



# LELAND JAMES

2175 NW RALEIGH ST  
PORTLAND, OR



JONES LANG LASALLE BROKERAGE, INC.





THE LELAND JAMES BUILDING  
OFFERS FOUR LEVELS OF  
**BEST-IN-CLASS TROPHY OFFICE  
SPACE IN THE RENOWNED  
SLABTOWN NEIGHBORHOOD**

**Leland James** is unique from top to bottom - boasting a vibrant ground floor experience with a fully activated lobby featuring premium retailers as well as a one-of-a-kind penthouse floor with 6 private outdoor terraces and an ecoroof. With abundant neighborhood retailers and lifestyle amenities, this newly redeveloped creative office is the perfect place to set up shop.

2018

*Daily Journal of Commerce*

★ **TOP PROJECTS AWARD**  
(for office)

2017

*Portland Business Journal*

★ **TRANSFORMER AWARD**



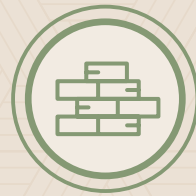




18,000 - 37,500 RSF  
available on a direct lease



Top floor includes  
6 exclusive outdoor terraces



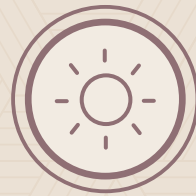
Modern design  
finishes throughout



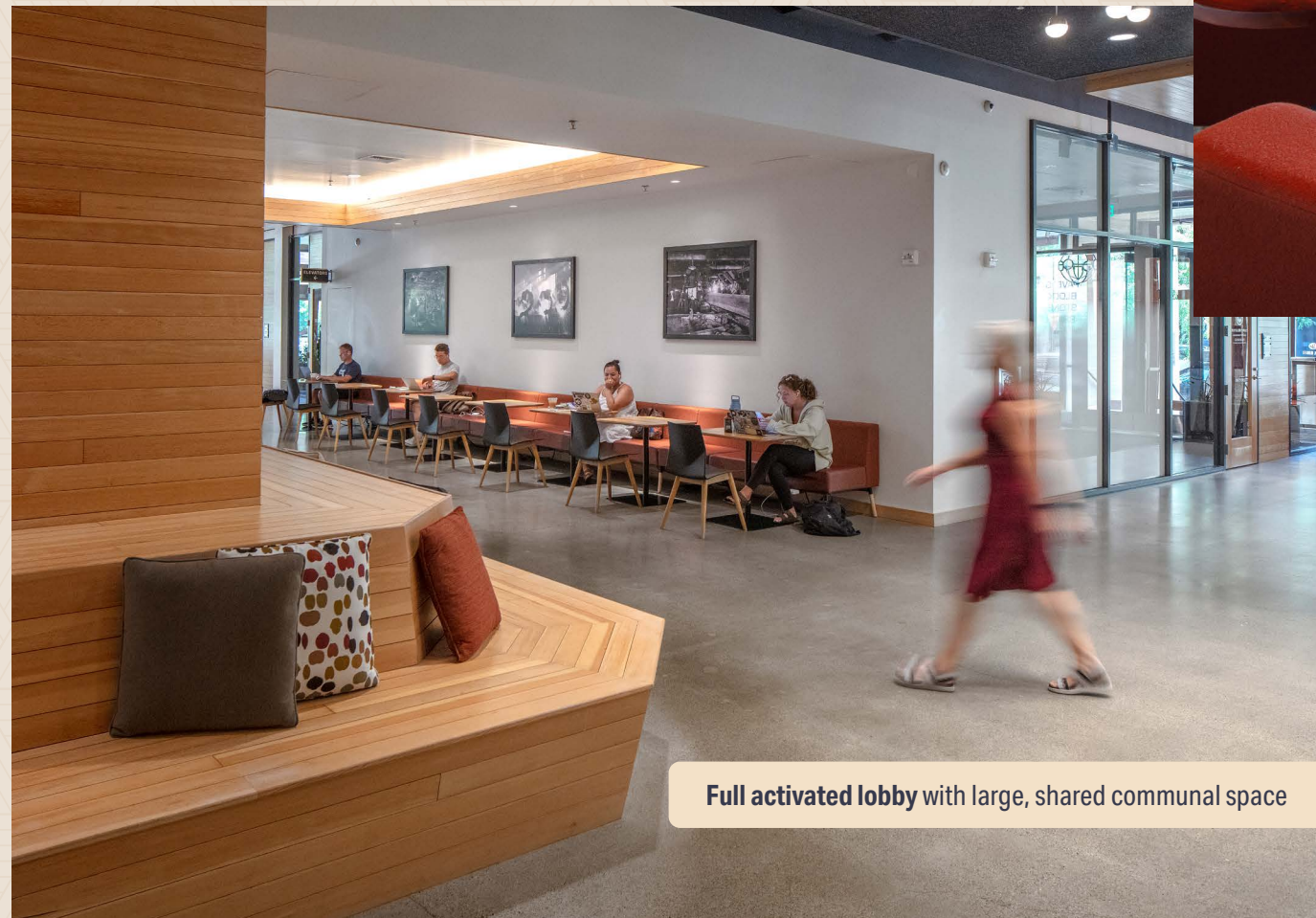
4th floor tenant lounge  
featuring lush eco-roof and  
a spacious outdoor terrace



Recently built-out  
modern best-in-  
class office



Abundant daylight  
from large, fully-  
operable windows



**Full activated lobby** with large, shared communal space



**Tenant Lounge** with rooftop terrace



Secured underground  
parking garage offering  
1/1,000 SF parking, 150  
bike hooks, and showers  
and locker rooms



Located in Historic  
Slabtown District with  
over 40 restaurants and  
shops within walking  
distance

## PREMIUM ONSITE RETAIL FEATURING:







Ground floor courtyard with open access to Slabtown's best amenities



Onsite fitness retailer OrangeTheory



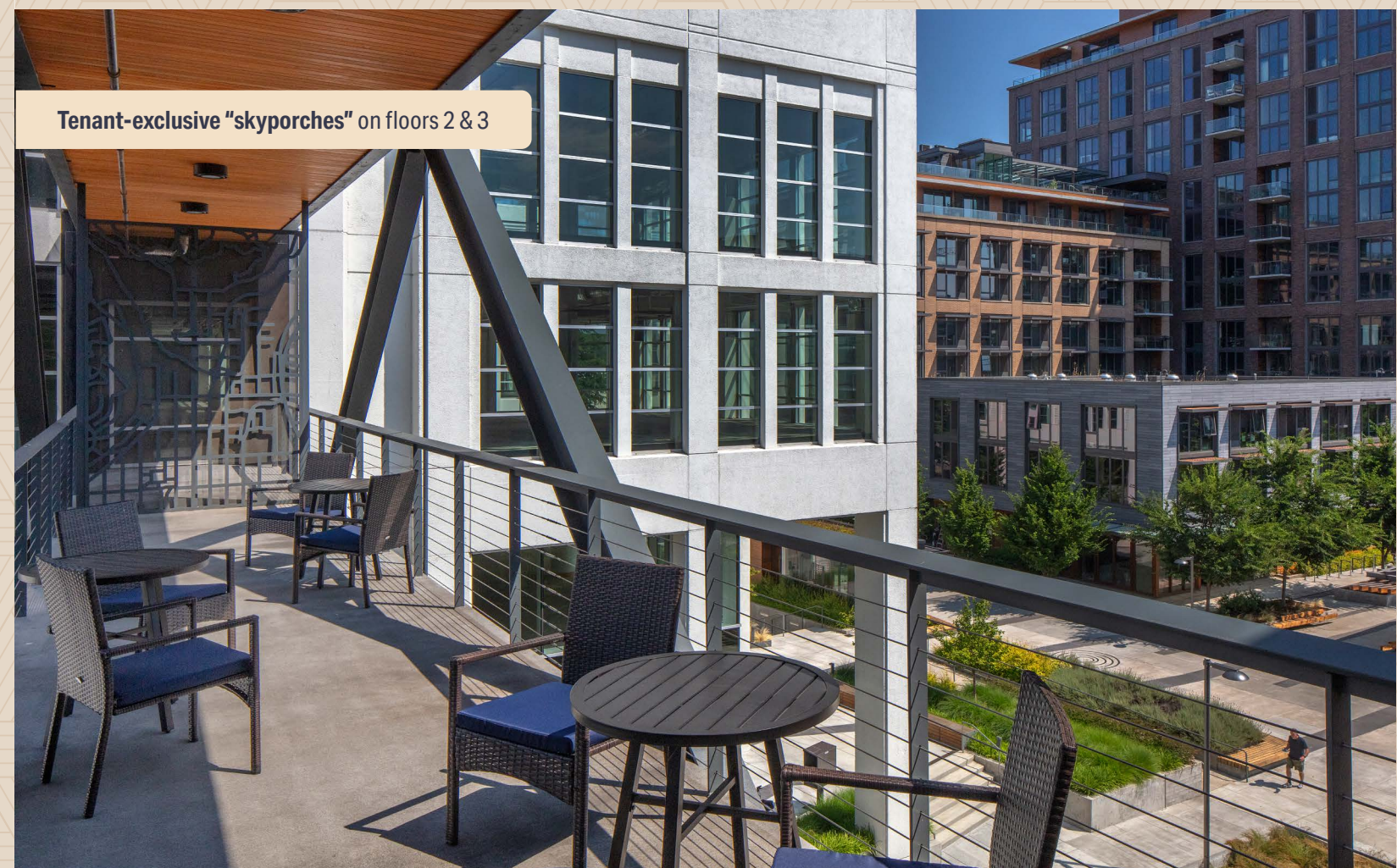
Onsite premium lockers and showers



Dedicated outdoor terraces on 4th floor



Boutique café and workspace at Good Coffee



Tenant-exclusive "skyporches" on floors 2 & 3





# ELEVATE YOUR WORKDAY

WITH SLABTOWN'S PREMIER MOVE-IN READY  
CREATIVE OFFICE SPACE AVAILABLE NOW



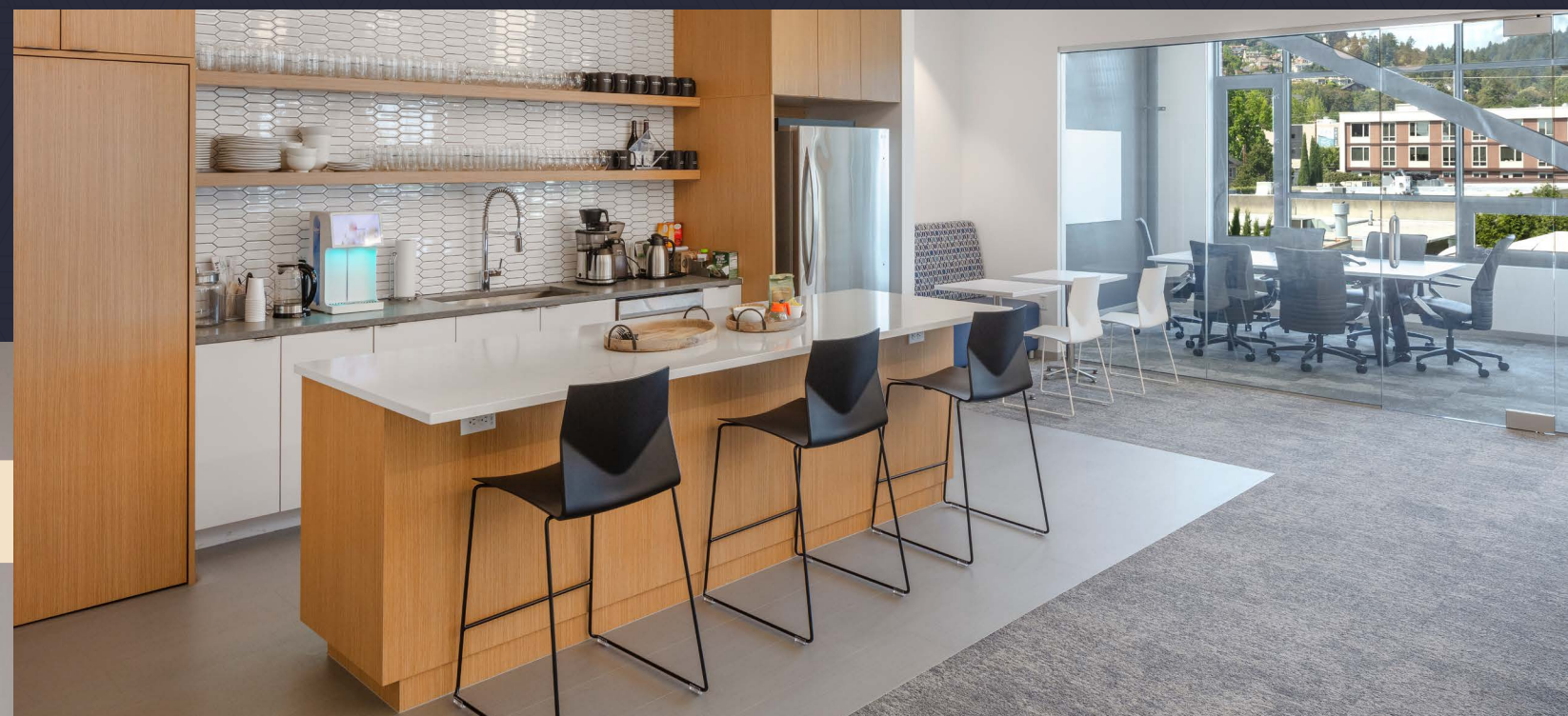
4th floor conference and training room  
with dedicated outdoor terrace



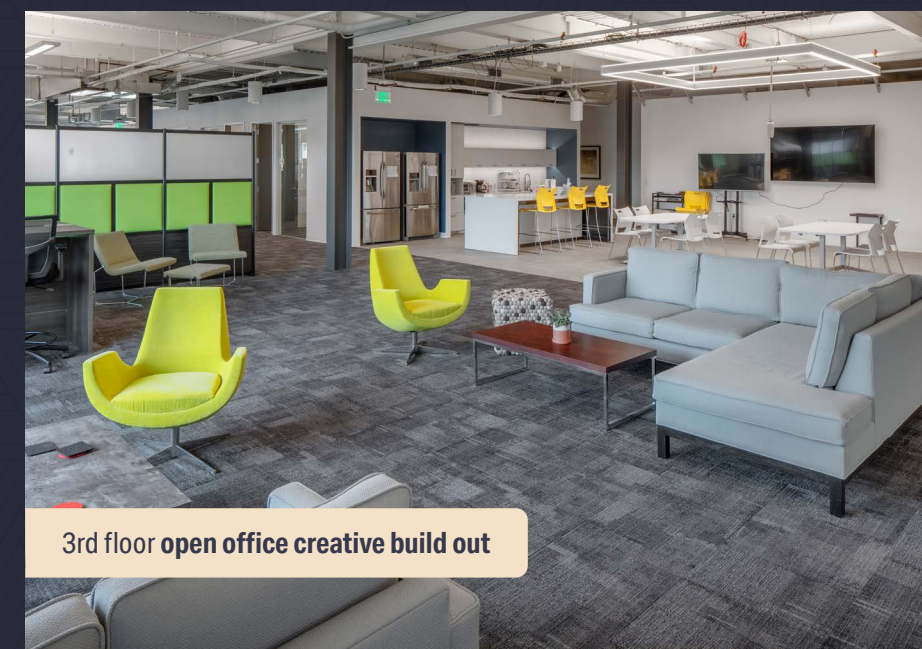
4th floor breakroom



3rd floor conference room



4th floor kitchen



3rd floor open office creative build out





# FLOOR 3

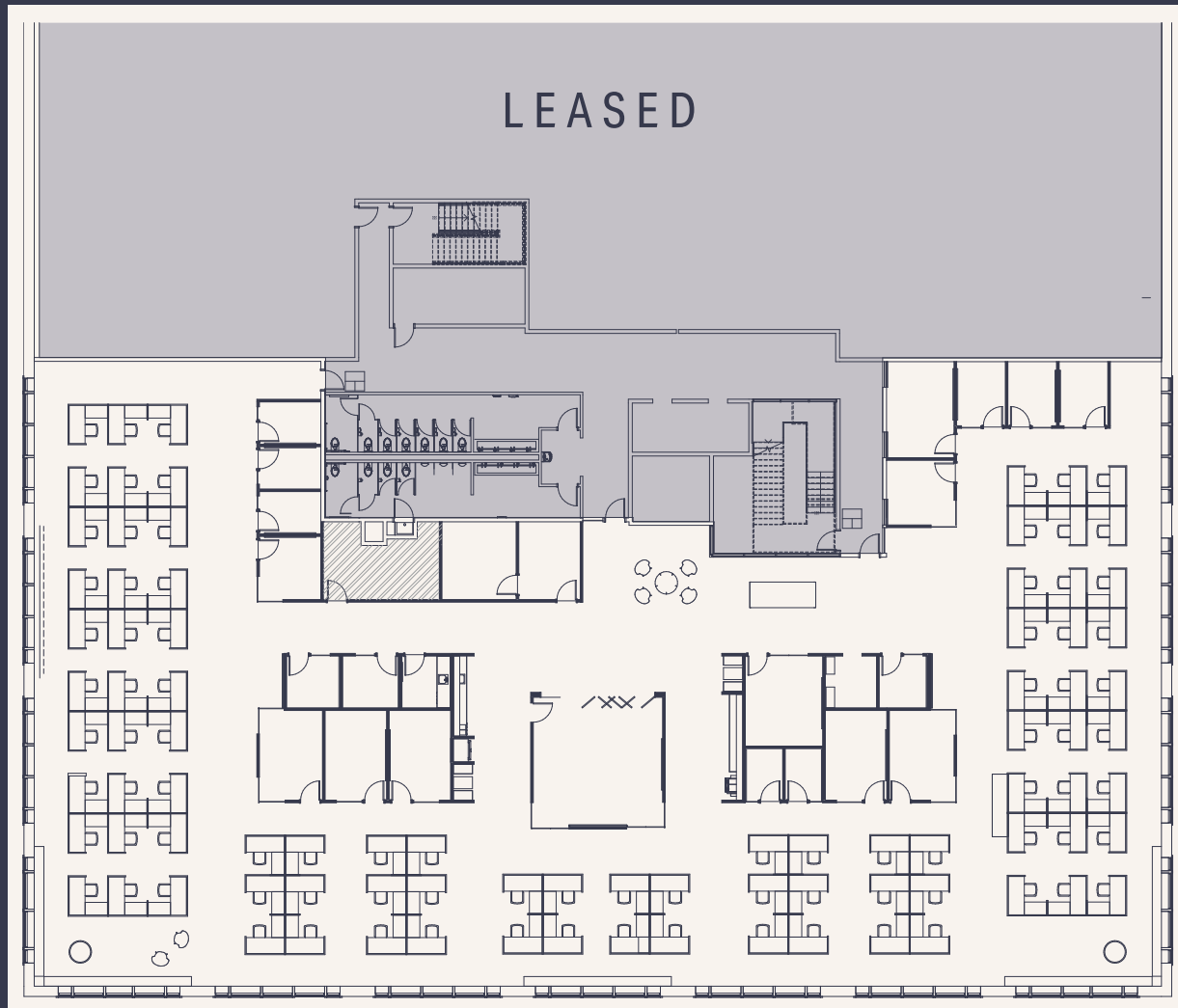
18,000 RSF



# FLOOR 4

19,500 RSF

(includes 4,000 SF of outdoor decks)



Move-in ready  
open workspace



Multiple team  
collaboration and  
work rooms



High exposed  
ceilings



High-end  
creative finishes  
throughout



Three sides of glass  
allow for abundant  
natural light



Move-in ready  
workspace featuring  
a large training  
room and team  
collaboration areas



Spacious  
kitchen and  
break area



6 private  
outdoor terraces  
dedicated to 4th  
floor tenant



High exposed  
timber ceilings



High-end  
creative finishes  
throughout

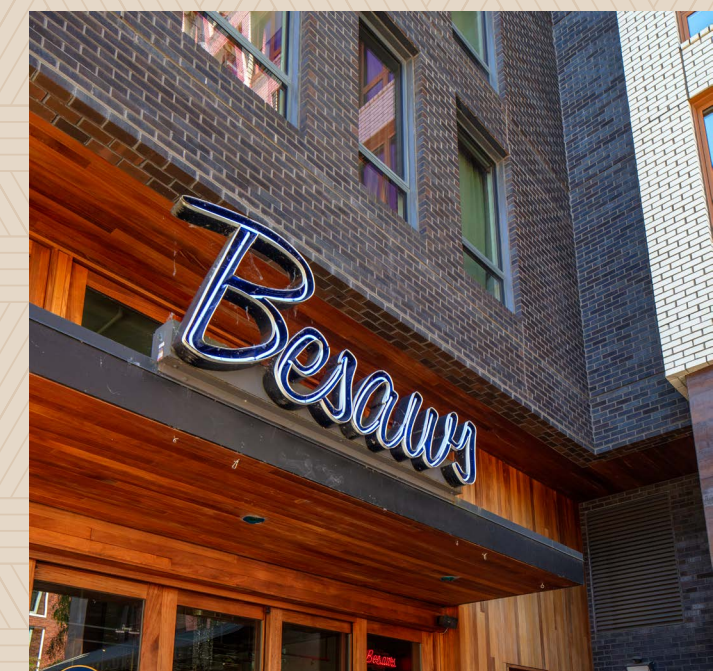


4 sides of glass  
with panoramic  
views of  
Slabtown





**SLABTOWN** exemplifies the concept of a neighborhood that offers a balanced combination of living, working, and recreational opportunities. Both residents and employees enjoy the convenience of easily accessible transportation options, outstanding schools, shopping centers, dining establishments, bars, hotels, parks, and hiking trails right outside your door.





# SLABTOWN BY THE NUMBERS



## NW 21<sup>ST</sup> AVE

The burgeoning restaurant & bar corridor, NW 21st Avenue has been integral to establishing Slabtown as one of Portland's leading neighborhoods to drink and dine.



**30+**  
Restaurants & Cafés



**15+**  
Bars & Clubs



**35+**  
Shops & Services



**2**  
Grocers & Markets

## NW 23<sup>RD</sup> AVE

One block from Portland's most established retail corridor, NW 23rd Avenue provides walkable access to a dynamic combination of national staple brands and trendy local gems.

PROXIMITY TO HOUSING WITHIN 1/4 MILE



**1,700+**  
Apartment Units



**750+**  
Under Construction



**50+**  
Restaurants & Cafés



**10+**  
Bars & Clubs



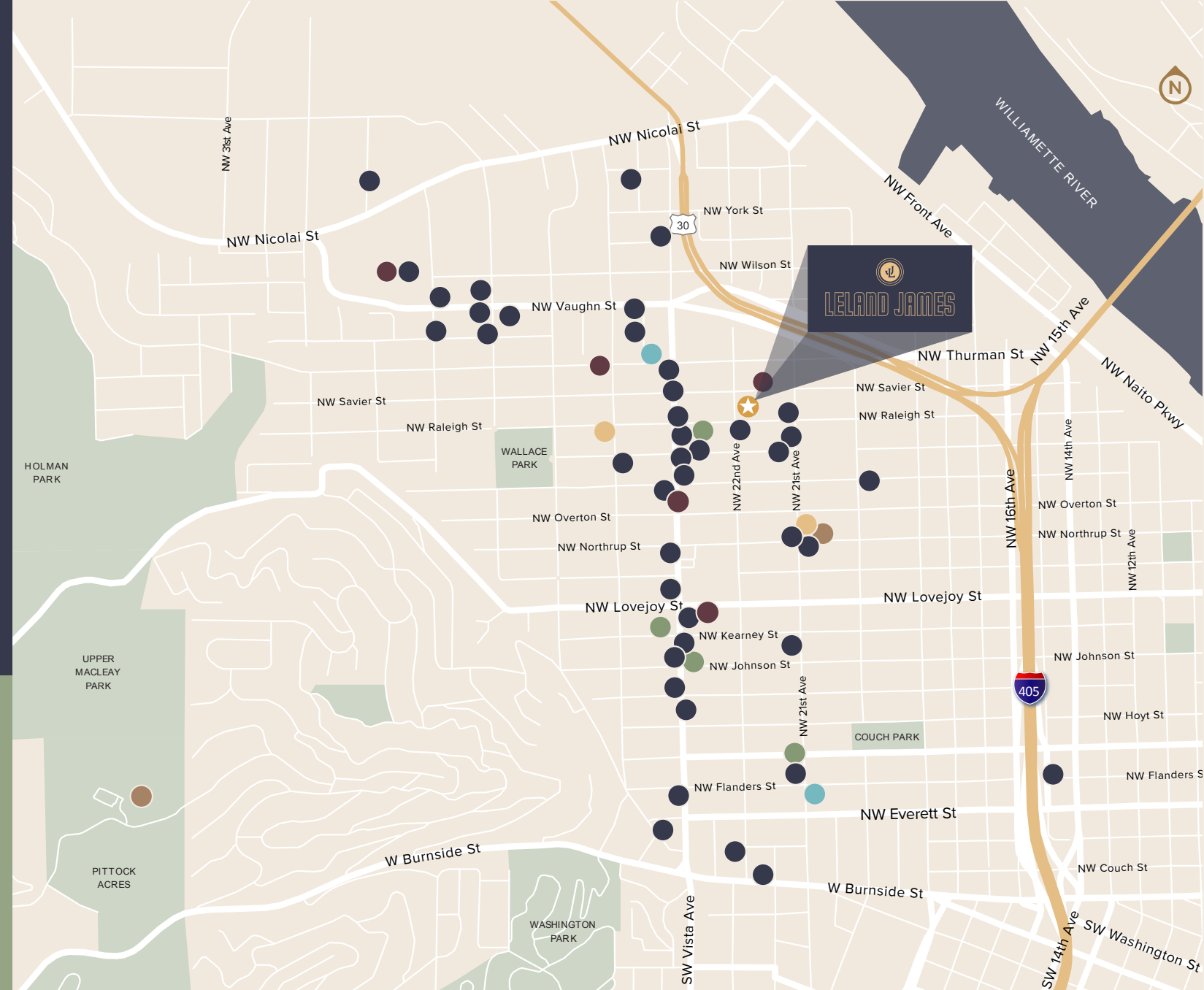
**125+**  
Shops & Services



**3**  
Grocers & Markets



**1**  
Hospital



**4 BLOCKS**  
to Street Car



**2 MINUTES**  
to Freeway



**98**  
Bike Score



**97**  
Walk Score

- Restaurants
- Shopping
- Bars/Lounges
- Cafes
- Bakeries
- Arts & Entertainment





# LELAND JAMES

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PORTLAND, OR

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