

The background of the entire advertisement is a detailed architectural rendering of a modern multi-story office building. The building features a dark, possibly black, structural frame with large glass windows. The ground floor is finished with red brick. Several upper floors have rooftop terraces with glass railings, and some of these terraces are shown with people and small plants. The sky is a clear, light blue. The text "tektōn" is written in a large, white, lowercase, sans-serif font across the middle of the building. Below it, "ON ASH" is written in a smaller, white, uppercase, sans-serif font.

# tektōn

ON ASH

**±70,000 SF**  
**OF AVAILABLE OFFICE SPACE**

**SE 2ND & ASH • PORTLAND OR**

## TEKTŌN ON ASH IS AN AUTHENTIC AND THRIVING PLACE FOR CREATIVE INDUSTRIES IN PORTLAND

tektōn  
ON ASH

INC

Opportunity for building  
signage with significant  
visibility from I-5 and  
Burnside Bridge



Large operable  
windows providing  
fresh air and abundant  
natural light



Expansive 13' ceilings



Strong and sustainable  
heavy-timber construction

In the heart of the Central Eastside Industrial District, Tektōn on Ash encompasses the best of what Portland has to offer. The refined industrial design offers a contemporary workplace paired with a rich and diverse materials palette. Comprised of **+/-70,000 SF of heavy timber creative office space**, Tektōn on Ash is curating spaces to support activities that focus on science, technology, and design. With flexible floor plates designed to minimize obstructions to your workspace, we've focused on opportunities to create environments that will propel creativity and collaboration.

Just steps away from some of Portland's most well-known restaurants and bars, and neighboring some of Portland's most exciting companies, Tektōn on Ash is in the center of it all.

# PROJECT HIGHLIGHTS

±70,000 SF of Class A creative office space in Portland's vibrant Central Eastside District



±14,500 rentable square feet per floor



Onsite secure parking (.6/1000)



±2,600 SF Rooftop deck and common area tenant lounge



Two blocks from the Burnside Bridge, providing easy access to downtown Portland



Located steps from TriMet bus lines and one block from Portland's Streetcar lines



Close proximity to the I-5 and I-84 freeways



# THOUGHTFULLY AMENITIZED

Located on Portland's Central Eastside, with unprecedented access to Portland's most sought-after restaurants, bars and retailers, Tektōn on Ash is a curated office experience for the best and brightest. Our amenities were designed as a direct response to today's evolving workforce, providing spaces to gather, meet and innovate.

- Well appointed building lobby with barista bar
- State of the art fitness center
- Indoor/Outdoor workspace lounge
- Rooftop deck with panoramic views of the City and West Hills

ROOFTOP TENANT LOUNGE

COFFEE BAR

ROOFTOP DECK



ROOFTOP TENANT LOUNGE



OPEN OFFICE



ROOFTOP DECK



# IDEAL LOCATION ALONG PORTLAND'S CENTRAL EASTSIDE INDUSTRIAL DISTRICT

The Central Eastside Industrial District is an emerging international hotspot for significant innovation, sustainable industries, and entrepreneurship

## NEARBY RESTAURANTS



Very Walkable

83

### Within walking distance of:

- Sheridan's Market
- 10 coffee shops
- 50+ bars and restaurants
- 7 fitness locations (yoga, rock climbing, weight training)



Excellent Transit

87

### 1 block to streetcar and multiple bus lines

- 0.4 mi. (2 minutes) to I-84
- 0.8 mi. (3 minutes) to I-5
- 2.5 mi. (5 minutes) to I-405
- 1 mi. (5 minutes) to Pearl District, Portland CBD and Northwest Portland



Biker's Paradise

100

Adjacent to the Vera Katz Eastbank Esplanade, a 2.5 mile loop along the Portland Waterfront, a favorite Portland recreation spot for cyclists and pedestrians to appreciate the picturesque Willamette River that also connects to various bicyclist commuter streets





## FOR LEASING INFORMATION

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### **Eric Haskins**

+1 503 972 8611  
eric.haskins@am.jll.com  
Licensed in OR

### **Annalore Rodman**

+1 503 546 3671  
annalore.rodman@am.jll.com  
Licensed in OR

[tektiononash.com](http://tektiononash.com)



Jones Lang LaSalle Brokerage, Inc.  
1120 NW Couch St, Suite 500  
Portland, OR 97209

[jll.com/portland](http://jll.com/portland)

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