



# ONE MAIN PLACE

*Offering Class A  
office space in the  
heart of Portland's  
Central Business District.  
One Main Place  
greet you when  
entering downtown,  
a prime location  
and segue into  
the City.*

**APEXREALSTATE**  
P A R T N E R S

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**NEW  
YORK  
LIFE** REAL ESTATE  
INVESTORS



# NORTHWEST AUTHENTIC

## YOUR CLASS A GATEWAY TO THE CITY

One Main Place offers a fresh and inviting tenant-centric workplace. We strive to create an innovative and immersive work environment that celebrates creativity, collaboration, knowledge and learning.



Up to ± 34,696 RSF of contiguous space available



LEED Gold Certification for EBOM (Existing Office Buildings)



Energy Star rating 92 out of 100 and continuing to improve



New executive fitness facility with spa-inspired locker rooms and showers



± 2 new state-of-the-art conference facilities



Meeting & event space



± 262 underground parking stalls



Commuter hub with secured bike parking and repair station



Accessible central location



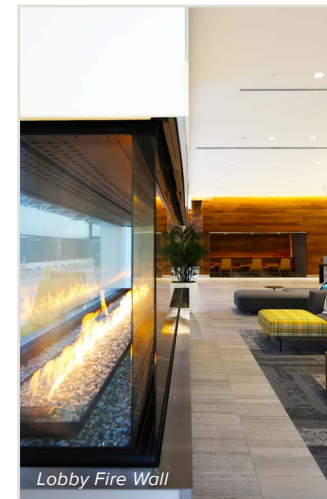
24 Hour security



Renovated Lobby



Lobby Water Feature



Lobby Fire Wall

## BUILDING CHARACTER

- One Main Place has a fresh, new modern appeal:
  - Fully renovated, thoughtfully-designed lobby inspired by the natural beauty of the northwest; elements of earth, water, fire, wood and stone invite tenants to convene in a living fresh atmosphere
  - Expanded glass atrium with elegant transitions from the outdoors in
  - Remodeled elevator lobbies with italian porcelain
  - High end, premium finishes in common areas
  - Vibrant street level renovations with a completely refreshed outdoor terrace and entry
- New exterior building paint
- Flexible office layouts and customizable space
- 20 stories of executive, professional and creative office opportunities
- Stunning views of Portland's cityscape, waterfront, and mountains
- Close proximity to eastside neighborhoods
- Large outdoor courtyard and community gathering spaces
- On-site retail amenities including an upscale barber shop and the soon to be renovated Farmhouse Café

# ONE MAIN PLACE AVAILABILITY

## SUITE SPECIFICATIONS

- Flexible floor plans catering to tenant needs
- Views from every floor of Portland's bustling downtown
- Ample window lines and natural light

### 2<sup>ND</sup> FLOOR

- Suite 205: ± 6,216 RSF

### 7<sup>TH</sup> FLOOR

- Suite 700: ± 17,338 RSF

### 9<sup>TH</sup> FLOOR

- Suite 900: ± 12,286 RSF

### 14<sup>TH</sup> FLOOR

- Suite 1400: ± 17,348 RSF

### 15<sup>TH</sup> FLOOR

- Suite 1500: ± 17,348 RSF

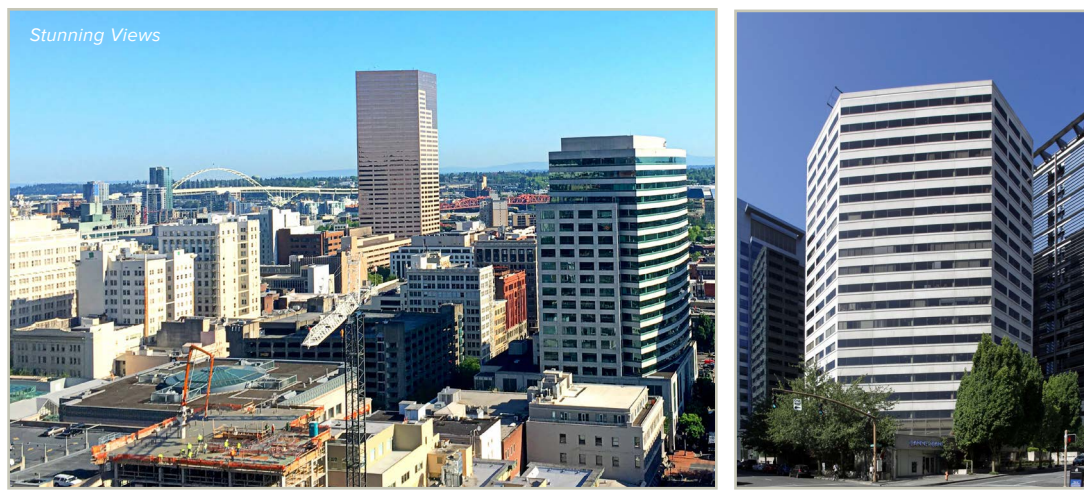
Contiguous ± 34,696 RSF

### 18<sup>TH</sup> FLOOR

- Suite 1850: ± 10,985 RSF

### 19<sup>TH</sup> FLOOR

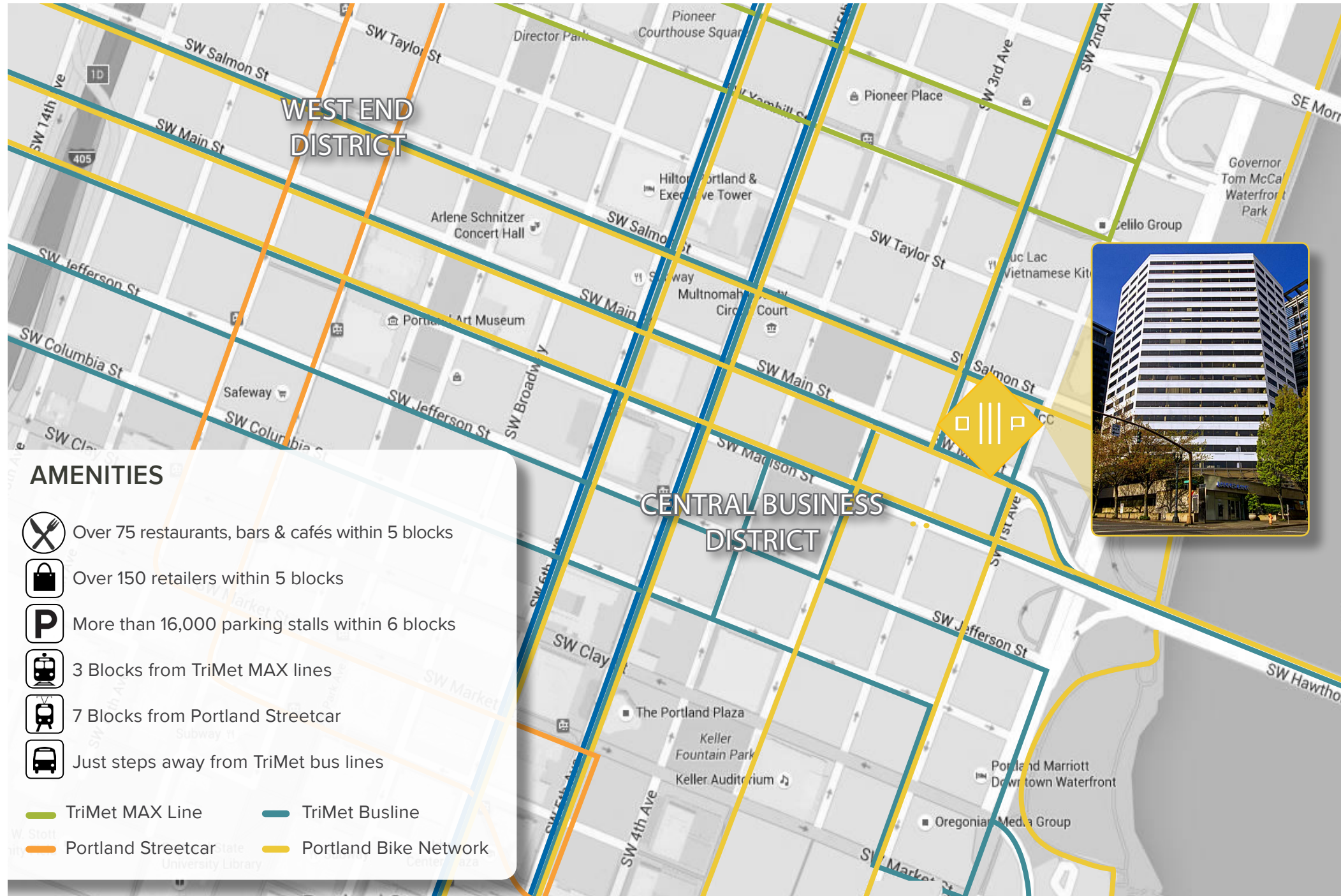
- Suite 1900: ± 3,483 RSF Available January 2020









Renovated Lobby

# PERFECT DOWNTOWN LOCATION

One Main Place truly is the gateway to the city, connecting Portland's waterfront to the expansive downtown area. Walking-distance amenities include the city's most popular dining, entertainment and retail haunts, including Pioneer Square. Excellent freeway access with close proximity to I-5 & I-405 allows for ease of access to the entire Portland Metro Area.



## AMENITIES

-  Over 75 restaurants, bars & cafés within 5 blocks
-  Over 150 retailers within 5 blocks
-  More than 16,000 parking stalls within 6 blocks
-  3 Blocks from TriMet MAX lines
-  7 Blocks from Portland Streetcar
-  Just steps away from TriMet bus lines

-  TriMet MAX Line
-  TriMet Busline
-  Portland Streetcar
-  Portland Bike Network