

A CREATIVE AND
INNOVATIVE
ENVIRONMENT



850 NW 13TH AVE
PORTLAND, OR 97209

Development Information:

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APEXREAL ESTATE
P A R T N E R S



HEARTLINE BUILDING

The Heartline Building is one of the Pearl District's most anticipated new development projects. When completed in January 2018, it will be the star of the Pearl - boasting an innovative design that will cater to the specific needs of a tenant looking to establish a presence in one of Portland's hottest neighborhoods.

MODERN APPEAL

- » Offering ± 60,152 RSF of office space over ground floor retail
- » Creative alternative to a sterile office building, without the issues of a historic property
- » All-glass cantilevered or "bay window style" walls on each office level, ideal for an open conference room with plenty of natural light
- » Loft-like salvaged wood & "glue-laminated" beams & columns
- » 13'-high wood ceilings with exposed mechanical ducting & pipes
- » Flexible, open floor plan with ample daylight
- » Development will meet a minimum of LEED Gold Certification
- » Asking rate \$32.00 - \$34.00, NNN



OUTDOOR SPACES

- » Places to meet, relax, and take a break from the work day
- » Lobby entrance from NW 13th Avenue & a public courtyard make for easy access and free pedestrian movement
- » A landscaped roof terrace & outdoor decks on each office level
- » Located on vibrant NW 13th Avenue with its dock-high sidewalks

Ground Floor Retail Marketplace



PARKING / ACCESS

- » Underground garage with ± 60 parking stalls (1/1,000 SF of office)
- » Anticipated parking for ± 332 bikes in the garage, and a bike club membership opportunity including showers for employees
- » Modern retail "loading dock" on NW 13th Avenue



HEARTLINE FLOOR PLANS & CONCEPT IMAGES

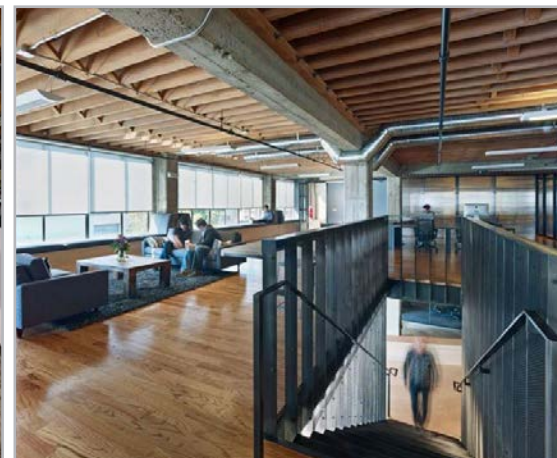
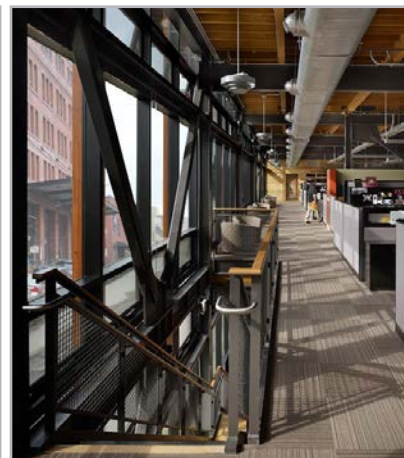
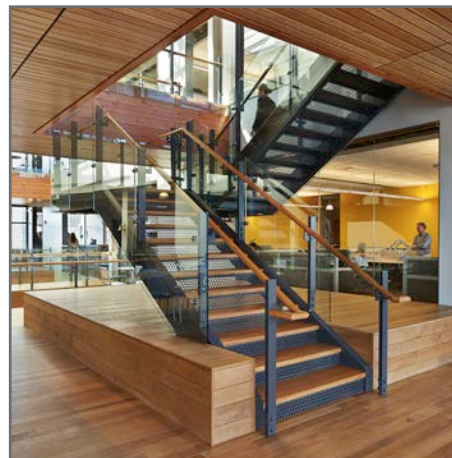
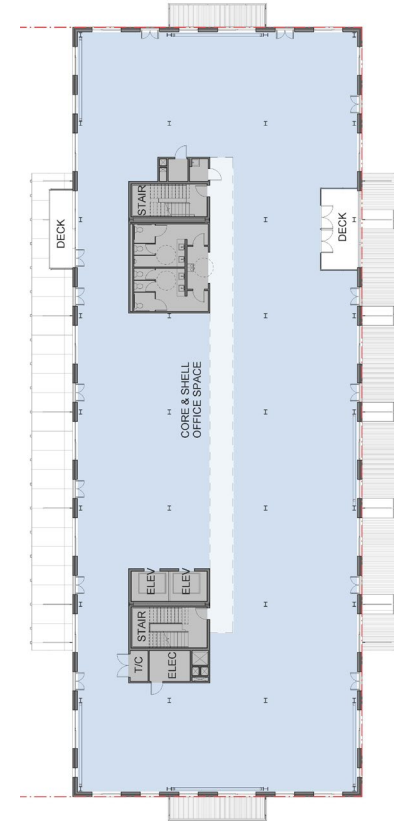
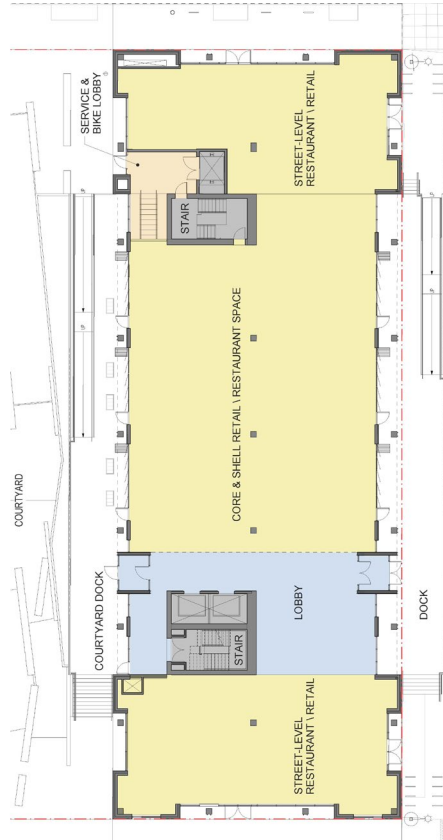
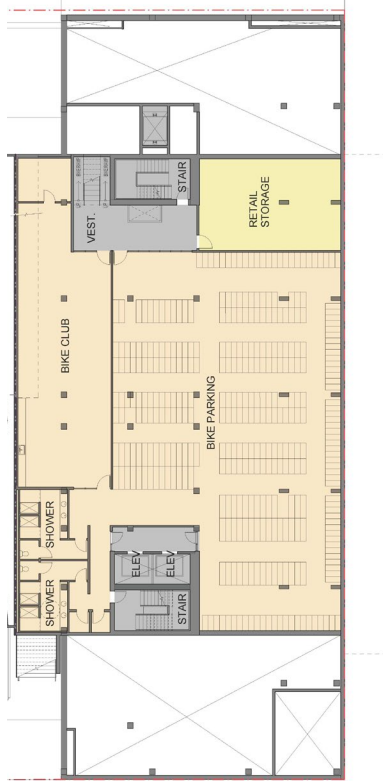
PARKING LEVEL 1

BIKE LEVEL

STREET LEVEL

LEVEL 2 - 5

ROOF TOP

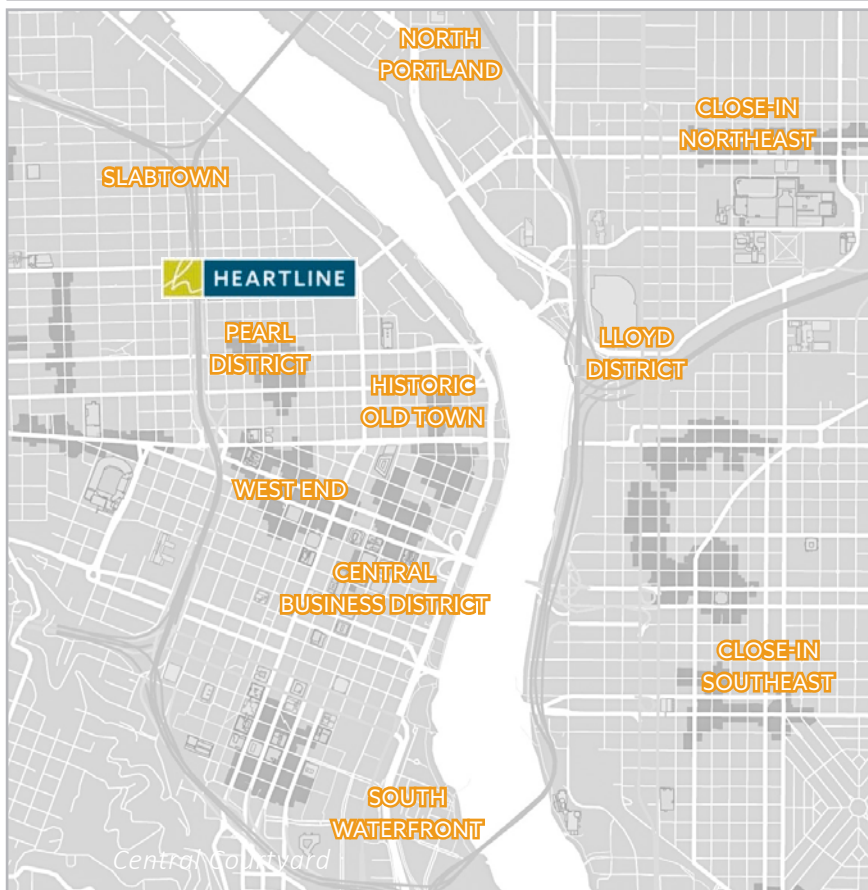


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CITY OF ROSES

Portland: one of America's most livable cities. Eclectic, beautiful, and exciting, this European-style city favors walkable neighborhoods, mass transit, coffee shops, and vibrant, close-knit communities. With 2.35 million residents, the Portland-Vancouver region is the 5th largest metro area on the West Coast.

Nestled between one of the nation's largest urban forest reserves and the salmon-rich Willamette River, Portland is known for its natural beauty and outdoor recreation. Destinations like the Columbia Gorge, Oregon Coast, and Mt. Hood all lie within an hour's drive. With its 288 parks, numerous bike routes, and focus on sustainability, it's no surprise that Travel + Leisure magazine rated Portland the greenest city in America.



THE PERFECT LOCATION

The Heartline Building sits in the heart of Portland's urban Pearl District, the epitome of a Live-Work-Play neighborhood attractive to top talent. The Pearl District has a thriving art scene and is home to the "First Thursday" art walk, which brings together countless galleries and local creative vendors. Numerous acclaimed restaurants, galleries, breweries, and boutique retailers are all within easy walking distance, and public transportation is just steps away, making The Heartline Building's location one of the most accessible and desirable in the city.