



811 SW 6th Avenue  
Portland, OR



# DESIGNED WITH DISTINCT CHARACTER

- Premier location offering concrete floors, exposed ceilings, and modern high end contemporary finishes
- Offering a mix of full floor and multi-tenant (amenity-rich) plans
- Modernized creative spaces in Portland's most accessible location
- Expansive views of Pioneer Square

## AVAILABILITIES

- **SUITE 200 (9,031 RSF):** Open, creative space with well-appointed build-out
- **SUITE 500 (4,587 RSF):** Efficient, creative space with kitchen
- **SUITE 700 (9,984 RSF, div. to 2,500 RSF):** Furnished, plug-and-play space with mountain views



# BUILDING HIGHLIGHTS



## ENVIRONMENT

- Extensive renovation showcases the new modern and creative design.
- Portland's most exciting location - Pioneer Square.
- Potential for high profile exterior signage.



## AMENITIES

- Spacious tenant lounge overlooking Pioneer Square.
- High quality bike hub featuring lockers and bike storage.
- Pet-friendly.
- Common conference rooms.
- Artisanal coffee and sandwiches provided by Water Avenue Coffee.



## SURROUNDINGS

- Centered amongst Portland's highest concentration of restaurants, bars, shops, hotels, and transit in Portland's most accessible location.
- Save your car, you can walk everywhere. Convenient access via all modes of transportation.

 EXCELLENT  
TRANSIT

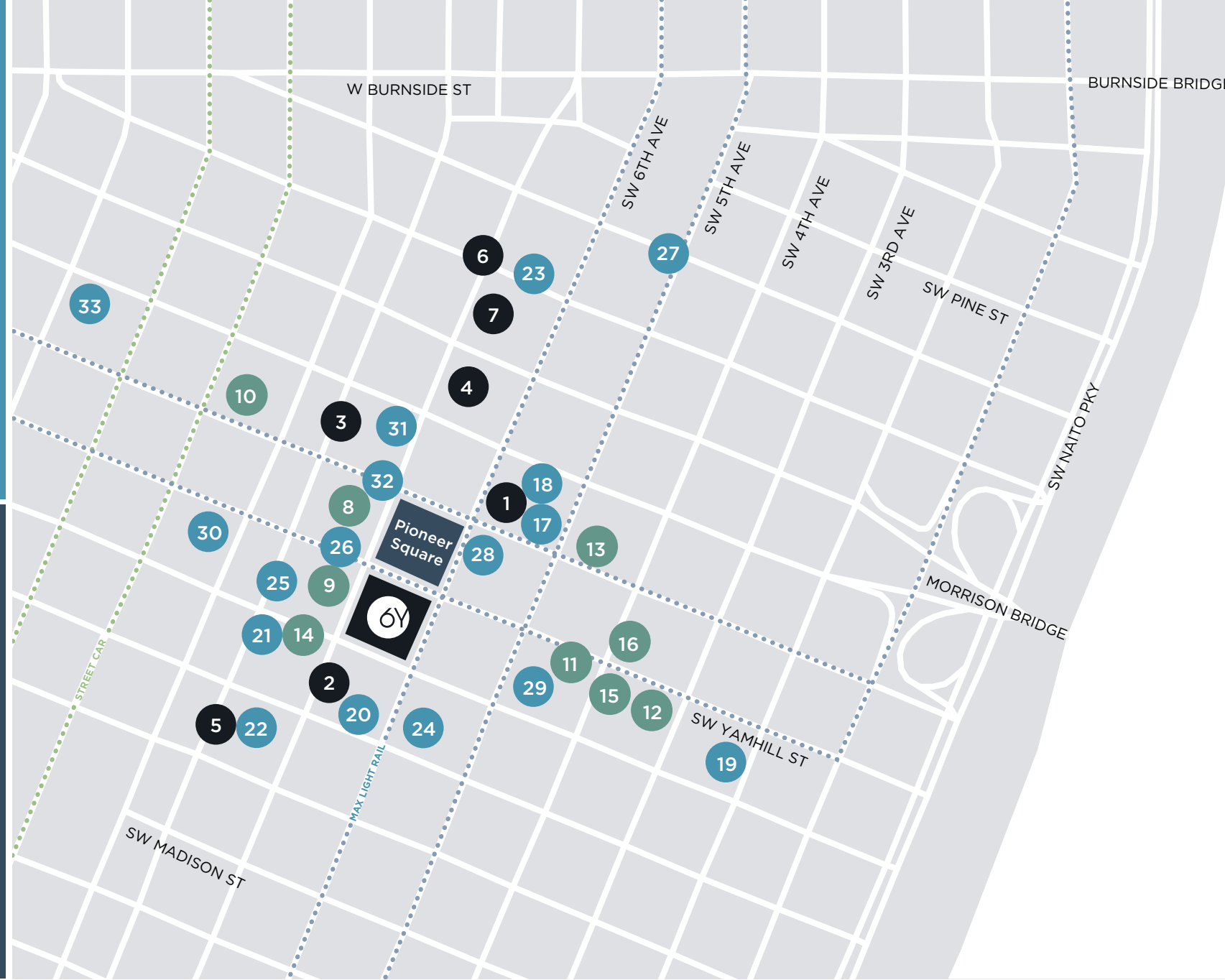
614  
MAX TRAINS  
stop at Pioneer Square daily

366  
BUSES  
stop at SW 6th and Yamhill daily

 WITHIN A 5  
BLOCK RADIUS

94  
SHOPPING STORES

22  
HOTELS



## HOTELS

1. The Nines Luxury Hotel
2. Hilton Portland
3. The Westin Portland
4. Marriott City Center
5. Heathman Hotel
6. Hotel Lucia
7. Hotel Vintage

## RETAIL

8. Nordstrom
9. Mario's
10. Brooks Brothers
11. Apple Store
12. Microsoft Store
13. Nike Portland
14. Banana Republic
15. Tiffany & Co.
16. Pioneer Place Mall

## RESTAURANTS

- |                             |                               |
|-----------------------------|-------------------------------|
| 17. Departure               | 26. Pieology                  |
| 18. Urban Farmer            | 27. Brunch Box                |
| 19. Portland Food Hall      | 28. Potbelly Sandwiches       |
| 20. Hop City Tavern         | 29. Yard House                |
| 21. The Picnic House        | 30. Case Study Coffee         |
| 22. The Heathman Restaurant | 31. Public Domain             |
| 23. Imperial                | 32. Starbucks                 |
| 24. Fogo de Chao            | 33. Multnomah Whiskey Library |
| 25. Elephant's Deli         |                               |

BUS LINES  
STOPS WITHIN THREE  
BLOCKS

1, 4, 8, 9, 12, 15, 17, 19, 31, 32,  
33, 35, 36, 44, 51, 54, 56, 99

MAX LINES  
STOPS WITHIN ONE  
BLOCK

RED Beaverton/Airport  
BLUE Hillsboro/Gresham  
GREEN PSU/Clackamas Town Center  
YELLOW PSU/Expo Center  
ORANGE Union Station/Milwaukie



# WORK, PLAY, & STAY IN THE NEIGHBORHOOD

6 BLOCKS TO I-405  
6 BLOCKS TO THE WATERFRONT

LOCATION

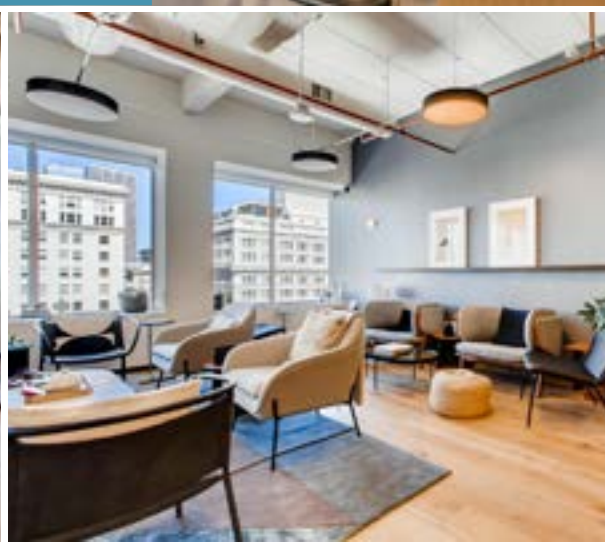


# CONVERGENCE OF WORKSTYLE & LIFESTYLE

- Prime location in close proximity to top restaurants, brewpubs, food carts, shopping, and hotels
- Overlooks Portland's Living Room—Pioneer Courthouse Square, which holds 300+ events per year
- Immediate access to light rail, buses, and nearby garages



LOBBY + WATER AVENUE COFFEE



633 PLACES TO EAT AND DRINK WITHIN 1 MILE

AFTER HOURS



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Portland, OR

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