



EXCHANGE BLOCK

1350 SW 4TH • PORTLAND OR 97201

BRAND YOUR OWN BLOCK

ExchangeBlockPDX.com



**CLASS A CREATIVE
FULL BLOCK HQ OPPORTUNITY
163K RSF AVAILABLE**

**FULL BUILDING
RENOVATIONS** COMING
TO THE LARGEST BLOCK OF
CONTIGUOUS SPACE IN THE
HEART OF DOWNTOWN
PORTLAND

AVAILABILITIES

LEVEL 5	42,930 RSF
LEVEL 4	43,218 RSF
LEVEL 3	24,666 RSF
LEVEL 2	18,577 RSF
LEVEL 1	19,986 RSF

CLASS A CREATIVE SPACE COMING TO YOU SOON



HIGHLIGHTS



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



Unmatched growth opportunity through adjacent Wells Fargo Tower



Ready for Tenant Improvements



Rooftop deck



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



Public transit & bikers paradise



Ample secure parking



1 EMPLOYEE
PER 125 RSF

UP TO
1,240
TOTAL BUILDING
POTENTIAL EMPLOYEES

UP TO
340
TOTAL FLOOR
POTENTIAL EMPLOYEES
(4TH & 5TH LEVELS)

NUMBERS ABOVE ARE APPROXIMATE

**DENSITY/
EFFICIENCY
POTENTIAL**

SURROUNDED BY PORTLAND TECH, CREATIVE, AND APPAREL COMPANIES



96

WALKER'S
PARADISE



100

RIDER'S
PARADISE



93

BIKER'S
PARADISE



wework

jive

Google



webtrends



airbnb

AUTODESK



SHOPKEEP

Columbia
Sportswear Company

wework



SQUARESPACE

ORACLE

aws
elemental

wework

tripwire

ebay


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Marketo



SIMPLE



- 1 Starbucks
- 2 Ristretto
- 3 Ristretto
- 4 Seattle's Best
- 5 City Coffee
- 6 Caffe Viale
- 7 40 LBS Coffee
- 8 Revolucion Coffee
- 9 Starbucks



- 1 Higgins
- 2 Nel Centro
- 3 Three Degrees
- 4 Lechon
- 5 McCormick & Schmick's
- 6 Melting Pot
- 7 Rock Bottom Brewery
- 8 Terrane Restaurant
- 9 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



- 1 Hotel Modera
- 2 Hilton Garden & Tower
- 3 Heathman
- 4 Paramount
- 5 Portland Marriott
- 6 Riverplace Hotel
- 7 Porter Hotel
- 8 Raddison Red



- 1 City Hall
- 2 Keller Auditorium
- 3 Oregon History Museum
- 4 PCPA
- 5 Courthouse
- 6 Justice Center
- 7 Portland State University
- 8 Broadway Tower

- 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





BLOCK 300

Creative reposition from government use
Full block in Portland CBD
Catalyst for tech-centered submarket



300 PINE

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

LINCOLN PROPERTY COMPANY

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.

PORTLAND

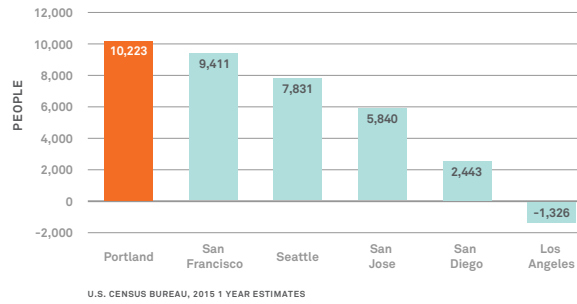


Leading attractor of young, educated professionals

150,000 students enrolled in the region's colleges and universities

Approximately 50% of the labor pool holds degrees in science and engineering fields

DOMESTIC NET MIGRATION OF BACHELOR'S DEGREE OR HIGHER, 25 YEARS OR OLDER

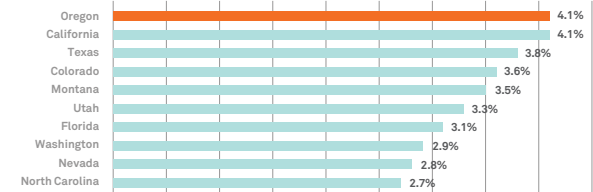


Leader in national productivity growth

Regional GDP of \$147 Billion

10.2% Worker Output Growth Rate (Seattle: 1.6%, San Francisco: 2.7%)

STATES WITH FASTEST GROWING GDP



FROM 2014 TO 2015, OREGON'S GDP GREW BY 4.1% & TIED WITH CALIFORNIA FOR THE FASTEST GROWING RATE IN THE NATION.



STATISTICS

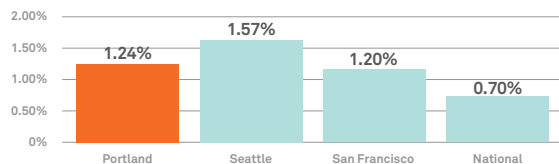
Advantageous position of the West Coast, between larger, more expensive Seattle and San Francisco

Metro Population: 2,389,228

Office Market Size: 105,516,696 SF

Prominent Employers: Nike, Intel, Precision Castparts

POPULATION GROWTH RATE



Portland offers the one of the most affordable mid to large size MSA's on the West Coast

PORTLAND OFFICE

- Average existing Class A Rates: \$32-\$40/SF Full Service
- New Construction Rates: \$42-\$48/SF Full Service

MEDIAN HOUSING PRICE

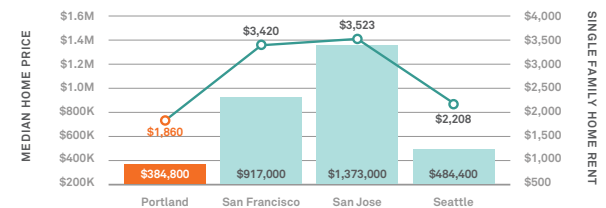
- Portland: \$384,800; Seattle: \$484,400; San Francisco: \$917,000

MEDIAN RENT (SINGLE FAMILY HOMES)

- Portland: \$1,860; Seattle: \$2,208; San Francisco: \$3,420

COST OF LIVING INDEX

- Portland: 128.5, Seattle: 145.1, San Francisco: 177.4



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