



# BREWERY BLOCK 2

**DEBT-FREE  
OWNERSHIP**

1120 NW COUCH STREET,  
PORTLAND, OR 97209  
[www.breweryblock2.com](http://www.breweryblock2.com)





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## INTRO

# A GEM IN THE PEARL DISTRICT

Located in Portland's vibrant Pearl District and surrounded by upscale shopping, dining, and entertainment destinations, Brewery Block 2 is designed in every detail for the creative class mindset and lifestyle. Following a comprehensive renovation, this historic former brewery now offers all new light-filled Class A office space with state-of-the-art technology, sustainable features, and valuable conveniences.

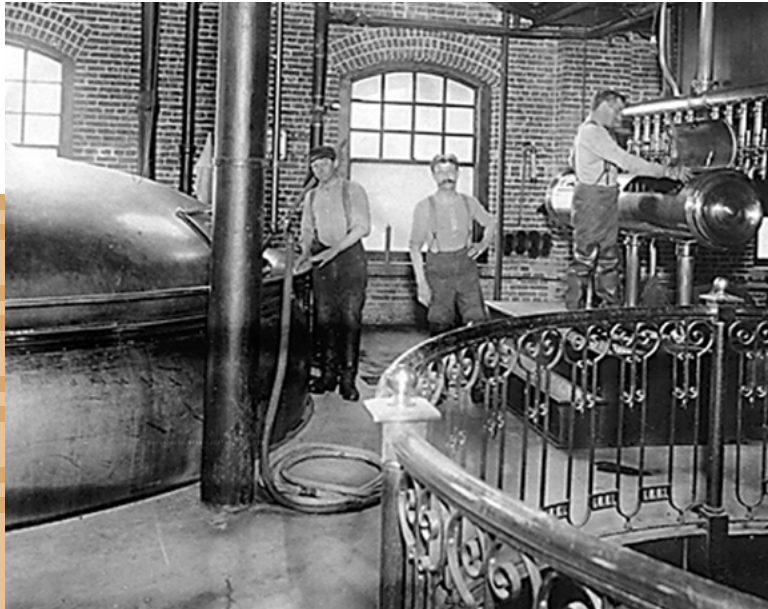
## HISTORY

# A HISTORIC SITE IS REIMAGINED

The former site of Portland's 19th century Henry Weinhard Brewery—the oldest continuously operating brewery in the West until it ceased operation in the late 1990s – has been reimagined as an inspiring live-work-play destination. Within this five-block site, Brewery Block 2, the original Brew House and Cellar building, has been recognized for its particular significance with its listing on the National Register of Historic Places in 2000.







A showcase of best-in-class adaptive reuse of a historic property, Brewery Block 2 retains its distinctive industrial character with a brick façade and oversized arched windows while incorporating materials, systems, and features that have resulted in it being LEED-Certified Gold and Fitwel® Viral Response Certified.



## BUILDING HIGHLIGHTS

# INDUSTRIAL STYLE MEETS SUSTAINABLE DESIGN

The fusion of modern and historic elements puts Brewery Block 2 in a category of its own. The original Brew House and Cellar building feature high ceilings, large windows, and industrial-chic finishes. The historic buildings and the new 10-story office tower deliver a high-performance working environment with advanced air filtration systems, energy-efficient equipment, and intelligently sourced materials.







## SUSTAINABLE AT EVERY LEVEL

In addition to being LEED-Certified Gold, WiredScore Certified, and Fitwel® Viral Response Certified, Brewery Block 2 offers a program that makes earning LEED CI certification easily attainable with a simple addition to your fit-out process.





LIGHT-FILLED, OVERSIZED CONFERENCE AND LOUNGE SPACES



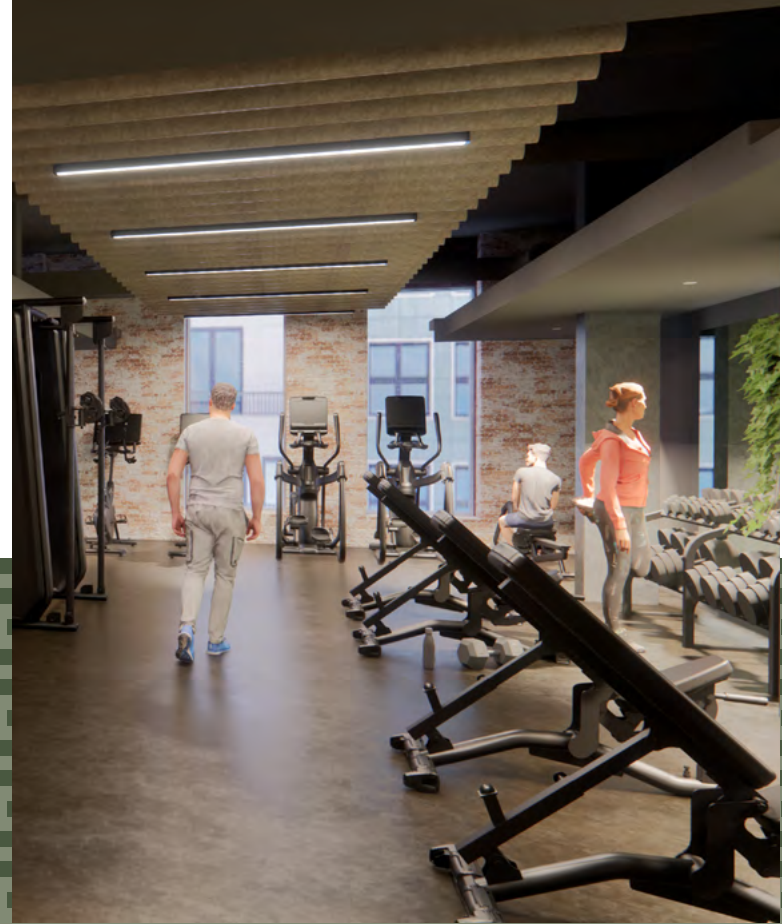






## AMENITIES AT YOUR FINGERTIPS

Brewery Block 2 will soon have a state-of-the-art fitness facility, tenant lounge, and conference room on-site available exclusively for tenants.



## MULTI-MODAL ONSITE PARKING

Brewery Block 2 features the largest underground parking facility in Portland. It is equipped with electric vehicle (EV) charging stations and is directly accessible to the building. In addition to offering a 2/1000 parking ratio for cars, Brewery Block 2 provides secured bicycle parking as well as showers and lockers to accommodate those who enjoy an active commute.



## NEW BUILDING RENOVATIONS DELIVERING THIS WINTER





## NEIGHBORHOOD

# DISCOVER THE PEARL DISTRICT

Located between the Central Business District's West End, the Northwest District, and Slabtown, the Brewery Blocks is seamlessly accessible to all of Portland and the surrounding region via road and light rail. Over 35 miles of bikeways have earned Portland platinum "bikeable" ranking, the highest awarded by the League of American Bicyclists.







## RETAIL & LIFESTYLE

The historically charming and pedestrian friendly Brewery Blocks neighborhood features a curated collection of upscale fashion, beauty, home, and sporting goods retailers. The larger Pearl District expands on this dynamic urban lifestyle with greenspaces, art galleries, and antique shops.





## DINING & ENTERTAINMENT

The Pearl is home to some of Portland's best dining and the eclectic array of restaurants and bars ensures the perfect place for every taste and occasion. Critically acclaimed chefs, regionally sourced menus, lively brew pubs, and innovative twists on international cuisine are all on offer throughout this unique neighborhood.





## NEIGHBORHOOD

# LUNCH AROUND THE BLOCKS

1120 NW COUCH STREET, PORTLAND, OR 97209



2 BLOCK  
WALK



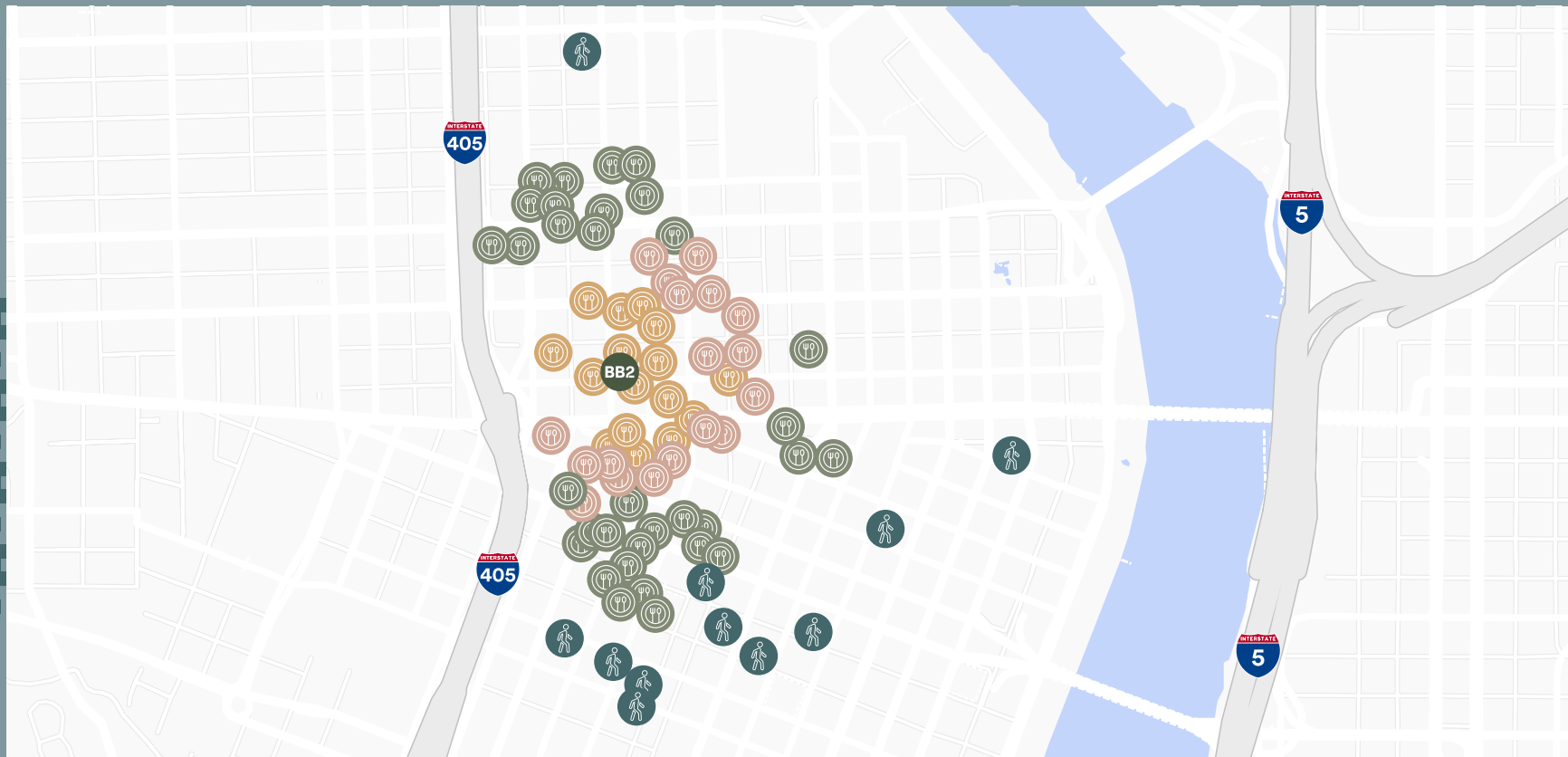
4 BLOCK  
WALK



6 BLOCK  
WALK



WORTH  
TO WALK



SEE INTERACTIVE MAP



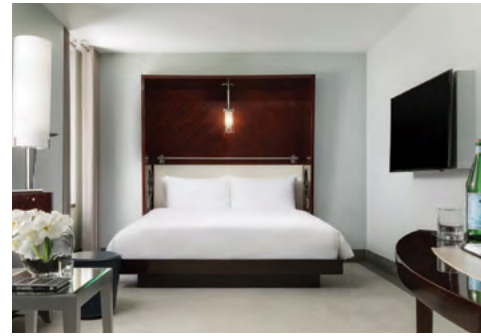
# RTO by BGO

BGO Supports Tenants' efforts to attract employees to Return-to-Office by creating vibrant, amenity-rich workplaces.

As part of this initiative, Tenants of BGO Office Properties enjoy these Perks across the U.S.



**Access** to any BGO Office Amenity Center



**An annual credit** towards BGO-owned Amenity Centers and BGO-owned and affiliated Hotels and retailers\*

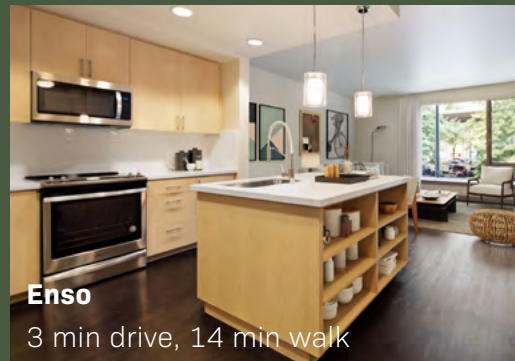
\*Applicable to all new leases and renewals



**A \$1,000 rent credit** and a waived amenity fee for their first year in any BGO Residential community



## NEARBY MULTIFAMILY PROPERTIES



**Enso**

3 min drive, 14 min walk



**Arbor Creek**

20 minute drive

Discover the exceptional BGO-owned multifamily properties conveniently located near Brewery Block 2

### Hotels

Hyatt Centric Portland

Woodlark Hotel Portland

Hampton Inn & Suites Pearl District

Canopy by Hilton Portland Pearl District





## DEBT-FREE OWNERSHIP

# A WORLD OF OPPORTUNITY

BGO's long-term, debt-free\* ownership of Brewery Block 2 ensures a stable foundation for your business to grow and thrive. With a vested interest in your success, BGO is committed to providing the support and resources you need to achieve your goals.

Collaborate with BGO to create a move-in-ready space that truly reflects your brand and empowers your team to succeed. Our in house design and construction team allows us to deliver a tailored solution that exceeds your expectations.

\* Refers to property level debt



# CONTACT US



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