

OWNED BY





LEASING CONTACTS

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# **AVAILABILITIES**

| SUITE                   | SIZE         | RATE/FS | AVAILABLE |
|-------------------------|--------------|---------|-----------|
| 2nd Floor*              | 11,760 RSF** | \$35.50 | Now       |
| 3rd Floor*              | 11,875 RSF** | \$35.50 | Now       |
| 5th Floor / Suite 525   | 792 RSF      | \$34.00 | Now       |
| 6th Floor               | 11,758 RSF   | \$34.00 | Now       |
| 7th Floor               | 11,952 RSF   | \$34.00 | Now       |
| 12th Floor / Suite 1225 | 4,779 RSF    | \$35.00 | Now       |
| 13th Floor              | 11,618 RSF   | \$37.00 | Now       |

<sup>\*</sup>Connected by internal stairwell





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<sup>\*\*</sup>Contiguous to 23,635 RSF





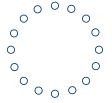


#### **AMENITIES**

±2,400 SF mezzanine-level, newly remodeled fitness room and showers

Newly remodeled secure, indoor bicycle storage facility accommodating ±50 bicycles

Common building conference room on 5th floor accommodating ±10 people



#### LOCATION

Trimet MAX stop directly in front of the building and a direct MAX line from the Airport to the building

Steps from Pioneer Square, Portland's "living room" (www.thesquarepdx.org)

Within two blocks of Pioneer Place, Nordstrom and The Nines hotel

TriMet bus service and North / South MAX Line directly west of the Building

Nike-sponsored BikeTown bicycle outside main entry

## **CAPITAL INVESTMENT**

Fitness center

Bike hub

Common area lobbies

Elevator control and cab upgrades

Building-wide restroom renovations

Substantial HVAC, plumbing, window, fire/life safety, electrical and roof upgrades

Over \$4,000,000 in capex spending planned by current ownership



Lionstone Investments is a data-analytics driven real estate investment firm that conceptualizes, analyzes, and executes national investment strategies using proprietary algorithms and advanced analytics to understand the changing ways people in America want to live and work—Places for Productive People.® Lionstone Investments is a registered investment adviser subsidiary of Columbia Management Investment Advisers, LLC.



A private, Portland-based operator of highquality real estate investments throughout the Western United States focused on creating and maintaining longstanding relationships with investment partners, tenants, brokers and individuals to create mutual success.



### STEEL BRIDGE NW Front Pue Hoyt St **AMERICAN** Glisan St BANK BUILDING Ave Ave eth, 4th **Everett St** 17th Ave 18th Ave 9th Ave 12th Ave 405 Broa 10 9 BURNSIDE Burnside AMERICAN BANK BUILDING 3 9 12 Alder St MORRISON BRIDGE 5 Morrison St 3 3 Yamhill St 6 Jefferson St Taylor St Columbia St Salmon St Clay St Madison St Market St 4 1 5 HAWTHORNE BRIDGE 13 6 14 5 2

# **AMENITIES**

| LIF | ESTYLE                                  |
|-----|---|
| 1   | Portland Art Museum                     |
| 2   | Keller Auditorium                       |
| 3   | Portland Saturday Market                |
| 4   | Portland Center for the Performing Arts |
| 5   | Pioneer Place                           |
| 6   | Pioneer Square                          |
| но  | TELS                                    |
| 1   | The Heathman                            |
| 2   | Hilton Portland & Executive Tower       |
| 3   | The Paramount Hotel                     |
| 4   | The Nines                               |
| 5   | Hotel Modera                            |
| 6   | The Westin Portland                     |
| 7   | Portland Marriott - City Center         |
| 8   | The Governor Hotel                      |
| 9   | Hotel Monaco Portland                   |
| 10  | Hotel Vintage Plaza                     |
| 11  | Hotel Lucia                             |
| 12  | Ace Hotel                               |
| PA  | RKING                                   |
| 1   | Smart Park (795 stalls)                 |
| 2   | Star Park (485 stalls)                  |
| 3   | Southparth Garage (350 stalls)          |
| 4   | City Center Parking (542 stalls)        |
| 5   | Ampco System Parking (839 stalls)       |
| 6   | Smart Park (833 stalls)                 |
| 7   | City Center Parking (145 stalls)        |
| 8   | City Center Parking (189 stalls)        |
| 9   | Brewery Parking Garage (2,050 stalls)   |
| 10  | City Center Parking (252 stalls)        |
| 11  | Star Park (320 stalls)                  |
| 12  | City Center Parking (195 stalls)        |
| 13  | City Center Parking (1,126 stalls)      |
| 14  | Smart Park (973 stalls)                 |
|     |   |











