



WATERMARK

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PORTLAND'S PREMIER
WATERFRONT OFFICE CAMPUS

4380-4386 S. MACADAM AVE, PORTLAND, OR 97239

A NEW DAWN

Watermark is a newly renovated Class A office campus oasis perfectly situated on the Willamette River and adjacent to the world-class amenities of South Waterfront. This serene setting offers flexible office space and outdoor access unlike anything in the urban core.



PROPERTY HIGHLIGHTS



Major capital upgrades to interior, exterior and common areas



4-acre campus directly on the river



South Waterfront close-in location



On-site cafe and abundant neighborhood amenities



On-site fitness with direct access to Greenway Trail



Outdoor deck spaces in various suites



Multi-purpose conference and tenant lounge facilities



Structured parking garage ratio ~3/1,000



A COMPLETE MODERNIZATION

INDOORS AND OUT

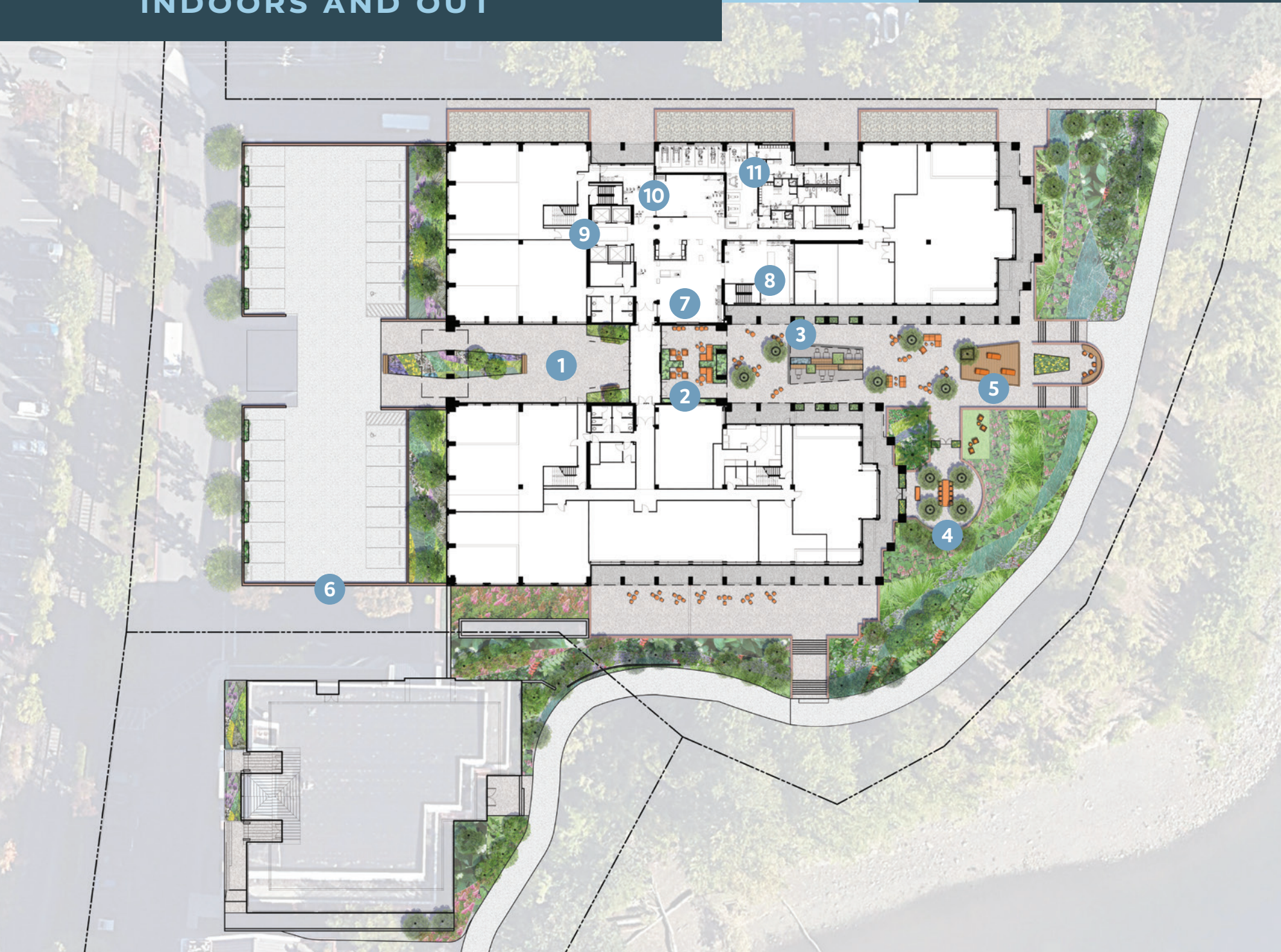


OUTDOORS

1. **The Entry Courtyard** - shared private patios
2. **The Great Room** - with built-in seating
3. **The Plaza** - lush landscaped, pergola with café seating
4. **The Outdoor Boardroom** - with riverfront views
5. **The Overlook** - with sun deck and lounge area
6. Underground parking with murals by local artist

INDOORS

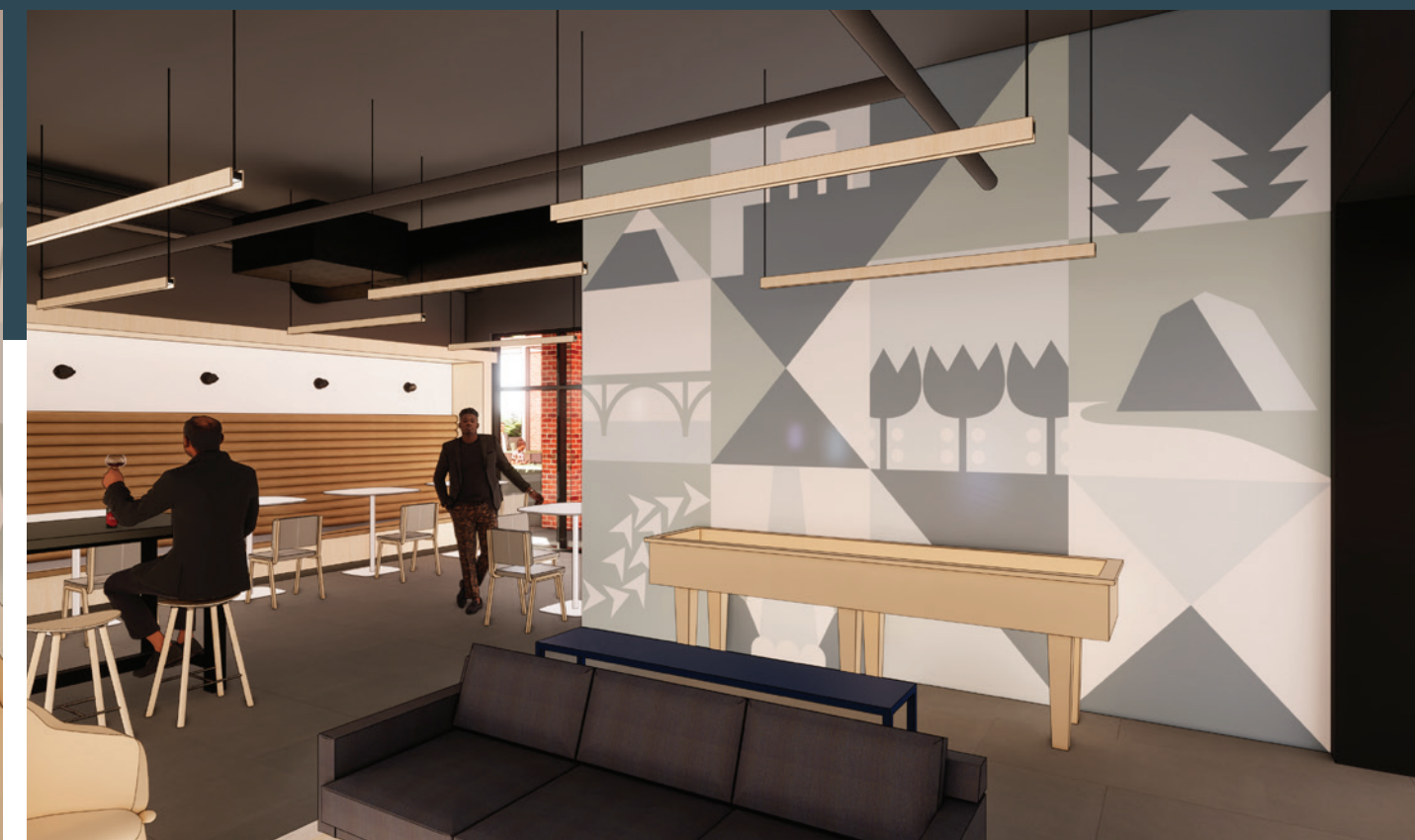
7. Welcoming modern lobby and tenant lounge
8. Multiple touchdown meeting spaces
9. Upgraded elevator cabs and lobbies
10. Conference room and breakout spaces
11. Fitness center with views

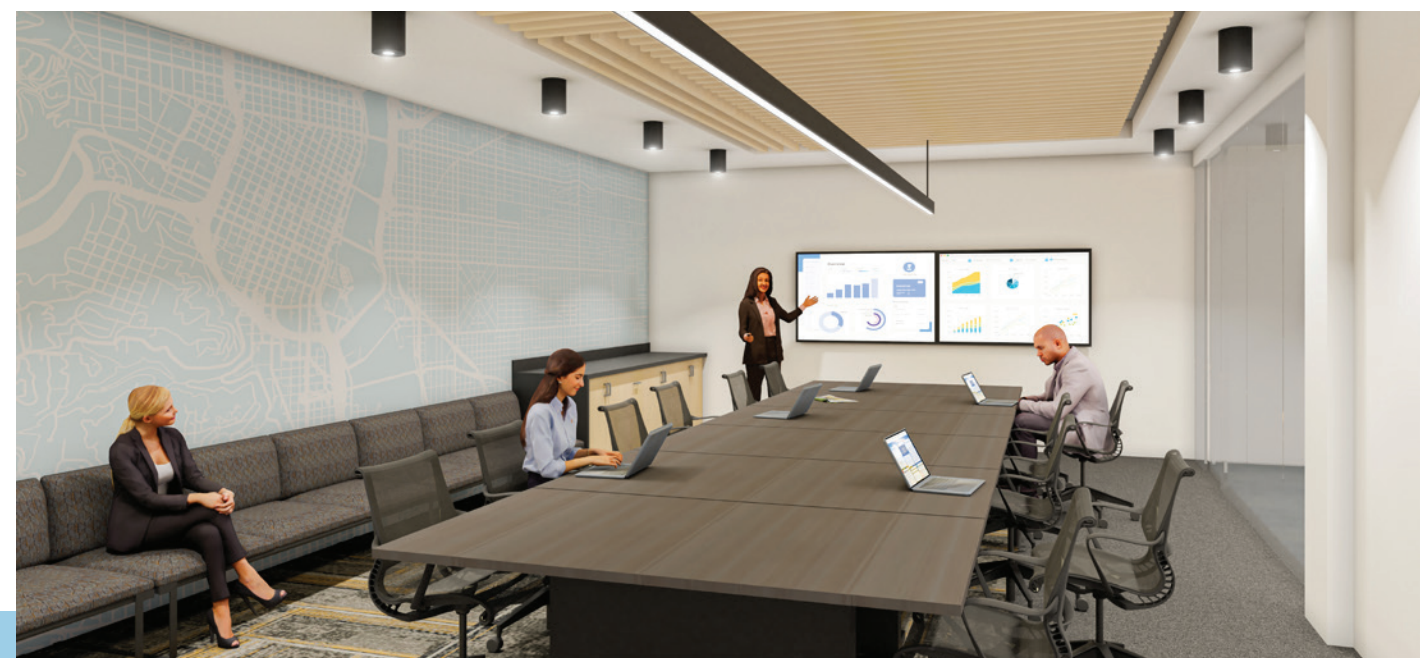




AN ENGAGING AND ART-FILLED LOBBY

WITH CONCIERGE RECEPTION AND CURATED TENANT LOUNGE





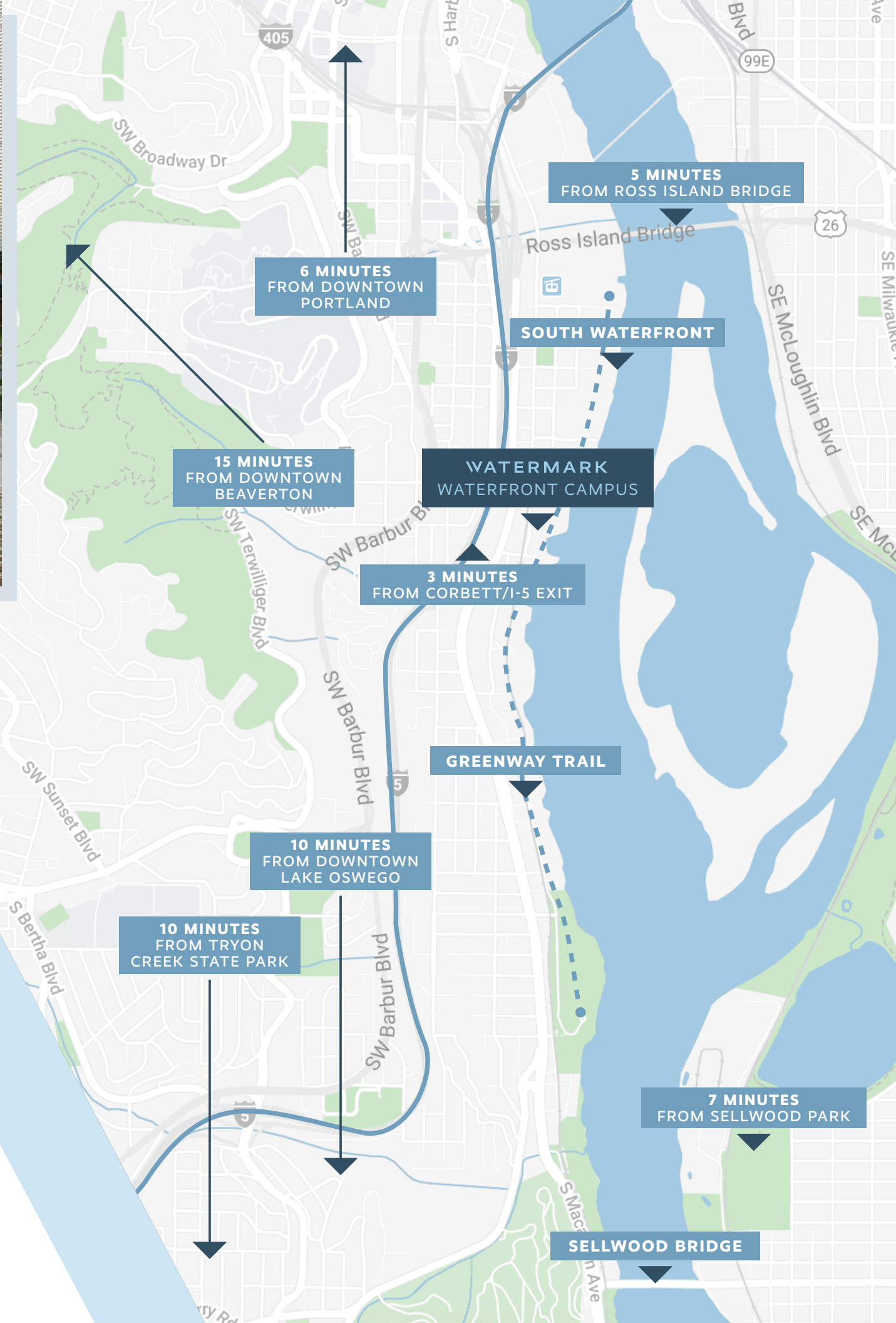
EXCEPTIONAL 3RD SPACE AMENITIES

MULTIPLE TOUCHDOWN SPACES
FOR FORMAL, INFORMAL AND
SPONTANEOUS MEETINGS

**DIRECT ACCESS
TO WORK/LIFE BALANCE**

Work out in our state-of-the-art fitness center or wander out to explore the attractions of South Waterfront. Watermark provides direct access to world-class amenities—find everything you need during your workday and in your off-hours.





EASY ACCESS EVERYWHERE

- Transit-oriented commuting options
- 5-minute walk to streetcar with connection to TriMet MAX
- Bus lines 35 and 36 stop next to the building
- Easy access to I-5, 26, 99E & I-84
- Direct access to Willamette River Greenway, a biking and walking destination
- Secure, covered bike parking



VERSATILE FLOORPLANS

AND READY TO LEASE SPACE

Suite 575 1,106 RSF

Suite 220 1,258 RSF

Suite 260 2,246 RSF

Suite 535 2,267 RSF

Suite 375 2,531 RSF

Suite 360 2,623 RSF

Suite 300 2,794 RSF

Suite 320 3,016 RSF

Suite 255/290: 4,428 RSF

Suite 260/270: 4,612 RSF

Suite 380 7,010 RSF

Suite 530 8,145 SF

Suite 201 11,129 RSF

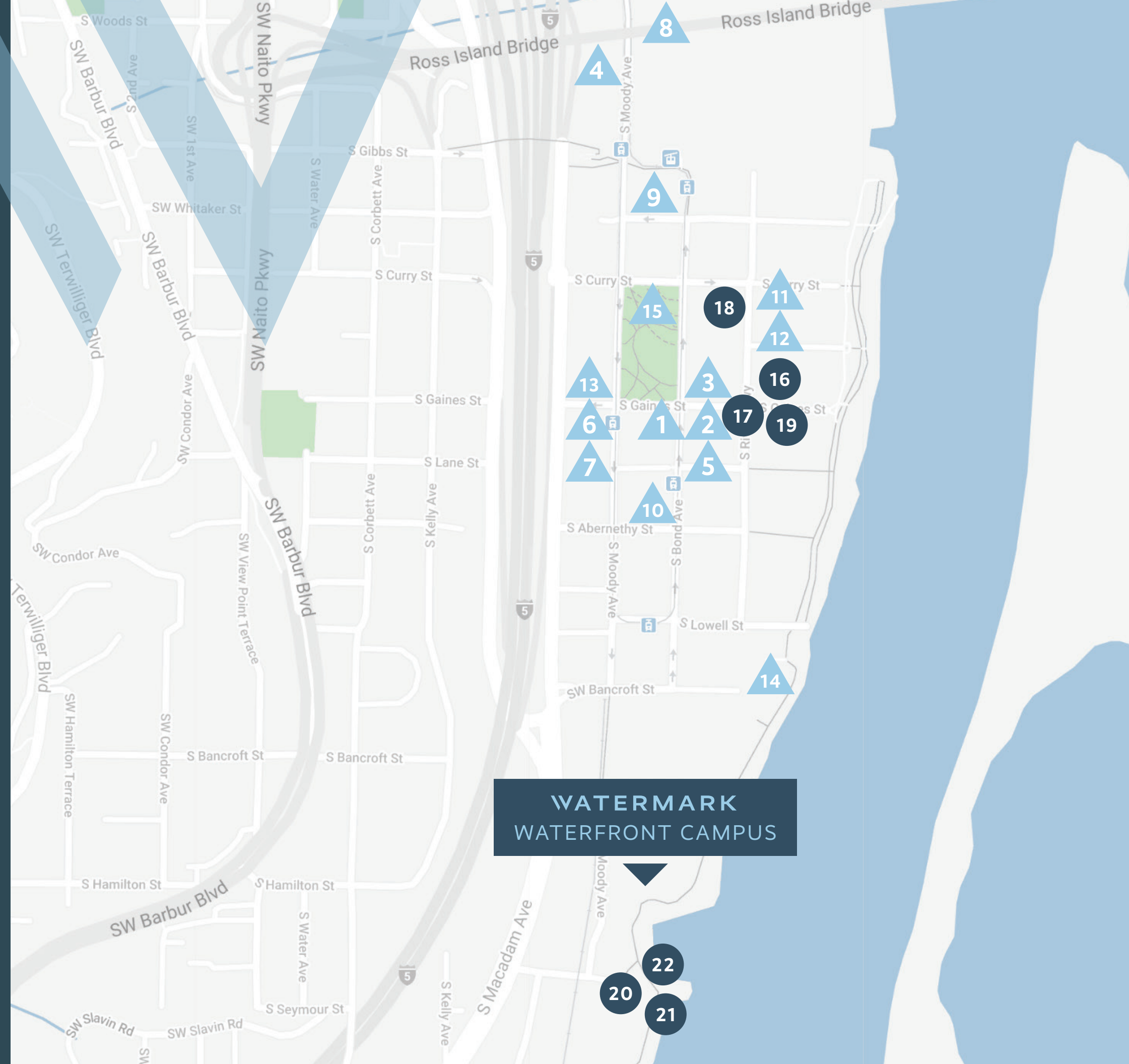
NEIGHBORHOOD AMENITIES

Food and Beverage

1. Sweet Heart Pizza
2. Little Big Burger
3. Bambuza
4. Cha Cha Cha Taqueira
5. Frank Wine Bar
6. Su Thai Kitchen
7. Aybla Grill
8. Flying Elephants
9. Daily Cafe
10. Oracle Coffee Company
11. Al Hawr
12. Urbana Market
13. Bobablastic
14. The Old Spaghetti Factory
15. Summer Farmer's Market (June-October)

Health and Wellness

16. Orangetheory Fitness
17. Rex Nails & Spa
18. Chic Salon and Spa
19. Dogtopia
20. The Spa at River's Edge
21. Rosswood
22. River's Edge Hotel



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