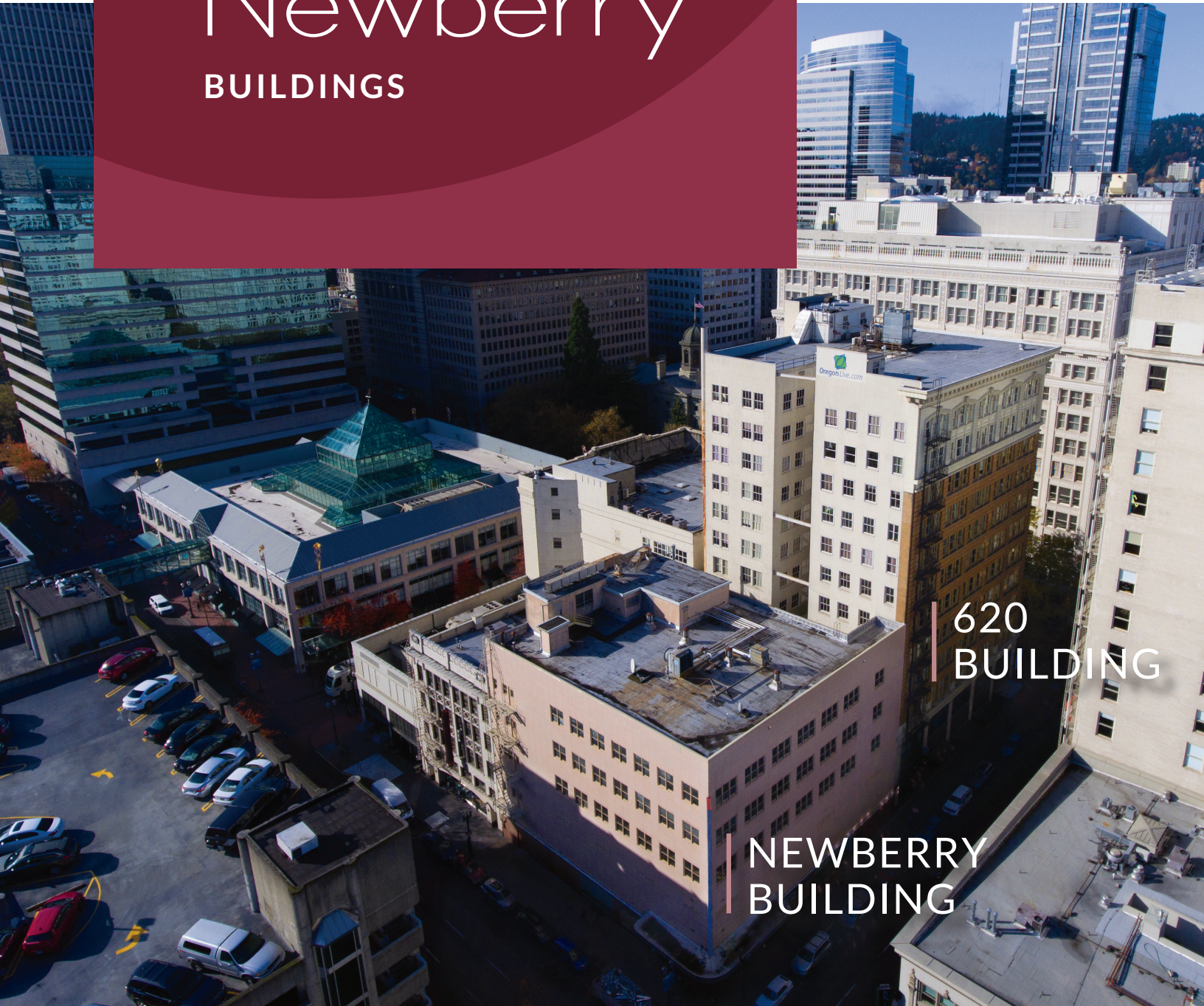


620 & Newberry BUILDINGS

620 SW 5TH AVE & 617 SW 4TH AVE
PORTLAND, OR 97204



620
BUILDING

NEWBERRY
BUILDING

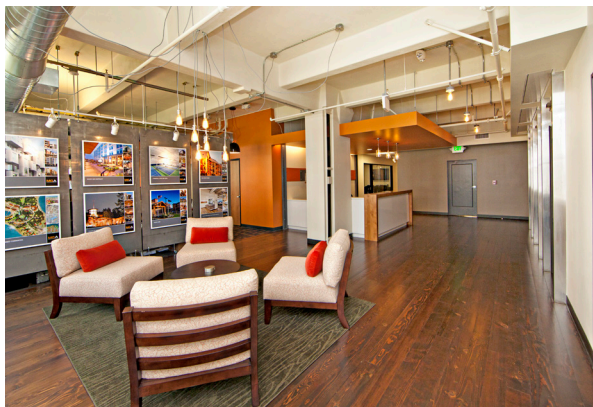
2 BUILDINGS 1 COMPLEX

countless opportunities

Located in the heart of the CBD, the **620 & NEWBERRY BUILDINGS** offer creative office suites from **300 to 55,000 RSF**.

- Superior access to retail, restaurants, transit, and parking
- Building conference room with WiFi
- Views of the river, mountains and downtown
- Adjacent to Pioneer Place, Nike Town, The Nines Hotel, and Hotel Monaco
- At the intersection of 2 MAX lines
- Top of building signage opportunities
- On-site bike parking, exercise facility, and building locker rooms and showers
- Free quarterly bike repair and maintenance for tenants
- Lease rate: \$24.50 to \$29.50/RSF full service

620 BUILDING - 5TH FLOOR

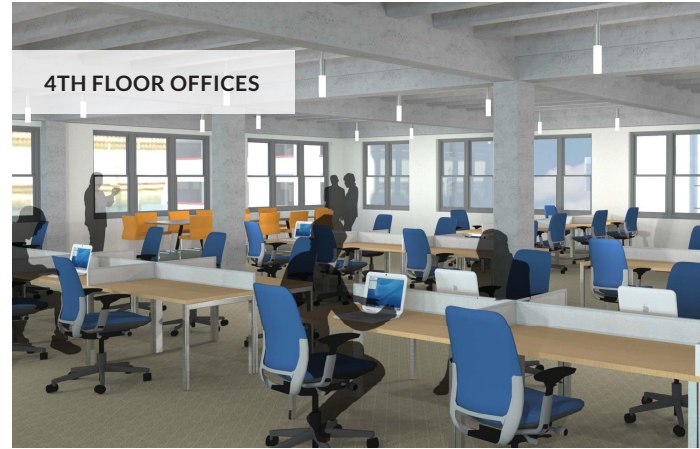


UPDATED 620 BUILDING LOBBY

RECENTLY FINISHED NEWBERRY LOBBY



4TH FLOOR OFFICES



NEWBERRY CREATIVE OFFICE conversion underway



New office entry and lobby



New passenger elevator



New and expanded windows



Opportunity for private deck with 5th floor

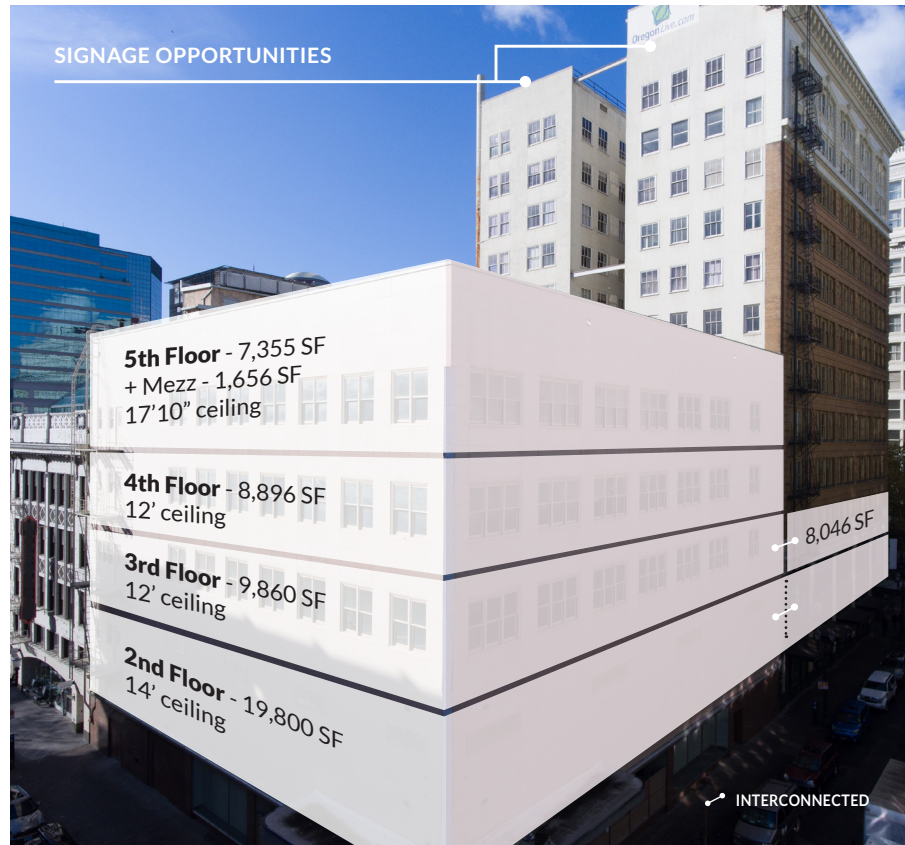


New bike parking and shower facilities in the basement



Q1 2020 delivery

SIGNAGE OPPORTUNITIES



5th Floor - 7,355 SF
+ Mezz - 1,656 SF
17'10" ceiling

4th Floor - 8,896 SF
12' ceiling

3rd Floor - 9,860 SF
12' ceiling

2nd Floor - 19,800 SF
14' ceiling

8,046 SF

amenities



HOTELS

1. The Nines Luxury Hotel
2. Hilton Portland
3. The Dossier Hotel
4. Portland Marriott City Center
5. Heathman Hotel
6. Hotel Lucia
7. Hotel Vintage Portland
8. Benson
9. Sentinel
10. Hotel Monaco
11. Duniway Portland
12. The Hi-Lo
13. Hotel Rose
14. Corelius Hotel

RETAIL

15. Nordstrom
16. Apple Store
17. Nike Portland
18. Pioneer Place Mall

FOOD/COFFEE

19. Departure Restaurant and Lounge
20. Urban Farmer
21. 10th & Alder Food Carts
22. Starbucks
23. Spella Coffee



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