

# POWER+LIGHT

## BUILDING



920 SW Sixth Avenue • Portland, OR

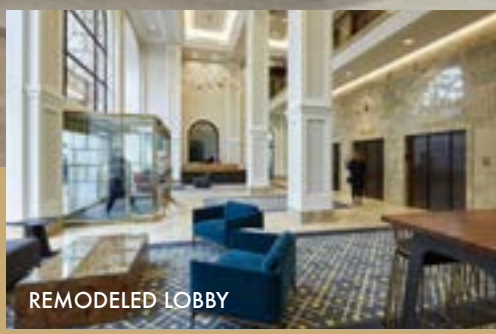
CLASSIC PORTLAND BUILDING  
COMPLETE CREATIVE OFFICE REMODEL  
IN THE HEART OF PORTLAND'S CBD





## CLASSIC PORTLAND COMPLETELY REIMAGINED

The Power + Light Building blends the classic historic A.E. Doyle design with the finishes and amenities of modern creative office space and a location in the heart of Portland's thriving Central Business District.



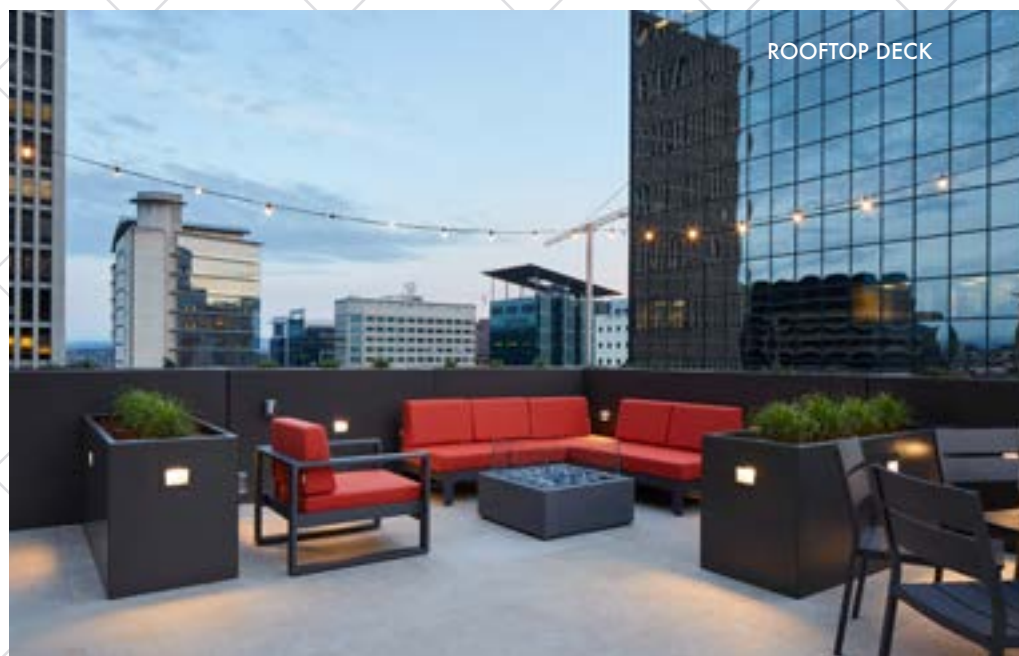
REMODELED LOBBY



FITNESS ROOM



CONFERENCE ROOM



ROOFTOP DECK

### HISTORIC DESIGN

Italian Renaissance-style architecture built in 1927 and designed by A.E. Doyle & Associates. A Portland classic.

### MODERN CREATIVE OFFICE

Open office environment with operable windows and a full suite of modern amenities and common area finishes.

### HEART OF THE CBD

Located in the center of Portland's thriving CBD, Power + Light is a short walk to a diverse mix of shopping, dining, lodging, entertainment venues, parks and cultural offerings.

### NEW STATE OF THE ART AMENITIES

A large-scale renovation is underway incorporating innovative additions that will complement the building's existing characteristics, resulting in an office destination for creative and traditional tenants alike.

### TOP TRANSPORTATION ACCESS

The Power + Light Building affords access to all of Portland's world-renowned mass transit system and has immediate access to Portland's highway system.



Walker's Paradise  
Walk Score 99



Rider's Paradise  
Transit Score 96



Cyclist's Paradise  
Bike Score 94



BEST-IN-CLASS  
CONNECTIVITY



ENERGY STAR  
CERTIFIED



TENANT LOUNGE



# POWER+LIGHT

## BUILDING

### BUILDING OVERVIEW

- 270,622 square feet
- 15 stories
- Built in 1927
- Architect: A.E. Doyle
- On-site parking (1.50/1,000)
- Seismic retrofit in 1998
- Redundant power, fed by 2 grids

### REMODEL HIGHLIGHTS

- Lobby and common area remodel
- Tenant lounge and rooftop deck
- Bike hub with showers and lockers
- New common conference rooms
- New elevator controls
- Vacancies in clean exposed ceiling condition

### NEIGHBORHOOD

Nearby Amenities Include:

#### FOOD + DRINK

- Luc Lac
- Din Tai Fung
- Tavern at Heathman
- Fogo de Chao
- Higgins
- The Melting Pot
- Departure
- Huber's Cafe
- Bullard Tavern
- Jack Rabbit
- Southpark
- Hop City
- Shigezo
- Urban Farmer
- Ruth's Chris

- Ritz Carlton
- The Woodlark
- Vintage Plaza
- Sentinel
- The Duniway
- The Nines
- Royal Sonesta
- Hilton Portland

#### SHOPPING

- Pioneer Place Mall
- Nike Store
- Mario's
- Apple Store
- Nordstrom's

#### ENTERTAINMENT

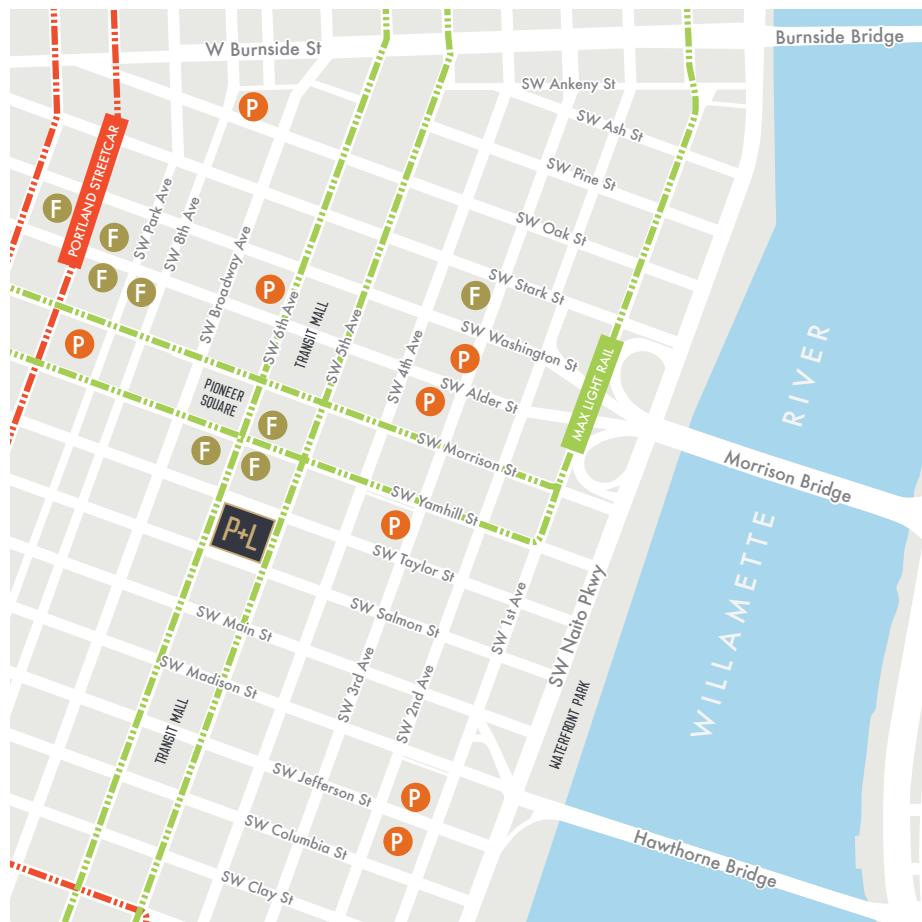
- Portland Art Museum
- Arlene Schnitzer Concert Hall
- Regal Cinemas
- Punchbowl Social

#### LODGING

- The Benson
- Hotel Lucia
- The Heathman
- Hotel Monaco

**P** Parking

**F** Food Carts



### FOR LEASING INFORMATION

ERIC HASKINS

Licensed in OR  
+1 503 972 8611  
eric.haskins@jll.com

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COMPANY



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