

Field Office

— Cultivate culture

1895 - 2035 NW FRONT AVE
PORTLAND OR



Photos courtesy of CoStar Group



LEED Certified
Platinum Building



PROSPER
PORTLAND
Tax Abatement
Incentives



— Well 2021 —
Health-Safety Rated

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Field Office

Beautiful
inside and out.

Striking and innovative, Field Office offers top-of-the-market Class A office space to Portland's expanding North Pearl District, with state-of-the-art technology and amenities, iconic architecture, indoor/outdoor spaces and Forest Park, Willamette River and Cascade Mountain views.

// CAMPUS HIGHLIGHTS

Designed with the collaborative work environment in mind, the Field Office campus offers two Class A office buildings joined with a large communal outdoor space and commuter-specific amenities.

200k *rentable square feet
of available office*

- A commuter lounge for cyclists has a repair station, showers and lockers, state-of-the-art security with live commuter updates, and parking for over 200 bicycles.
- Onsite vehicle parking with an above standard 1.28/1,000 parking ratio, top-of-the-market valet service and dedicated spaces for car-sharing.
- The covered outdoor gathering area features movable seats and a fire pit.
- Field Office has three separate Biketown hubs and electric scooter charging stations, making it that much easier for tenants to stay green and commute to work.
- Located within the Enterprise Zone offering property tax abatement for select companies. Contact Newmark for additional details.



Field Office



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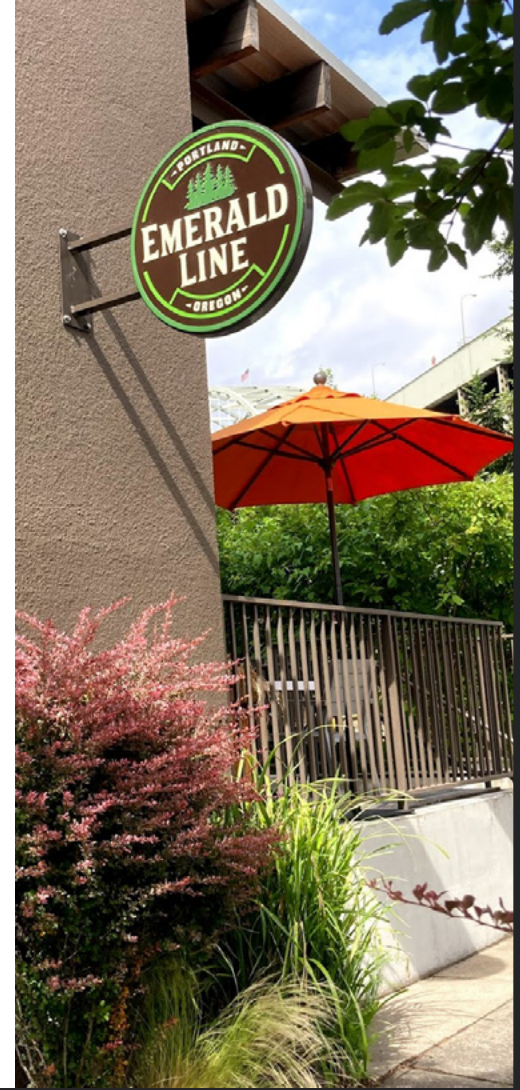


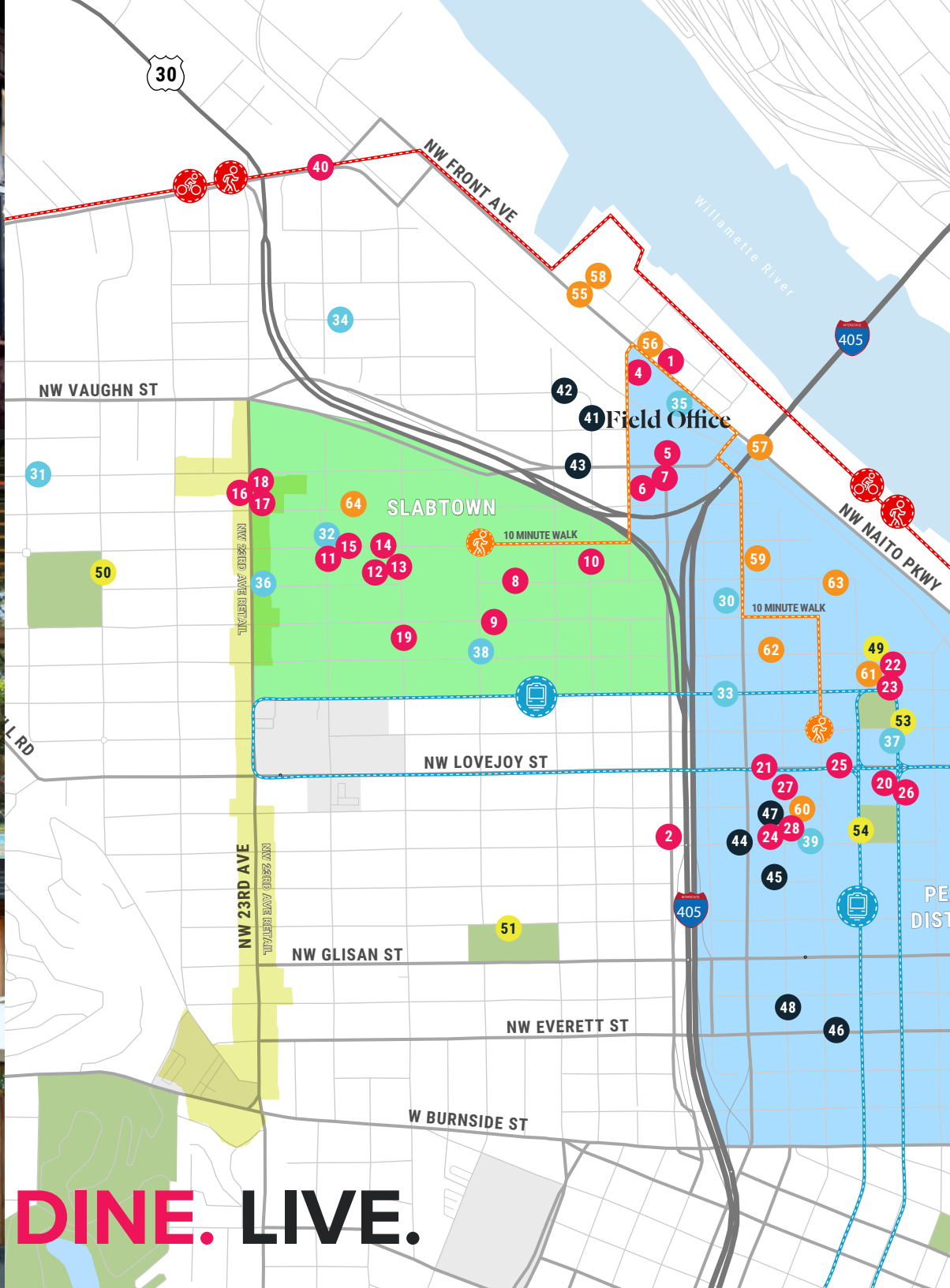
So much to see and do.

// AMENITIES

The Field Office campus is prominently located in Portland's North Pearl District on Front Avenue, surrounded by some of Portland's finest shops and restaurants. Two local favorites - the infamous Dockside and Cascadia Coffee Pub - are right next door.

The Field Office puts tenants within walking or commuting distance from a variety of restaurants and shops in The Pearl District and Slabtown, including the Emerald Line, Ovation Coffee, Besaws and New Seasons.





- FOOD & DRINK**
- 1 Cascadia Coffee
- 2 Comissary
- 3 Prince Coffee
- 4 Dockside Saloon & Restaurant
- 5 Emerald Line
- 6 Olympia Provisions
- 7 Mio Sushi & Market
- 8 Lucky Labrador Beer Hall
- 9 Gastro Mania Deli
- 10 The Sultan Cafe
- 11 Breakside Brewery
- 12 Besaws
- 13 Please Louise
- 14 The Solo Club
- 15 New Seasons Market
- 16 Moberi
- 17 Pine State Biscuits
- 18 Life of Pie
- 19 Joe's Cellar
- 20 Lovejoy Bakers
- 21 Safeway
- 22 Pizziacato
- 23 Can Font
- 24 Kure
- 25 Sungari Pearl
- 26 Yama Sushi
- 27 Daily Cafe
- 28 Quick Fish
- FITNESS**
- 30 Planet Granite
- 31 Recreate Fitness
- 32 Orange Theory
- 33 LA Fitness
- 34 CrossFit Xfactor
- 35 Formula 3 Fitness
- 36 CorePower Yoga
- 37 Barre 3
- 38 Open Awareness Yoga
- 39 24 Hour Fitness
- SHOPPING**
- 40 Schoolhouse Electric & Supply Co.
- 41 Pomarius Nursery
- 42 Bedford Brown
- 43 Oddball Shoe Company
- 44 REI
- 45 Lizard Lounge
- 46 Fjallraven
- 47 Design within Reach
- 48 Room & Board
- GREEN SPACES**
- 49 The Fields Park
- 50 Wallace Park
- 51 Couch Park
- 52 Public Dock
- 53 Tanner Springs
- 54 Jamison Square
- RESIDENTIAL**
- 55 Rivage Apartments
- 56 Waterline Apartments
- 57 Bridgetown Lofts
- 58 Riverscape Condominiums
- 59 Ramona Apartments
- 60 Heartline Apartments
- 61 Cosmopolitan Condominium
- 62 NV Apartments
- 63 Vista North Condominium
- 64 The Carson Apartments

SHOP. DINE. LIVE.

Field Office



WELL HEALTH-SAFETY RATED

From handwashing support and cleaning practices to health services and air and water quality monitoring protocols, we are working hard to support the health and safety of everyone who walks through the door.

// BUILDING FEATURES

The Field Office campus was designed with collaboration and creativity within a live/work environment. Outdoor deck space is available on every single floor of each building.

- The covered outdoor areas are perfect for informal gatherings, client events and outdoor meetings.
- The Commuter Lounge is a hub for employees who bike to work or who use mass transit for their commute, and includes lockers and showers.
- Curated on-site retail includes an on-site cafe and Children's Garden daycare.
- Brand new Conference Center and Fitness Studio offers two conference rooms with full AV capabilities, gym with best in class workout equipment and yoga/stretching studio, locker room and on-site property management's office





You want it, you got it.

// FEATURES COMING SOON

- Ride share pick up/ drop off points
- Dedicated car share stalls
- Indoor/outdoor games
- State-of-the-art vending machines
- Laundry lockers
- New media & technology upgrades
- Spec suite build-outs



Field Office

Field Office is first-of-its-kind for the North Pearl District

In addition to its large, flexible floorplates and on-site management, the Field Office campus has now been awarded both LEED Platinum Certification and “2019 Development of the Year” by Daily Journal of Commerce and is fully compliant with all seismic codes.

SIXTH FLOOR SPEC SUITE

Suite 600 E – 16,085 RSF

Available Space.

Field Office can accommodate virtually any sized tenant. The East Building is ideal for a large HQ user and the West Building is the multi-tenant opportunity.

WEST BUILDING 2035 NW Front Ave.

Suite 600 W	19,488 RSF ¹	Suite 206 W	3,729 RSF ²
Suite 501 W	21,276 RSF ¹	Suite 204 W	8,333 RSF ²
Suite 400 W	33,004 RSF ¹	Suite 202 W	2,284 RSF ²

West Building Lease Rate: \$29.00-\$31.00/RSF - NNN

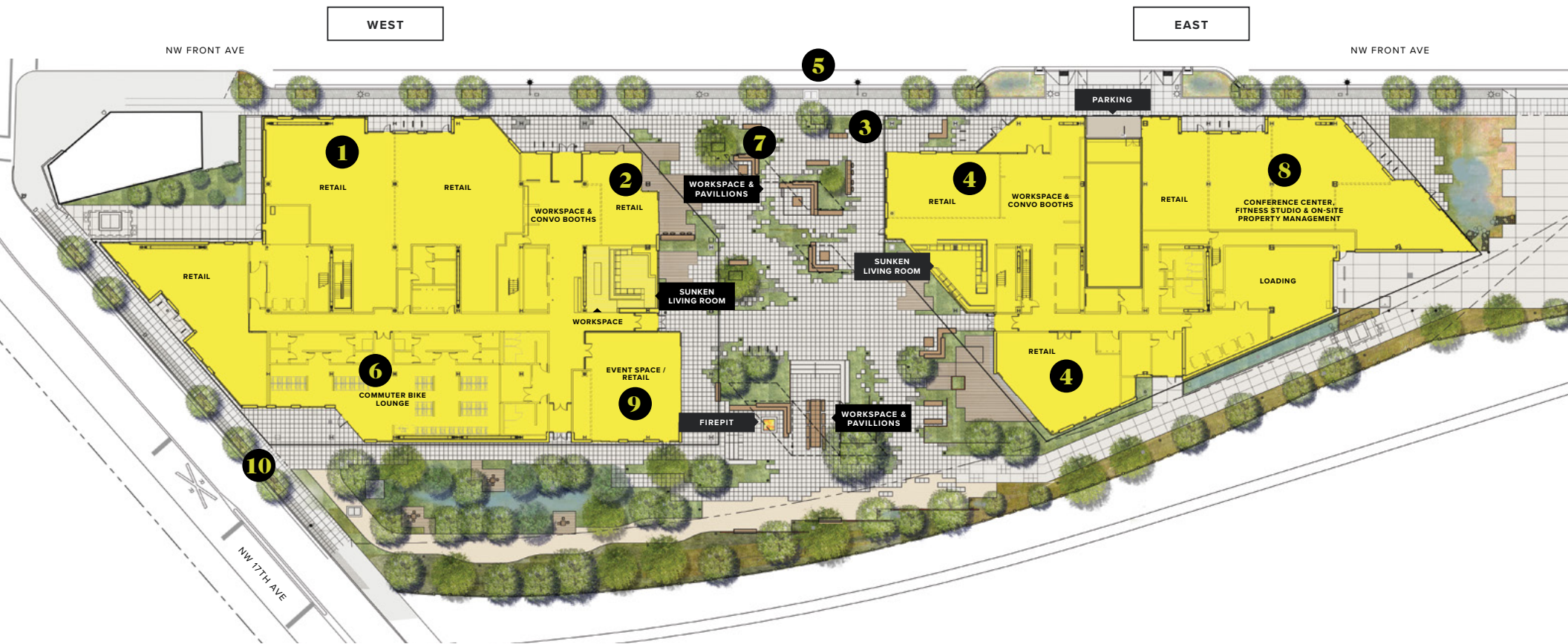
1) Suites 400, 501 & 600W contiguous to 73,768 RSF 2) Suites 202, 206, 204W contiguous to 14,346 RSF

EAST BUILDING 1895 NW Front Ave.

Suite 600 E	16,085 RSF	Suite 300 E	26,131 RSF
Suite 500 E	25,503 RSF	Suite 200 E	25,557 RSF
Suite 400 E	26,106 RSF		

East Building Lease Rate: \$32.00/RSF - NNN

East Building allows 119,382 RSF of contiguous space



Site Plan.



- 1. Children's Garden Childcare
- 2. On-site Cafe
- 3. Biketown hub
- 4. Curated Retail
- 5. Ride share pick up / drop off point
- 6. Fitness Studio & Conference Center
- 7. Electric Scooter Corrals
- 8. Conference Center, Fitness Studio & On-site Property Management
- 9. Forth Mobility
- 10. Shuttle pick up / drop off point



In The Enterprise Zone.

// Tax abatement incentives available to select companies through Prosper Portland

WHO QUALIFIES?

If your business is headquartered in Portland, produces software, or is involved in E-commerce you may qualify.

WHAT ARE THE POTENTIAL SAVINGS?

Property tax abatement for the first 5 years of the lease term. These savings could equate to between \$2.00 - \$5.00 per RSF per year. For example, if a qualified company leases the entire 5th floor of the West Building (32,248 RSF) they can expect to save between \$64,496.00 - \$161,240.00 annually for the first 5 years of lease term.

HOW DO I FIND OUT MORE?

Contact Newmark Knight Frank and we will put you in touch with the appropriate people at Prosper Portland for more information.

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