REIMAGINING ADAPTIVE OFFICE

Washington Square is Oregon and SW Washington’s premier shopping center and now creative office.

FEATUREING:

- Adaptable space available up to 38,120 SF
- Open floor plans for flexible office configurations
- Skybridge connectivity between spaces
- Generous dedicated on-site parking with electric charging stations available
- Prominent exterior signage opportunity
- Excellent accessibility to 217, I-5 & 99W
Washington Square caters to a diverse lifestyle through a varied merchandise mix of better national brands and first-to-market restaurants. Additionally, Washington Square has attracted some of the web’s most innovative and exciting e-tail concepts as they grow into physical space from their online beginnings.

Total Square Feet: 38,120 RSF*

Ground floor:
- 11,055 RSF
- 19’10” Clear Height

2nd floor:
- 27,065 RSF
- 17’ Clear Height and Unique Skylights

* cannot be divided
**Total Square Feet**  27,906 RSF

**Ground floor**
- 850 RSF launch pad
- 15'10" Clear Height

**2nd floor**
- 27,065 RSF
- 17' Clear Height and Unique Skylights

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AMENITIES at your FINGERTIPS

Washington Square’s location gives you a one-of-a-kind opportunity to have over 150 stores and unbeatable dining options right outside your front door.

- 28 restaurants
- 115 retail amenities

![Brands at Washington Square Mall]

- Starbucks
- Sephora
- The Cheesecake Factory
- Blue Nile
- 85 Degrees
- Kiehl’s
- J.Crew
- Kohl’s
- Aritzia
- Ulta
- REI
- lululemon
- Dick’s Sporting Goods
- Nespresso
- Thirsty Lion
- Pottery Barn
- Nordstrom
Within a 25 minute drive time, there are 862K people with an average household income of $119,900.

▲ 15% higher than the market

+41K businesses

+556K employees
Situated in the heart of the state’s fastest growing urban county, Washington Square is located southwest of downtown Portland, along Hwy 217 — the state’s high-traffic connector between Hwy 26 and Interstate 5 with 105,000+ daily vehicle trips.
Portland has strong economic and demographic growth. The market has 2.5 million people, 6.1% growth over the next 5 years and an average household income of $104K.

WHY PORTLAND

New residents are drawn to the market for the quality of life, outdoor recreation, and environmentally progressive scene.

9th highest concentration of “highly” educated millennials

PORTLAND, OR

#1 State for infrastructure  
US News 2019

#2 Best state for growth  
Forbes 100 Best States 2019

#3 Best city for outdoor activities  
Niche 2019

#3 Moving destination of all states  
United Van Lines 2020

#5 Best place for business and careers  
Forbes 2020