

1515

RIVER EAST CENTER

PORTLAND, OR



The Offering







Jones Lang LaSalle Americas, Inc. (“JLL”), as exclusive advisor, is pleased to present the opportunity to purchase River East Center (the “Property”), a creative office asset radically renovated in 2006 encompassing 99,999 rentable square feet positioned in Portland’s dynamic Close-In Eastside Submarket. This LEED Gold certified asset is a modern Class B building spanning four stories, featuring three floors of premium office space complemented by a ground-floor flex office suite. Situated on a 3.63-acre lot, the Property features efficient floor plates measuring approximately 37,000 square feet on the first and third floors. The second and fourth floors offer expansive mezzanine space, allowing for flexible tenant configurations, whether single-tenant or multi-tenant. With 20-foot slab-to-slab heights and eye-catching exposed concrete ceilings, the Property offers a contemporary and spacious atmosphere. The open space layouts, generous window lines, abundant natural light, and river views enhance its appeal. Additionally, the Property provides 176 parking stalls, a highly coveted amenity within the Urban Core.

River East Center proudly serves as the designated headquarters for architecture firm, Mackenzie Engineering, who played an instrumental role in the earlier redevelopment effort and has continued to renew in place since their original lease commencement in 2007. Mackenzie has a deep portfolio of work that can be recognized all around the Pacific Northwest, with project expertise spanning multiple industries including Advanced Technology, Healthcare, Multifamily, and Industrial.

River East Center’s Close-In location offers easy access to all the eastside retail corridors, including Division, Hawthorne, Belmont, and Burnside. In addition to its proximity to these retail hubs, the Property is located within close proximity to Portland’s trendiest restaurants, cafes, and clubs, providing a location rich in amenities greatly favored by the modern workforce. The submarket showcases its prowess by consistently producing best-in-class multi-housing assets, with multiple projects either proposed or currently under construction, which will continue to attract a young, well-educated, and affluent workforce.

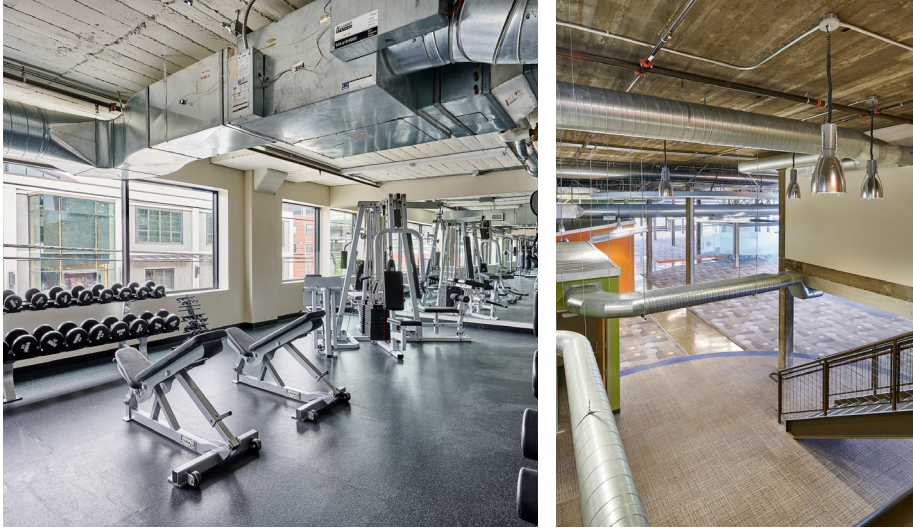


Property Summary

	ADDRESS	1515 SE Water Avenue, Portland, OR 97214
	SIZE	99,999 square feet
	YEAR BUILT / RENOVATED	1952 / 2006
	OCCUPANCY	30%
	SITE	3.63 acres / 158,137 square feet
	PARKING	176 stalls / 1.8 per 1,000 square feet Lot is owned by Oregon Department of Transportation (ODOT) but secured under a long-term ground lease/easement

Best In Class Creative Office & Workplace Environment

River East Center offers a best-in-class creative office buildout that requires minimal tenant improvements for future occupants. With spacious floor plates, the Property is ideally configured for either single-floor tenants or multi-tenant floorplate use. River East Center boasts all the features modern tenants seek, including stunning views of the Willamette River and city skyline, high-end interior finishes, ample parking, and a fully renovated, LEED Gold-certified, modernized building. Located in the trendy and authentic Close-In Eastside area, River East Center provides an ideal workplace environment for today's discerning tenants.



Minimal Capital Requirements Allows for Amenity Boost at a Low Basis

This opportunity to acquire a best-in-class creative office building at an attractive basis relative to replacement costs allows the next investor to allocate capital toward enhancing the already superior amenity set. The competitive acquisition basis provides a unique advantage, enabling investors to drive demand by offering elevated amenities that cater to the needs of tenants in the modern work environment. Additionally, the Property features high-quality interior finishes and a move-in ready condition, minimizing the need for extensive tenant improvements and allowing for immediate occupancy.

Since 2016, ownership has invested \$2.57 million in capital improvements, which include:

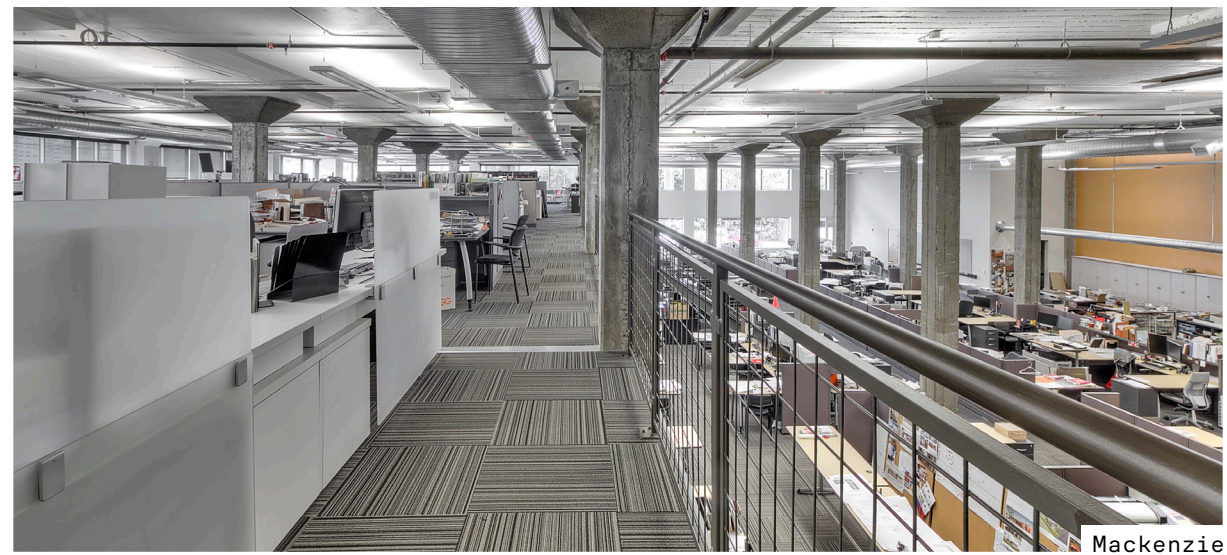
- ✓ EV CHARGING STATIONS
- ✓ ELEVATOR UPGRADES
- ✓ EXTERIOR REFRESH
- ✓ MACKENZIE SPACE REFRESH
- ✓ PARKING LOT SEALANT
- ✓ SUITE 150 MAKE-READY SPACE



Entry Lobby



EV charging stations



Mackenzie



LEED Gold Certified

With a radiant heating system, specially coated windows, energy-efficient fixtures, and other sustainable features, the building consumes 51% less energy than the code-specified maximum.



Seismically Upgraded



Fitness Facility



Bike Lockers



Bathroom and Shower Facilities



Available For Lease On-Site Cafe

Momentum Location

Located in the heart of the thriving, vibrant and growing Close-In Eastside submarket along the Eastbank Esplanade for easy biking, running, walking and river access. The Close-In Eastside is rich in history and has an inventory of multi-story masonry industrial buildings with great character, typifying the aesthetics that have been in demand from start-up, creative and tech companies. The area has seen multiple redevelopment projects take shape including the Lloyd Center redevelopment, OMSI master plan and the recently approved Live Nation music hall. The area has also seen a significant amount of new multi-housing development as it is a preferred location for a younger demographic worker.



LIVE NATION MUSIC HALL



River East Center sits 3 blocks from the proposed development site

A new 59,000 square foot, three-story music venue is planned on the east side of the Willamette River. The venue will accommodate up to 3,500 people, featuring a large general admission area, restrooms, a lobby, and a stage, along with a loading area, as per preliminary designs submitted to the City of Portland by Beam Development.

LLOYD CENTER REDEVELOPMENT

1.1 miles from the Property

The emerging Lloyd District, anchored by the nearby Lloyd Center, is set for a multi-billion-dollar redevelopment transforming it into a mixed-use neighborhood. Plans include housing, retail, bars, and restaurants aimed at creating a thriving nightlife scene. The Lloyd Center will remain operational during phased redevelopment over the next decade, pending approval by the City.



Flexible Zoning

Portland's Close-In Eastside is encompassed by the Industrial Sanctuary, with zoning restrictions designated as IG-1. This zoning imposes limitations on residential and commercial uses and height restrictions, effectively acting as a development barrier. However, the Property benefits from a more flexible zoning designation, EG-1, allowing for greater versatility. Furthermore, the River East Center area has changed zoning to EXd as part of Portland's comprehensive plan update. This future up-zoning expands the potential of the Property and enhances its ability to cater to traditional office users. Moreover, it establishes a more direct connection between the Property and key locations such as the brand new Multnomah County Courthouse and the Central Business District.

MASTERPLAN

0.1 miles | 16.3K potential employees



The 24-acre OMSI master plan received approval from the Portland Design Commission in March 2023, proposing up to three million square feet that would include retail, office, hospitality, and housing along the Willamette River. The master plan is projected to create 16,300 jobs and generate \$2.5 billion in revenue during construction. Following the approval, current plans to start building new infrastructure will occur over the next two years. Once operating, the project will generate an additional 8,400 jobs and \$1.2 billion in annual revenues.



Proximity to
Southeast
Portland's Most
Prominent
Retail Corridors



1 mile radius



25.0%

Population Growth 2010-2024



6.8%

Projected Population Growth 2024-2029



\$120,556

Average Household Income



18.0%

Projected Income Growth 2024-2029



72.5%

College Educated



78.8%

White Collar Employment

1515

RIVER EAST CENTER



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