

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.

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

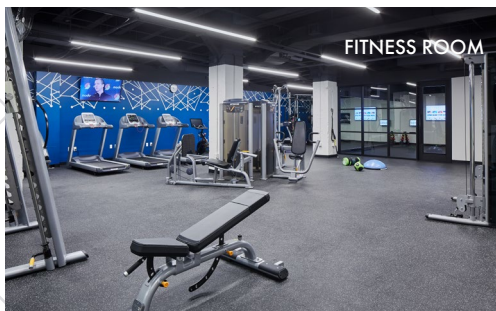
A large-scale renovation is underway incorporating innovative additions that will complement the building's existing characteristics, resulting in an office destination for creative and traditional tenants alike.

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.



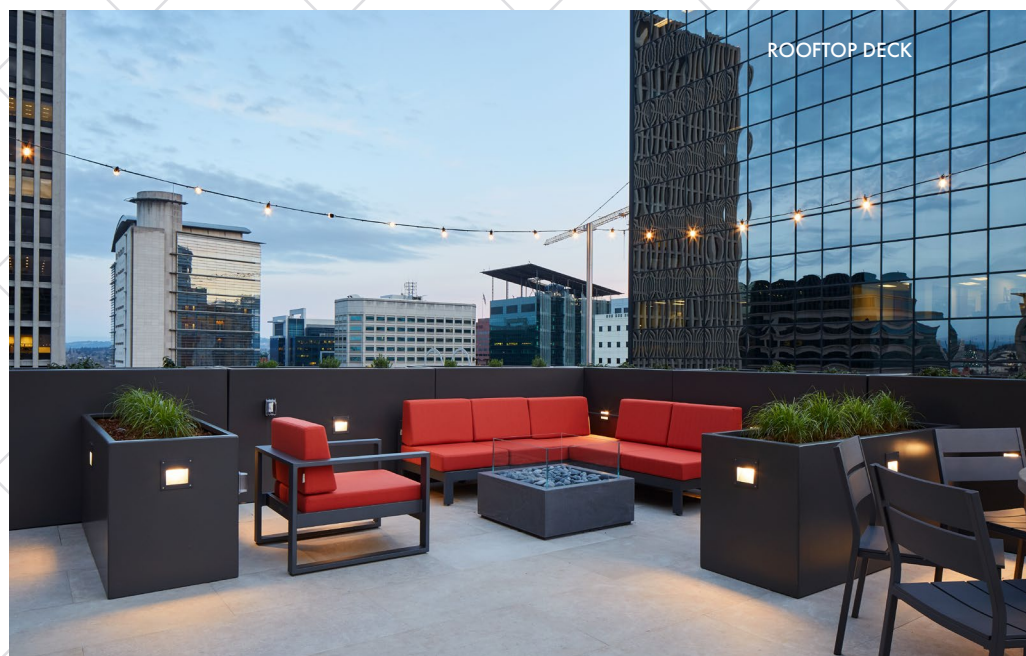
REMODELED LOBBY



FITNESS ROOM



CONFERENCE ROOM



ROOFTOP DECK



Walker's Paradise
Walk Score 99



Rider's Paradise
Transit Score 96



Cyclist's Paradise
Bike Score 94



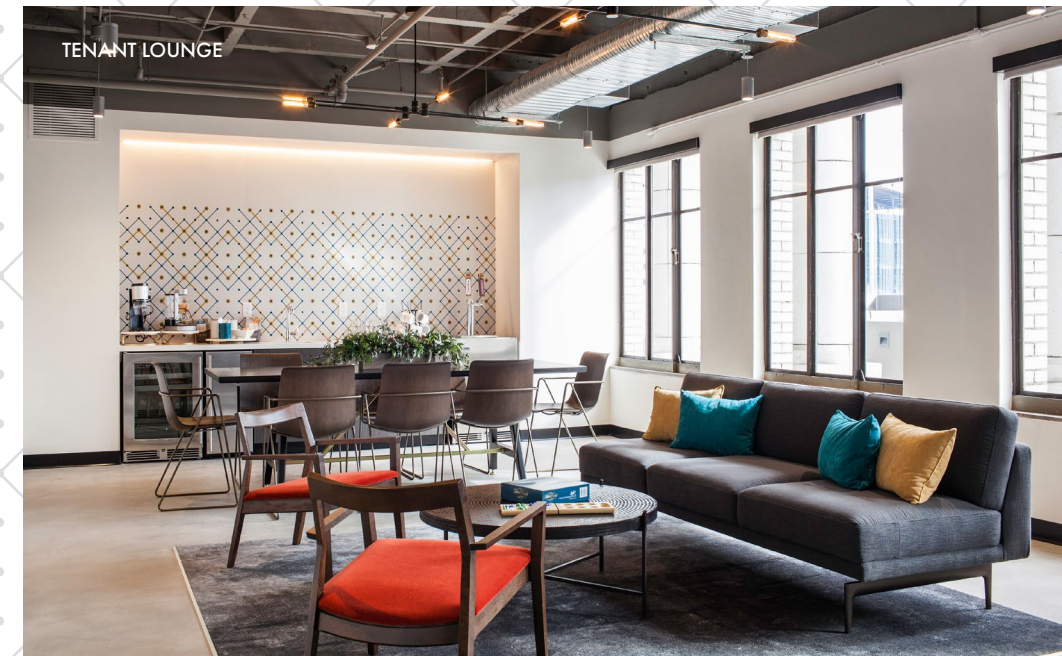
BEST-IN-CLASS
CONNECTIVITY



ENERGY STAR
CERTIFIED



LEED GOLD
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
- Sentinal
- The Duniway
- The Nines
- Royal Sonesta
- Hilton Portland

SHOPPING

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

ENTERTAINMENT

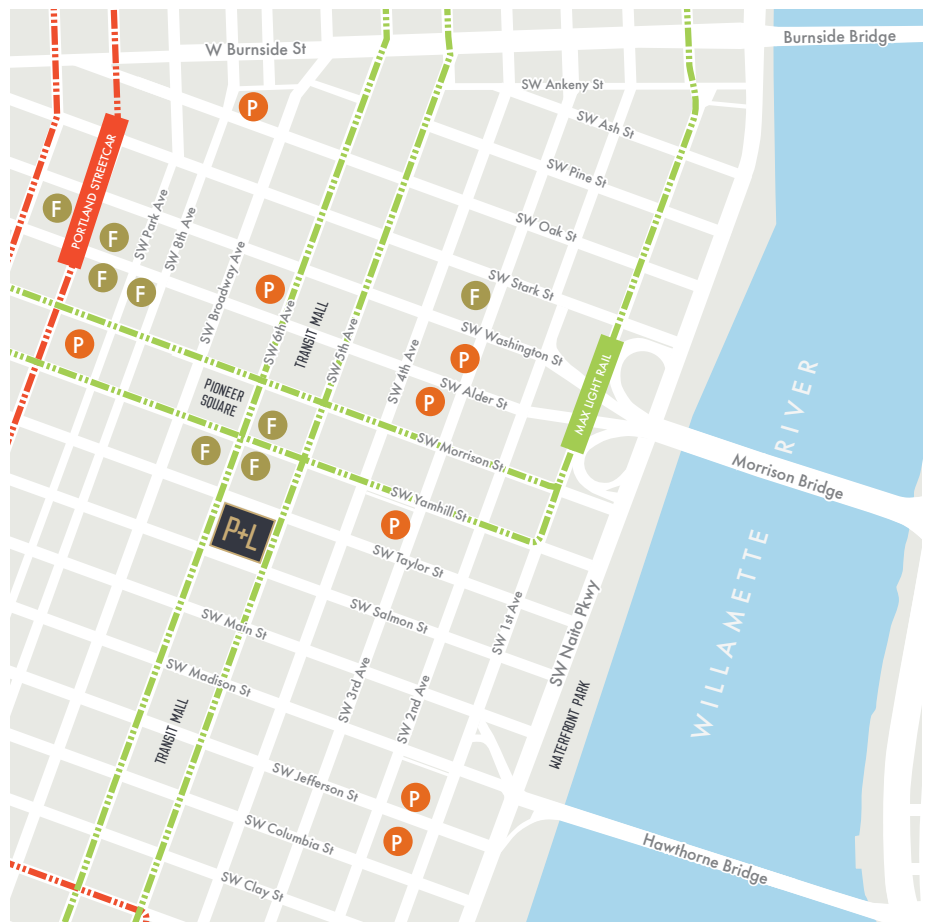
- Portland Art Museum
- Arlene Schnitzer Concert Hall
- Regal Cinemas
- Punchbowl Social

LODGING

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

P Parking

F Food Carts



FOR LEASING INFORMATION

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THE GREEN CITIES COMPANY



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