



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

PLACE

6Y  
CREATIVE OFFICE SPACE



# 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

## BUS LINES

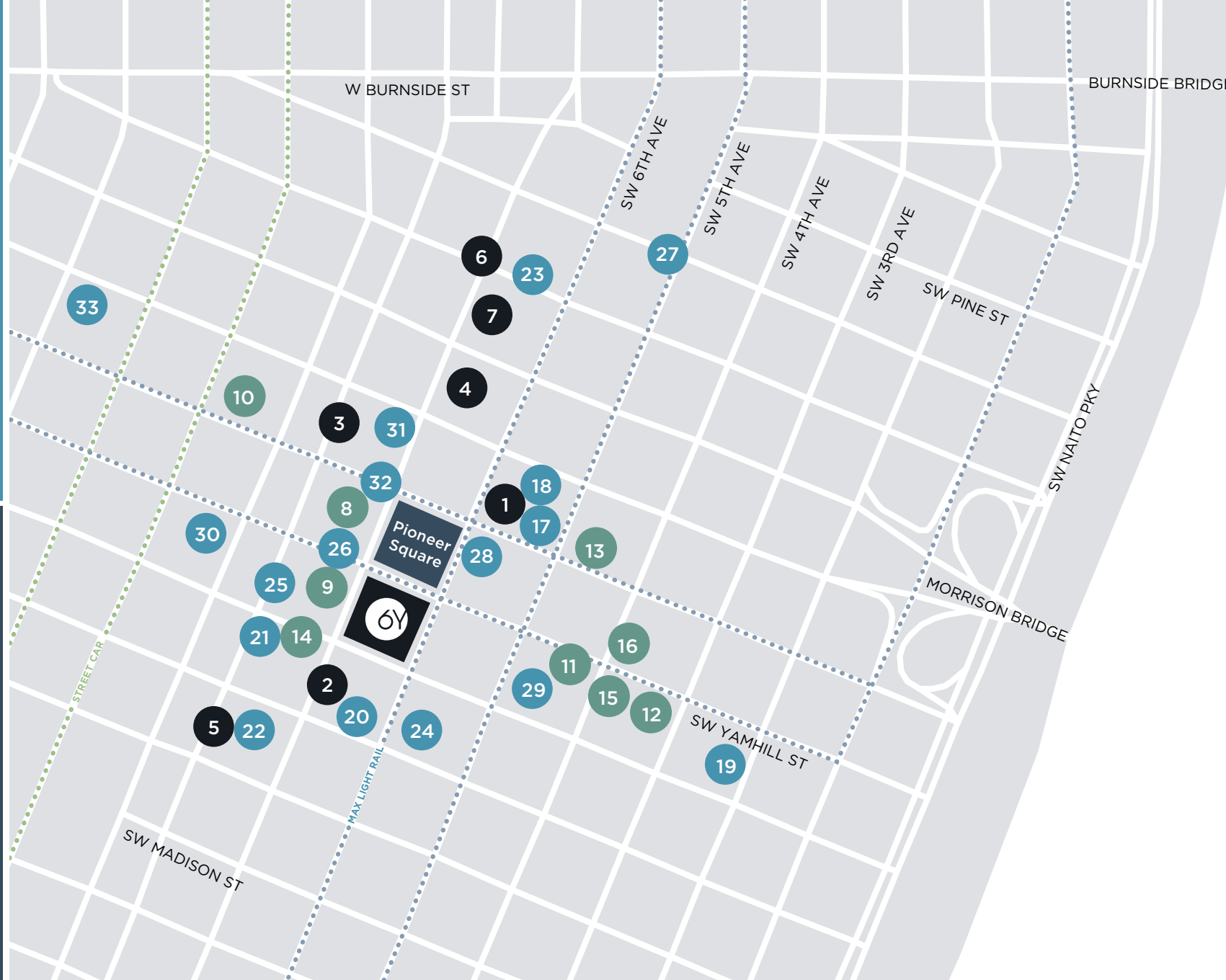
STOPS WITHIN THREE  
BLOCKS

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



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



WORK, PLAY,  
& STAY IN THE  
NEIGHBORHOOD

6 BLOCKS TO I-405  
6 BLOCKS TO THE WATERFRONT

LOCATION





TENANT LOUNGE



LOBBY + WATER AVENUE COFFEE



# 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

633 PLACES TO EAT AND  
DRINK WITHIN 1 MILE

AFTER HOURS





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