

# A LIFESTYLE **WORKPLACE**

## Focused on Community

Welcomed by a glowing fire and an expansive lobby with street-facing retail, you have entered the energetic workplace community of Tanner Point. The Pearl District's newest mixed-use commercial building features tech-enabled creative office space, common areas for co-working and views of the Willamette River for an unrivaled tenant experience.



### BIKE PARKING

And bike repair station



### LOCKER ROOM

With showers/changing rooms



### RESTAURANTS

And multifunctional space on the ground level



### NEARLY 183,000 RSF

4 floors with  
30,000 RSF each

EXPERIENCE THE  
**ADVANTAGE**

### STORY BUILDING

7 FLOORS  
OF OFFICE SPACE

### ROOFTOP TERRACES

WITH WILLAMETTE  
RIVER VIEWS



DESIGNED BY  
HACKER AND GBD ARCHITECTS

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# A VIBRANT NEIGHBORHOOD

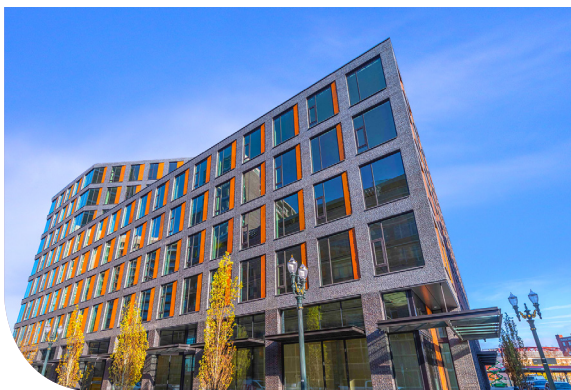


## Feeling the Pearl District Energy

The Pearl District is one of America's best examples of successful urban revitalization. A robust yet balanced mix of residential, retail and office spaces help create a trendy and stylish neighborhood. Tanner Point's industrial modern design and enlivened culture blend perfectly with this galvanizing neighborhood.

- Riverfront redevelopment
- Restaurants with diverse cuisines
- Boutique and homegrown stores

LANDSCAPED  
PARKS AND  
OUTDOOR  
GATHERING  
SPACES



NEARLY  
**6,200**  
EXISTING AND PLANNED  
RESIDENTIAL UNITS



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# People Stock

## A PEOPLE-FIRST CULTURE

#150028828

## Uniting People as a Community

Feel the convivial energy when you enter the building. From personalized services to networking events, people are the first priority at Tanner Point. Monthly social events and on-site happy hours utilize the ground-level multifunctional and retail spaces, as well as the rooftop terraces overlooking the Willamette River.

*host.*

### TECH-ENABLED INTEGRATION

Connect tenants to amenities via exclusive mobile app



### WORKPLACE ASSISTANCE

At-your-fingertips service that anticipates your needs



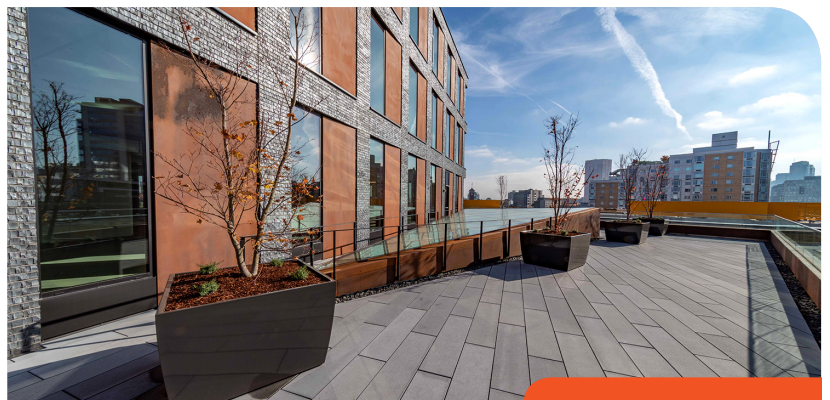
### PLATINUM-LEVEL SERVICES

Offered exclusively to top executives



### PRIVILEGED ACCESS

To other property conference space and facilities



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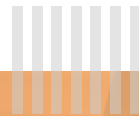


# AN INNOVATIVE **SPIRIT**

## Fostered by Multifunctional Spaces

The lobby's warm glowing fire pit and lively atmosphere draw people in, nurturing the culture and igniting the energy of this office community. Touchpoints—from multifunctional common rooms to co-working space to rooftop terraces—foster collaboration and are incubators for new ideas every day.

**ROOFTOP  
DECKS**  
FOR OUTDOOR RETREAT



**TECH-ENABLED**

For seamless connectivity



**COMMON SPACE**

For co-working  
and collaboration



**COFFEE AND BAR**

Plus ground-floor dining



**BIKE STORAGE**

And showers  
on site

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# A TRANSIT-FRIENDLY CITY

## With Buses, Streetcars and Light Rail

Located one half block from the Willamette River in the urban-revitalized Pearl District, Tanner Point is easily accessed by bus, streetcar, light rail and Amtrak. Its urban location in a highly desired residential neighborhood appeals to those who want to walk or bike to work. And, its accessibility to I-405 and I-5 and on-site parking is ideal for car commuters.



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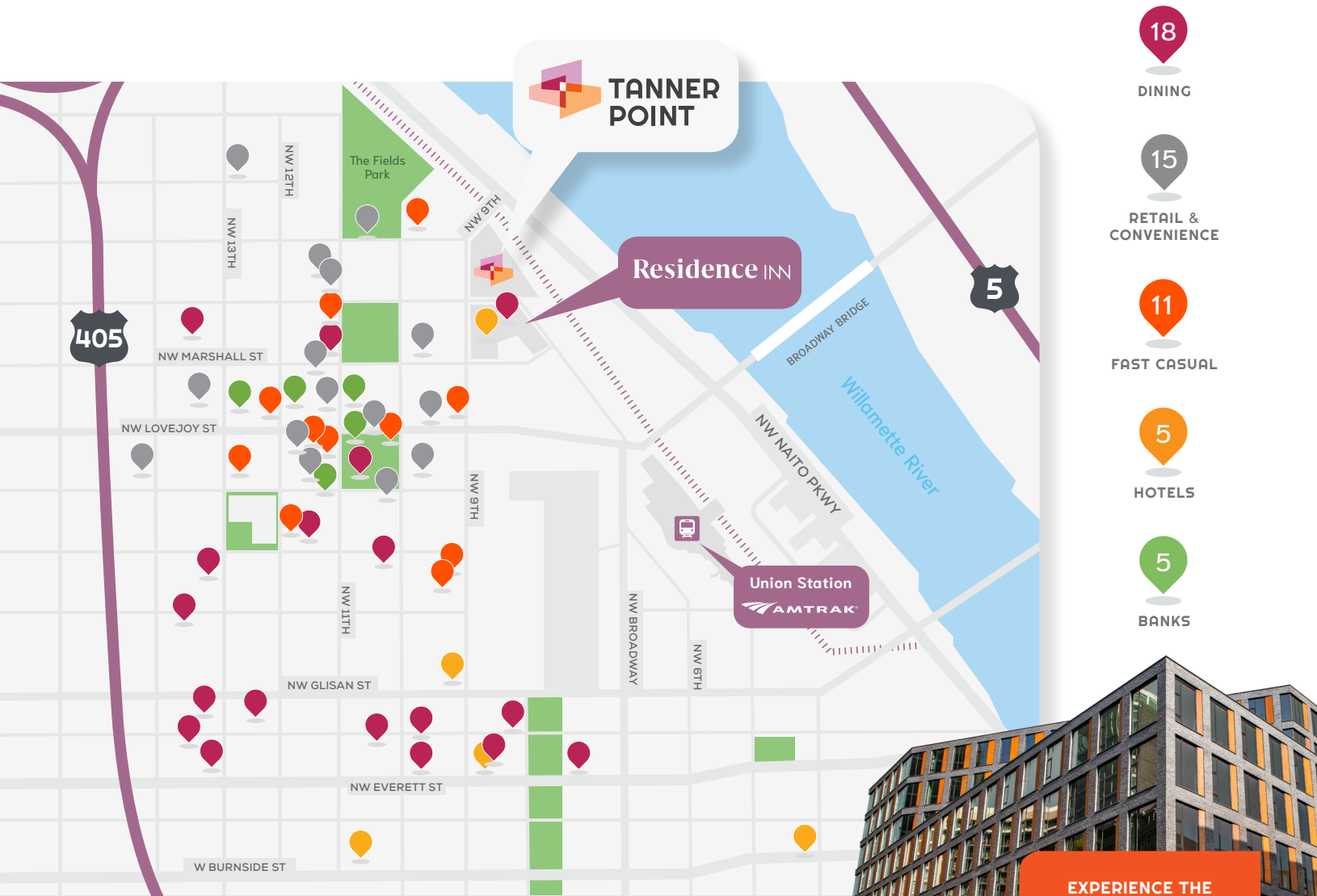
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# PEARL DISTRICT APPEAL

## On-Point Urban Amenities

With a significant residential boom over the last decade, the Pearl District has blossomed into a shopping and dining mecca for Portlanders: Grocers and banks, boutique stores and art galleries, and fitness and food. The nearby amenities pair perfectly with Tanner Point's rhythmic workday culture.



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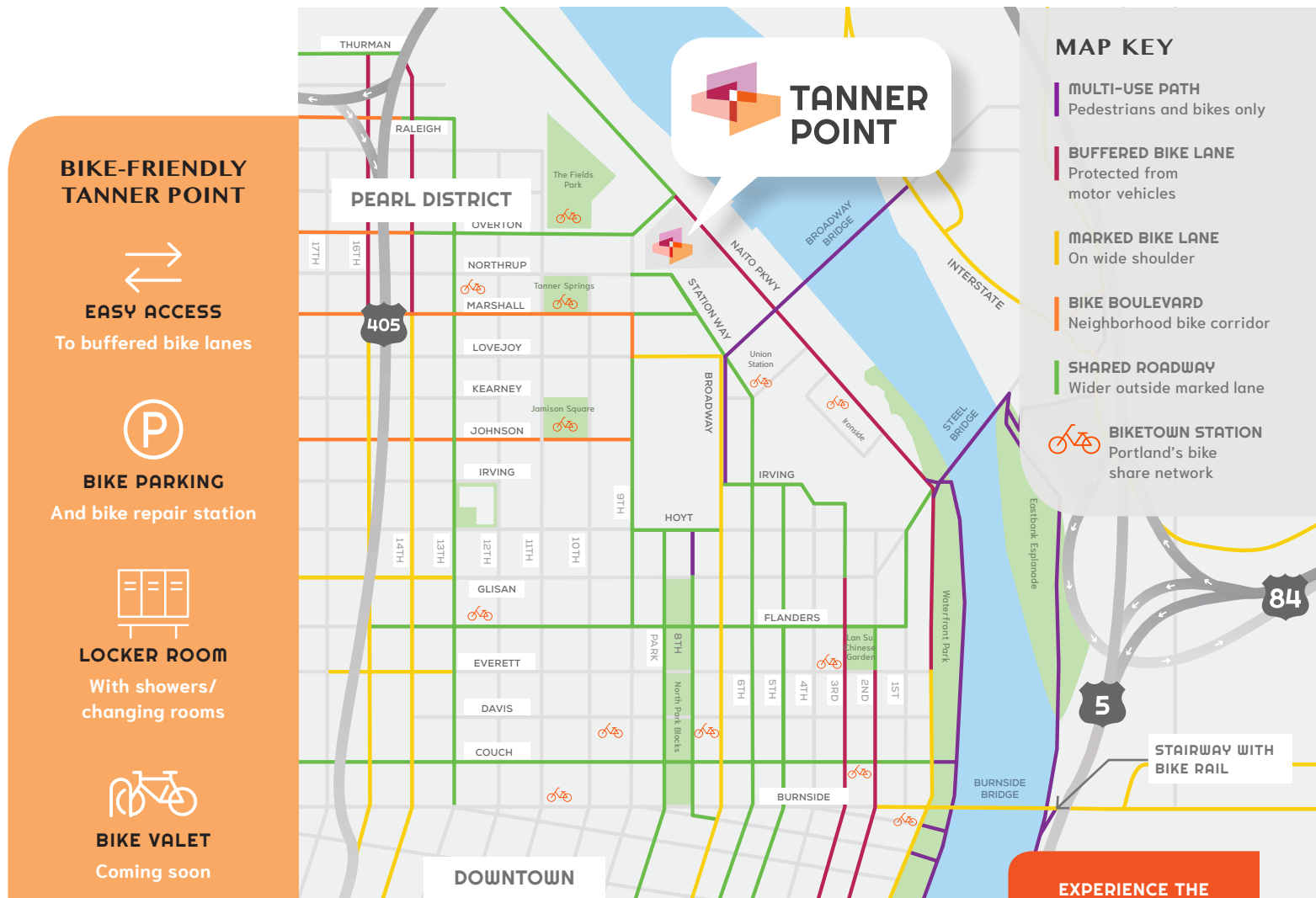
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# PERFECT FOR PEDALING

## Bike-Friendly Portland

With over 350 miles of bikeways, including designated bike lanes and dedicated bike paths closed to motor vehicles, bicyclists love Portland. Nearly 17,000 workers choose to commute via bicycle every day. And, Portland's bikeshare network allows easy access with 1,000 bikes at 125 stations across the city.



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