riverplace Hotel
Porter Hotel

Raddison Red

1 City Hall

Keller Auditorium

3 Oregon History Museum

4 PCPA

5 Courthouse

5 Justice Center

7 Portland State University

Broadway Tower



Higgins

Nel Centro

3 Three Degrees

Lechon

McCormick & Schmick's

Melting Pot

7 Rock Bottom Brewery

Terrane Restaurant

Departure Restaurant & Lounge

10 Bridge City Café

11 Southpark Seafood

12 Il Solito

13 Mizu Sushi

14 Luc Lac Vietnamese

15 Freshii

16 Morton's

\_ \_ Streetcar

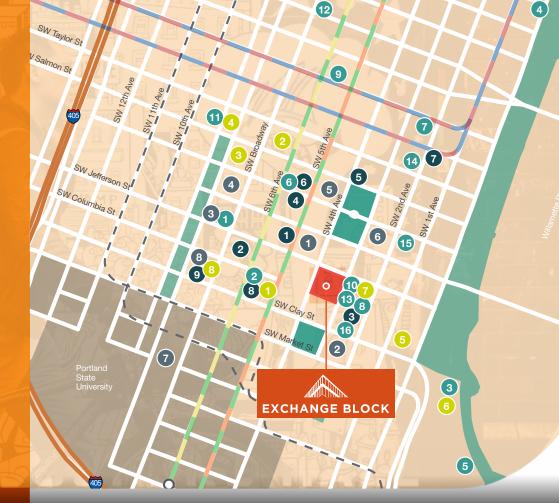
MAX Green Line

MAX Red Line

MAX Yellow Line

MAX Blue Line

MAX Orange Line



# DOWNTOWN PORTLAND'S AMENITY RICH NEIGHBORHOOD AT YOUR DOORSTEP

WINERY AND TAPROOM







### **BLOCK 300**

Creative reposition from government use

Full block in Portland CBD

Catalyst for tech-centered submarket



Creative reposition from retail use

Full block in Seattle CBD

Fortune 15 anchor tenancy



### **UNION STATION**

Redevelopment of multiple properties

Core Denver, Colorado location

Enhancement of destination LoDo submarket for Fortune 500 companies



### **OWNERSHIP**

**EXPERIENCED** 

WELL-CAPITALIZED

BEST-IN-CLASS PRODUCT DELIVERY

FLEXIBLE, RESPONSIVE AND CREATIVE TRANSACTION PROCESS

SUCCESSFUL EXPERIENCE WITH LEADING CORPORATE USERS

## LPCWEST



#### **MARK 302**

Redevelopment of vacant Sears department store

**Downtown Santa Monica** 

Class A creative office



### **PACWEST**

Reposition of iconic Portland office tower

Modern amenities

Attract and retain best in class employers



### **FLIGHT AT TUSTIN LEGACY**

Orange County's first purpose-built creative office campus

Quality, efficient, revolutionary Southern California product

INTERNATIONAL BRAND. LOCAL EXECUTION.

