

Block 136 Offices

NW JOHNSON STREET & NW 13TH AVENUE
PEARL DISTRICT, PORTLAND, OREGON

FOR LEASE

DELIVERY OCTOBER 2017



SECURITY PROPERTIES

APEXREALESTATE
PARTNERS



Development Information:

Security Properties

Michael D. Nanney

Senior Director of Development

701 5th Avenue, Suite 5700

Seattle, WA 98104

206.628.8003

Office Leasing Information:

Apex Real Estate Partners

Nathan Sasaki, *Executive Director*

Lindsay Murphy, *Director*

Rennie Dunn, *Director*

412 NW Couch Street, Suite 201

Portland, OR 97209

503.595.2840

Retail Leasing Information:

Urban Works Real Estate

Dan Bozich

Senior Vice President

1230 SW 1st Avenue, Suite 201

Portland, OR 97204

503.228.3080

Building Overview

- » Total building size \pm 69,766 SF; 59,216 RSF of office space over \pm 10,550 SF ground floor retail
- » Development includes a 12–15 story residential high rise & a courtyard connecting NW Kearney & Johnson Streets
- » Two-level underground garage with \pm 60 parking stalls (1 space per 1,000 SF of office)
- » Anticipated parking for \pm 100 bikes in the garage and a bike club amenity with showers available with membership to employees
- » Ideal for open, naturally-lit conference room space, all-glass cantilevered or “bay window style” walls on each office level
- » Lobby entry from a NW 13th Avenue & a public courtyard
- » Landscaped, outdoor roof terrace & outdoor decks are located on each office level
- » Development to meet a minimum of LEED Gold Certification
- » Modern retail “loading dock” on NW 13th Avenue
- » An authentic alternative to a sterile modern office building, without the issues of an old building
- » Loft-like salvaged wood & “glue-laminated” beams & columns
- » 13' high wood ceilings with exposed mechanical ducting & pipes
- » Flexible, open floor plan with ample daylight
- » Call for rates

Block 136 - Residential Building



Block 136 - Public Courtyard

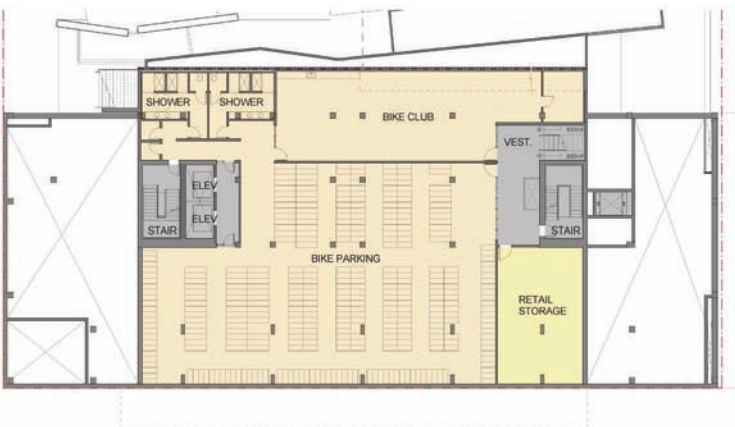


Block 136 Floor Plans

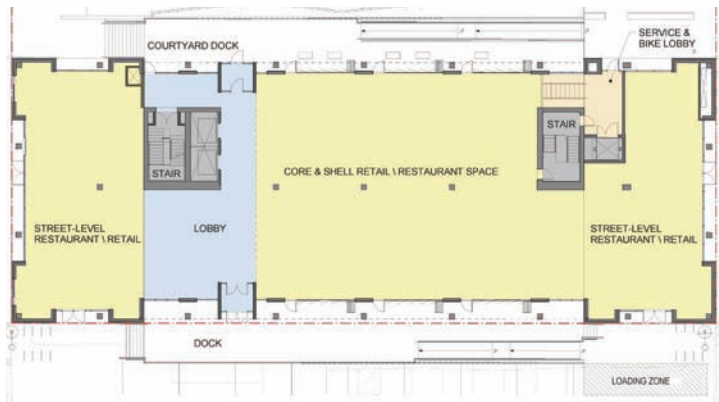
Parking Level 1 Plan



Bike Level Plan



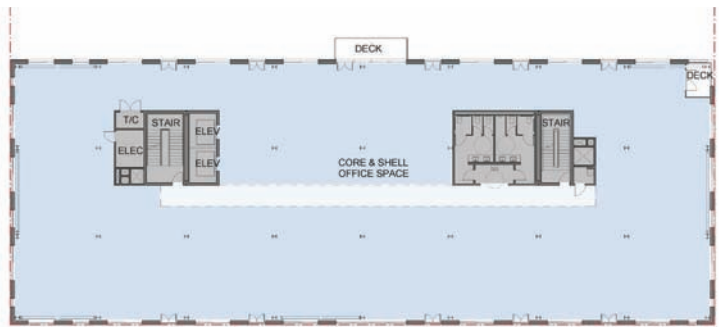
Street Level Plan



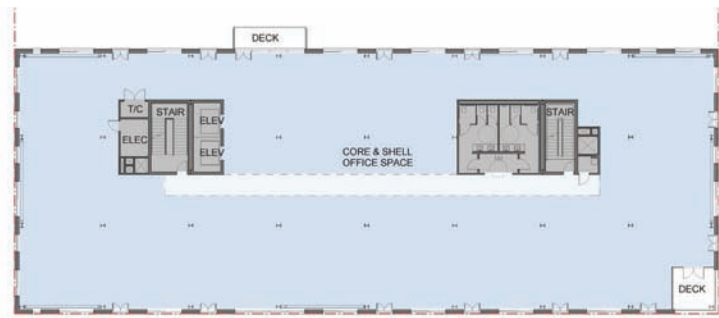
Level 2 Plan



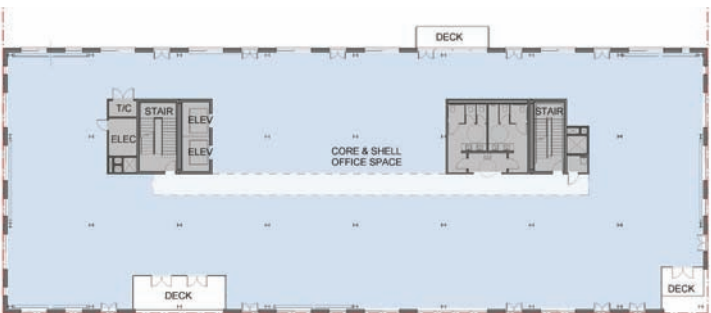
Level 3 Plan



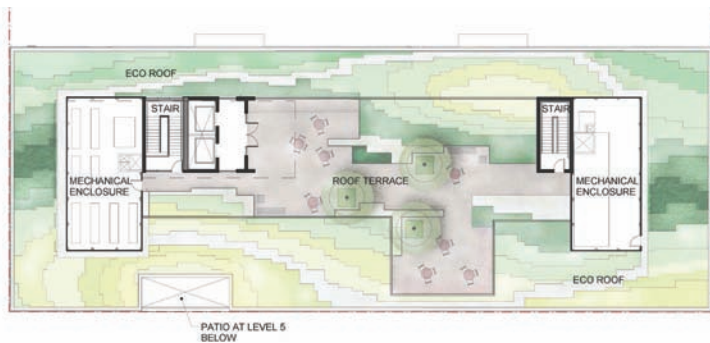
Level 4 Plan



Level 5 Plan



Roof Plan



Design

*concept only images - not actual project

Concept Image



REEDO Building by Mithun | Seattle, Washington



Materials



Concrete



Brick



Glazing



Powdercoated Steel

Precedents



Concept Image



Concept Image



Block 136 - Ground Floor Retail Marketplace



Pearl District Attributes

Pearl District, Portland

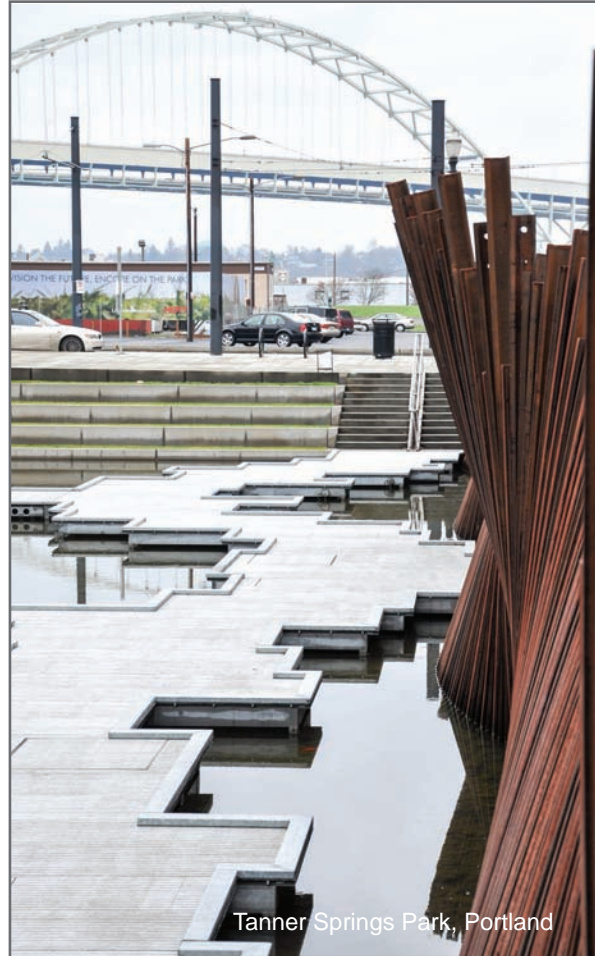
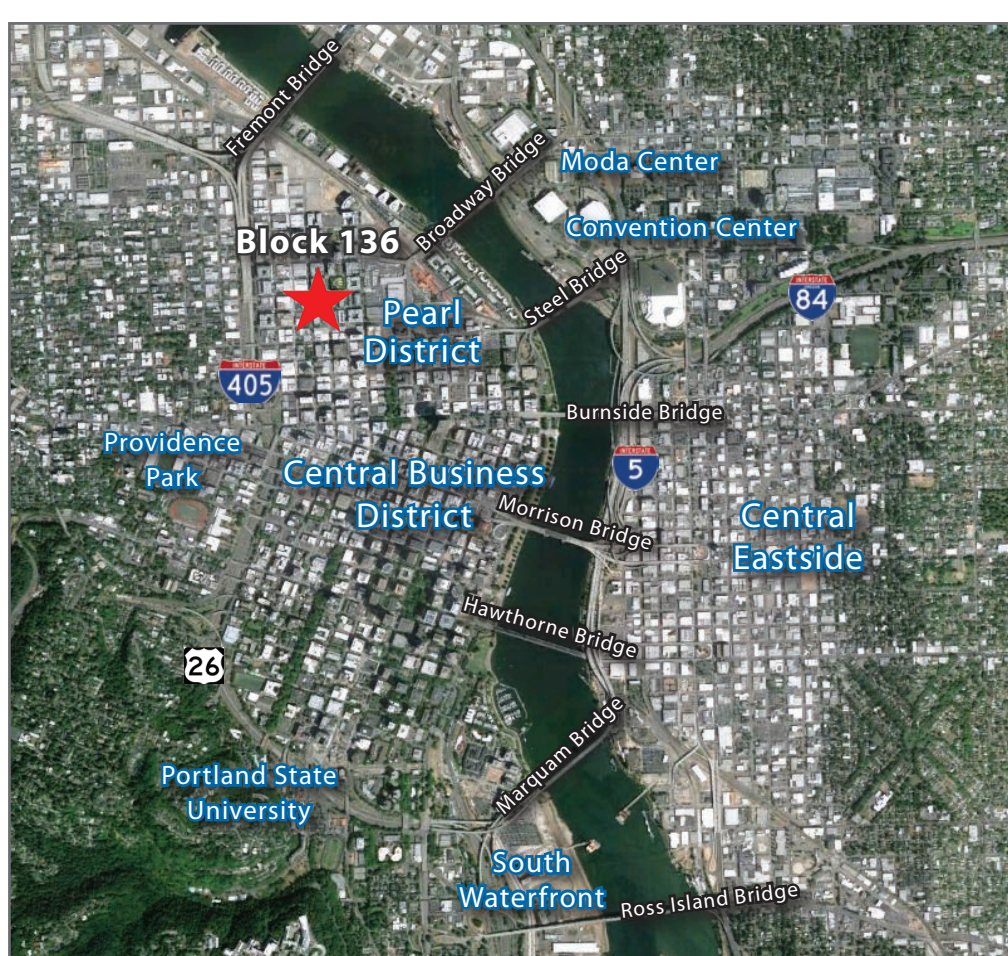
- » Prime location in Portland's urban Pearl District & within minutes of the thriving Central Business District
- » Internationally recognized as a top urban neighborhood & one of the most effective redevelopments in the country
- » An award-winning & acclaimed leader in urban renewal, culture & "LEED" certified buildings
- » Epitome of a Live-Work-Play neighborhood, attractive to top talent
- » Transit connections: 2 blocks to Portland Streetcar, 3 blocks to TriMet Max & 1 block to busline line
- » Parks nearby: 2 blocks to Jamison Park, 3 blocks to Tanner Springs, 4 blocks to Fields Neighborhood Park
- » Numerous acclaimed restaurants, galleries, breweries & boutique retailers all within easy walking distance
- » Location on vibrant NW 13th Avenue with its dock-high sidewalks
- » Thriving art scene, home to "First Thursday" art walk with participation from countless galleries & local creative vendors



Portland

One of America's most livable cities Portland: eclectic, beautiful and exciting. A European-style city that favors walkable neighborhoods, mass transit, coffee shops and community. Portland has been called one of America's most livable cities. With 2.2 million residents, the Portland-Vancouver region is the fifth largest metro area on the West Coast.

Nestled between one of the nation's largest urban forest reserves and the Willamette River, flowing with native salmon, Portland is known for its affinity to natural beauty and recreation. Within an hour, you can reach the Columbia Gorge, Oregon Coast or Mount Hood. Travel + Leisure rated Portland, with its 288 parks, the greenest city in America.



Tanner Springs Park, Portland



Tom McCall Waterfront Park, Portland