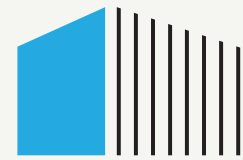




Example tenant space



PEARL WEST

1455 NW Irving Street, Portland, OR



4,255 SF to 36,895 SF in One of Portland's Newest Class A Office Towers

FANTASTIC CENTRALIZED LOCATION

on western edge of Pearl District
within short walking distance to mass transit,
numerous restaurants, retail and hotels

Lobby with high level finishes
that spills out onto lushly landscaped
courtyard at main entrance to building



Large windows which offer
dramatic views of the West Hills
and downtown



BUILDING HIGHLIGHTS



.90/1,000 parking ratio



360 degree views



LEED Gold Certified Building
WELL Health + Safety Certified



Major Tenants:
HDR and Howard S Wright

AVAILABILITIES

SUITE	RSF +/-	CEILING HEIGHT	SUITE FEATURES	AVAILABLE
100	7,603	20'	Ground floor service/creative office	Now
200	19,757*	13'	Full floor, former executives' office buildout	Now
300	10,217*	13'	Creative office, divisible to 3,500 SF	Now
500	4,257**	13'	Creative spec suite	Now
550	8,904**	13'	Shell space	Now
600	18,503	13'	Full floor, creative office	Now
700	18,516	13'	Full floor, creative office	Now

*Suites can be combined for 33,232 RSF

**Suites can be combined for 13,161 RSF

New 2,700SF+ fitness center coming to the building in Q4 2025.

On-site locker shower facilities



Building conference room





PEARL WEST



For leasing information:

Eric Haskins

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

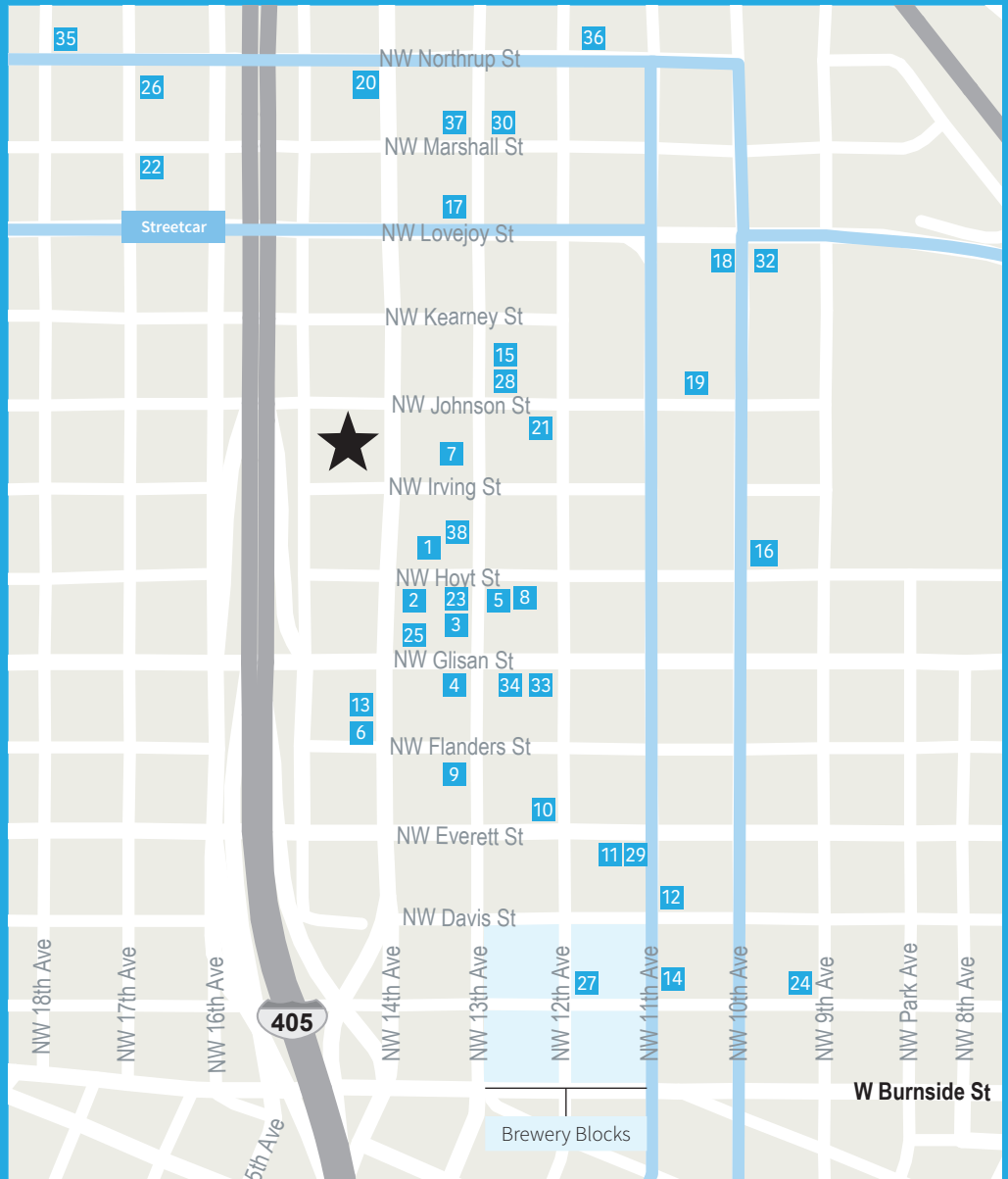
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|---------------------------|---------------------------------|-----------------------------|
| 1. Mio Sushi | 16. Republica | 31. Yama Sushi and Sake Bar |
| 2. Brix Tavern | 17. Chipotle | 32. Fullers |
| 3. Barista | 18. Lovejoy Bakery | 33. Byways |
| 4. Andina | 19. Jamison Square | 34. Tea Bar |
| 5. Cider Bite | 20. LA Fitness | 35. Fields Bar and Grill |
| 6. 10 Barrel Brewing | 21. 24 Hour Fitness | 36. Tanner Springs Park |
| 7. Irving Street Tapas | 22. Paymaster Lounge | 37. Barre3 |
| 8. Silk Road | 23. River Pig | 38. Papi Chulo's |
| 9. M.E.C. | 24. Farmhouse Kitchen Thai | |
| 10. Cafe Umbria | 25. Verde Cocina | |
| 11. Oven + Shaker | 26. Toasty's Breakfast Burritos | |
| 12. Deschutes Brewery | 27. Screen Door | |
| 13. Roste Chocolate House | 28. Kure Superfood Cafe | |
| 14. Starbucks | 29. Backwoods Brewing | |
| 15. Jojo | 30. Sisters Coffee Company | |