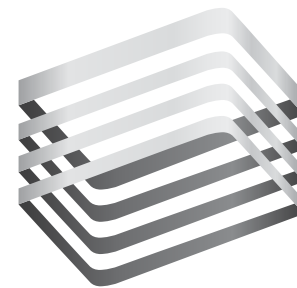




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TENANT LOUNGE WITH MULTI-SIZED MEETING FACILITIES OPENING TO AN EXPANSIVE & PARTIALLY COVERED OUTDOOR TERRACE



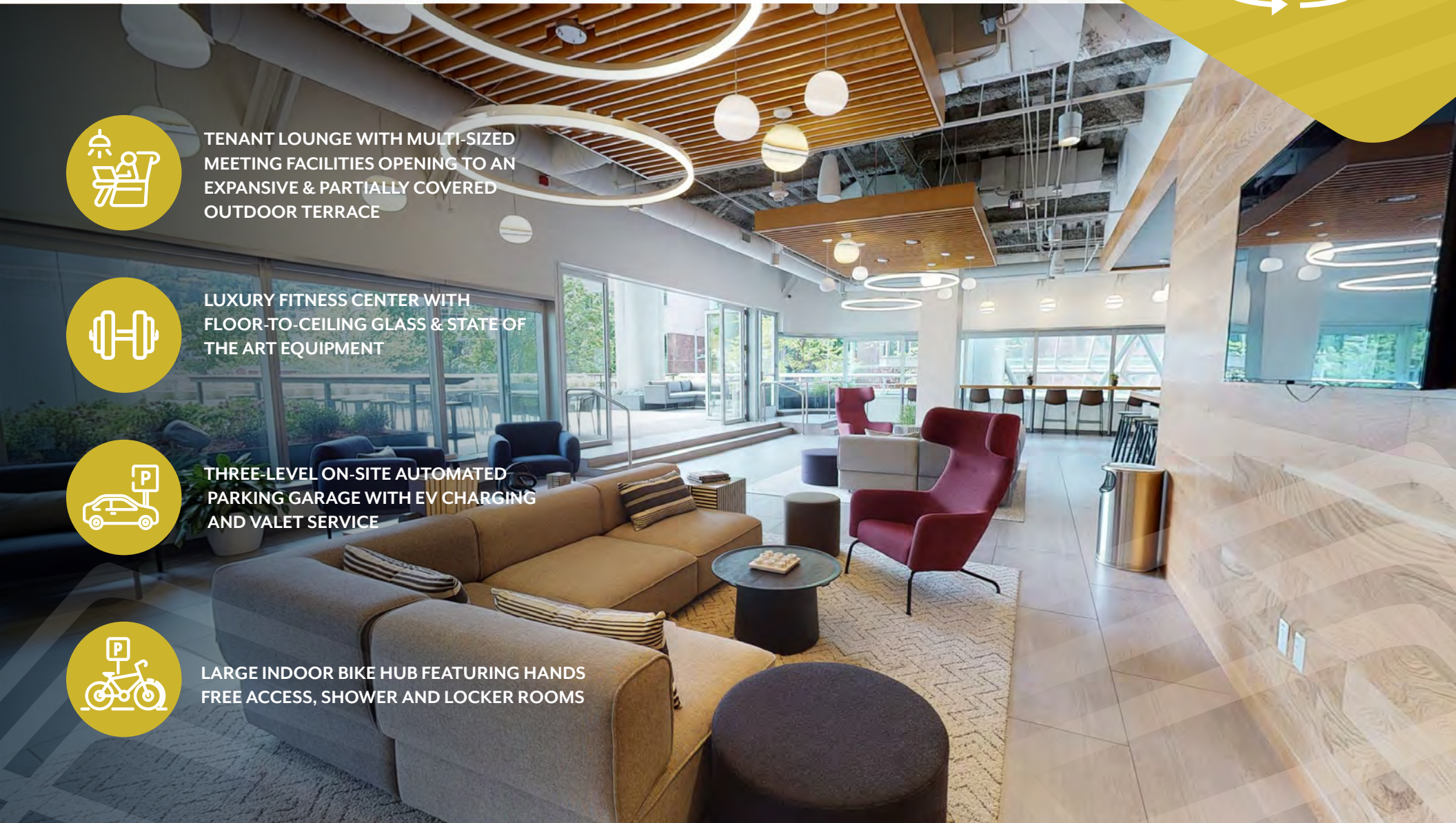
LUXURY FITNESS CENTER WITH FLOOR-TO-CEILING GLASS & STATE OF THE ART EQUIPMENT



THREE-LEVEL ON-SITE AUTOMATED PARKING GARAGE WITH EV CHARGING AND VALET SERVICE



LARGE INDOOR BIKE HUB FEATURING HANDS FREE ACCESS, SHOWER AND LOCKER ROOMS



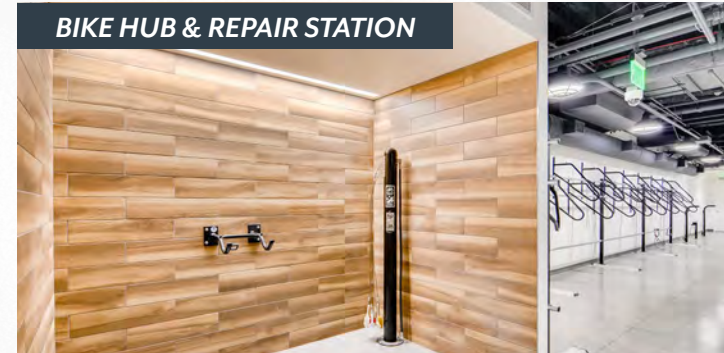
ELEVATED WORK + PLAY SPACES

Recent renovations have created inviting spaces to meet ever-changing tenant needs. The third floor tenant lounge and terrace facilitate casual meetings, hosted gatherings, formal events, and numerous opportunities to collaborate and play.

SHOWERS AND LOCKER ROOM



BIKE HUB & REPAIR STATION



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FITNESS CENTER



CLICK FOR VIRTUAL TOUR

CONFERENCE ROOM



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LOBBY



OUTDOOR TERRACE



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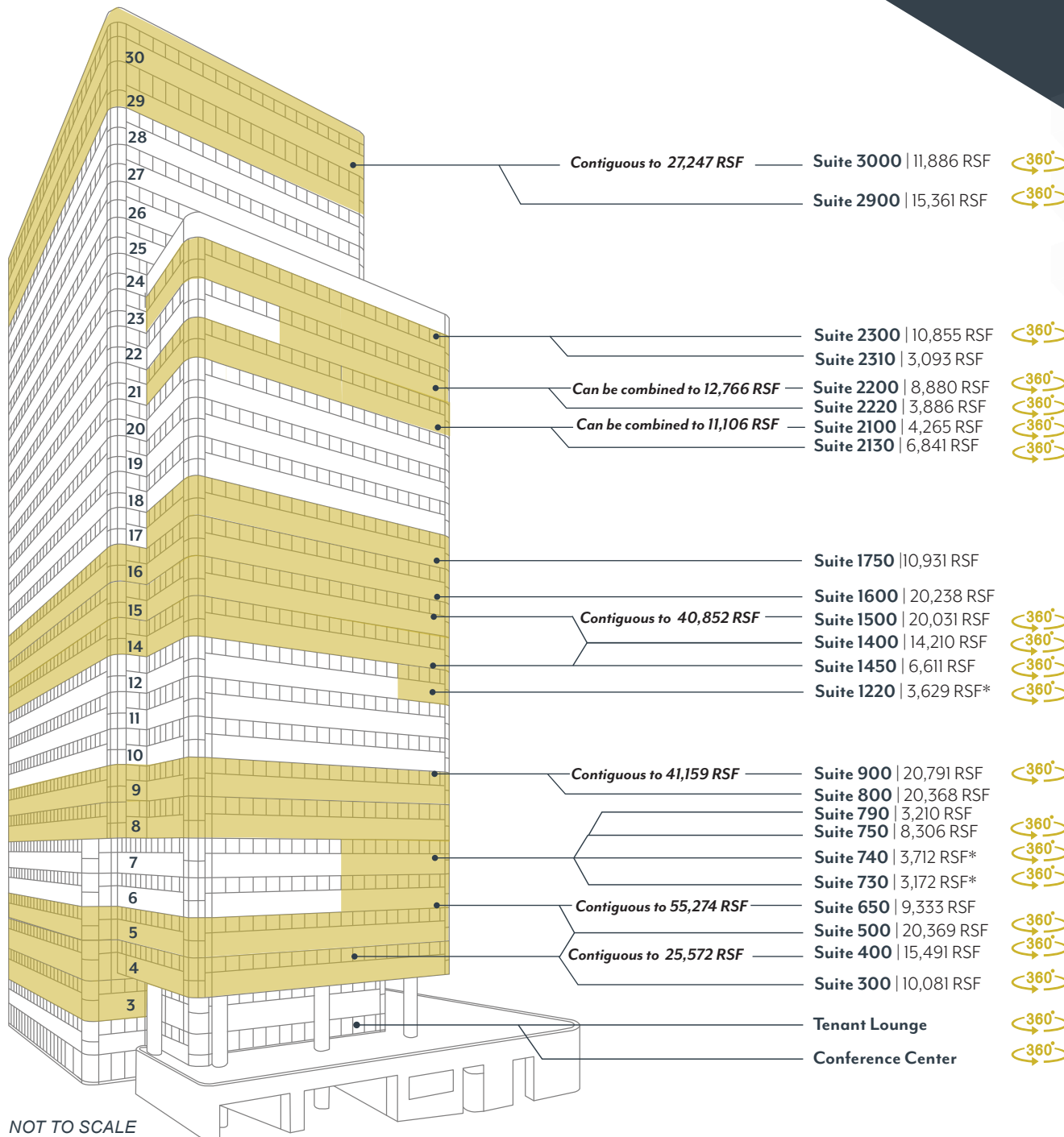
AVAILABILITIES

LEASE RATES

\$32.00 - \$36.00/RSF,NNN

* SPEC SUITES

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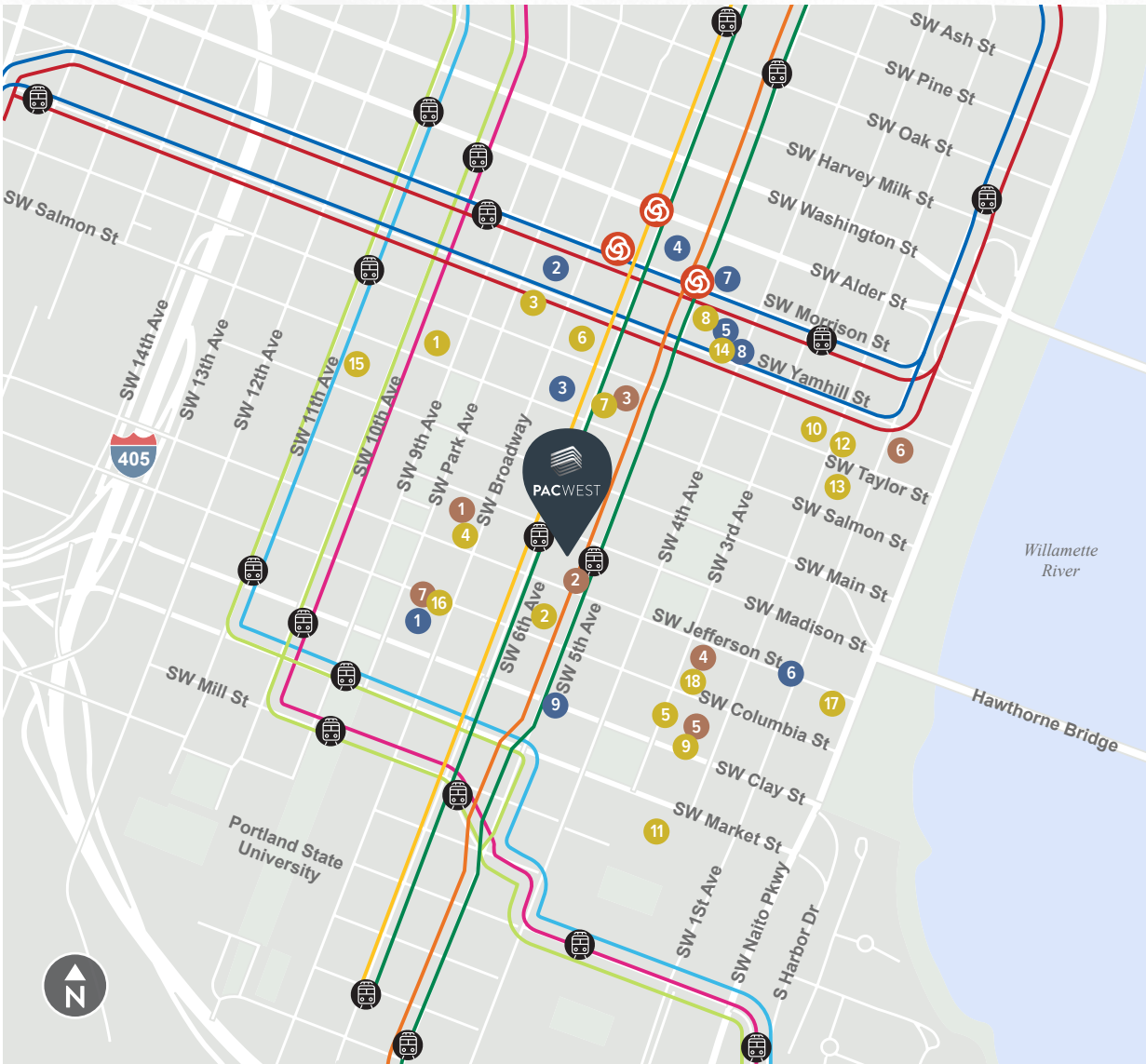
NOT TO SCALE



THE LOCATION + NEIGHBORHOOD



PACWEST



DINING

- | | |
|----------------------------------|-----------------------|
| 1 Southpark Seafood | 10 Luc Lac |
| 2 Katie's Cafe | 11 Murata Restaurant |
| 3 Flying Elephants | 12 Q Restaurant & Bar |
| 4 Higgins Restaurant | 13 Flying Elephants |
| 5 Potbelly Sandwich Shop | 14 Din Tai Fung |
| 6 Ruth's Chris Steak House | 15 Karan |
| 7 Fogo de Chão | 16 Beastro |
| 8 Raising Cane's Chicken Fingers | 17 Gastromania |
| 9 Mortons Steakhouse | 18 Poke Bar |



CAFE/COFFEE

- Caffé Umbria
- Starbucks
- Kure
- Bridge City Café
- Barista
- 40 lbs Coffee Bar
- Starbucks
- Starbucks



RETAIL / HOTELS

- Hotel Vance
- Nordstrom
- Hilton Portland & Executive Tower
- The Nines Hotel/Departure, Urban Farmer
- Pioneer Place
- Porter Hotel/Xport Lounge
- Nike Town
- Apple Store

TRI MET



MAX STATIONS

MAX Blue Line

MAX Red Line

MAX Yellow Line

MAX Green Line

MAX Orange Line



99

WALKER'S PARADISE



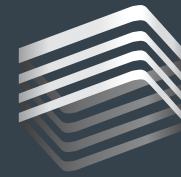
92

VERY BIKEABLE



98

TRANSIT PARADISE



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