

WORK

@

WASHINGTON SQUARE









Jones Lang LaSalle Brokerage, Inc.

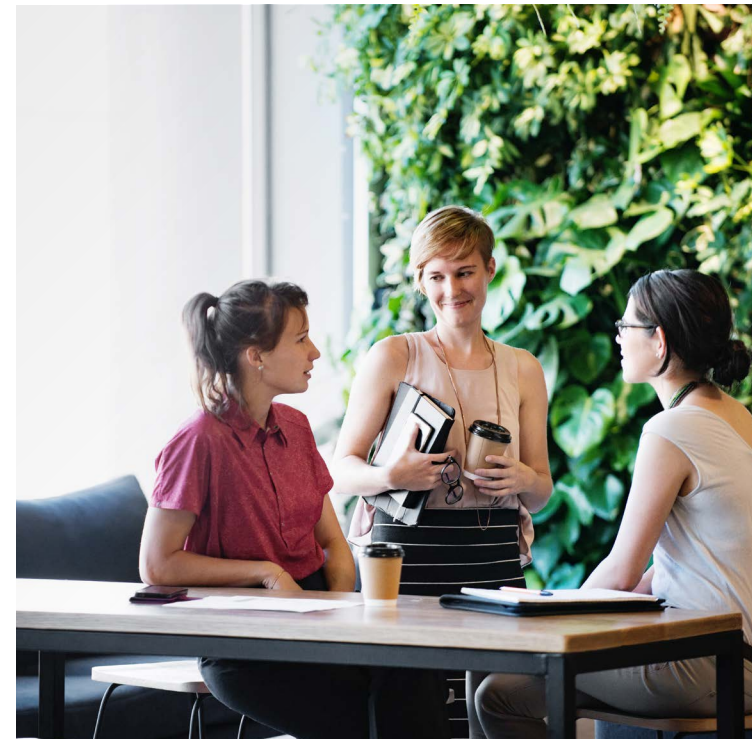


REIMAGINING ADAPTIVE OFFICE

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

FEATURING:

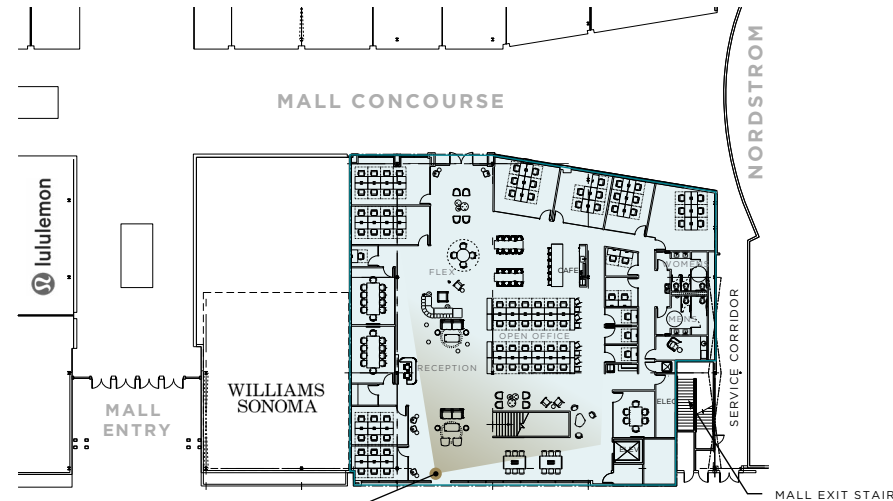
-  Adaptable space available up to 38,120 SF
-  Open floor plans for flexible office configurations
-  Skybridge connectivity between spaces
-  Generous dedicated on-site parking with electric charging stations available
-  Prominent exterior signage opportunity
-  Excellent accessibility to 217, I-5 & 99W



Total Square Feet **38,120 RSF***

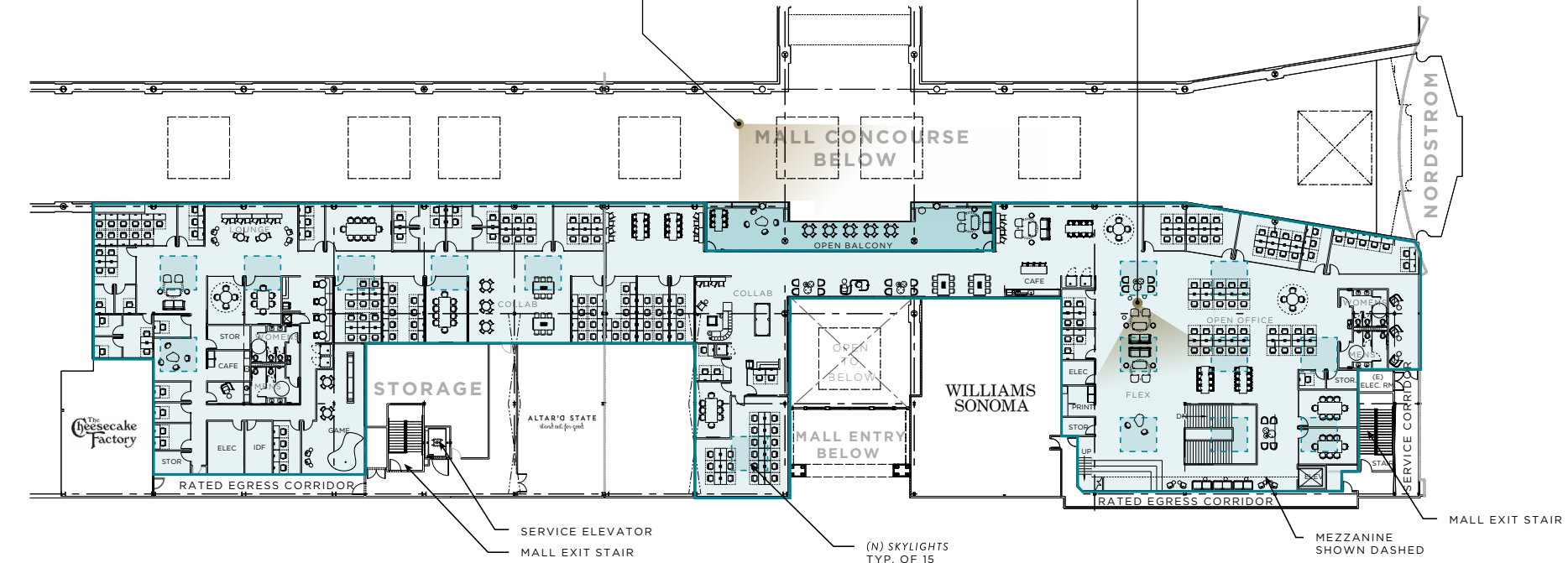
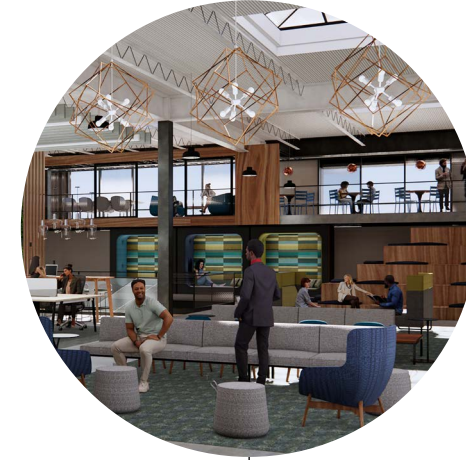
Ground floor
11,055 RSF

15'10" Clear Height



2nd floor
27,065 RSF

17' Clear Height and
Unique Skylights

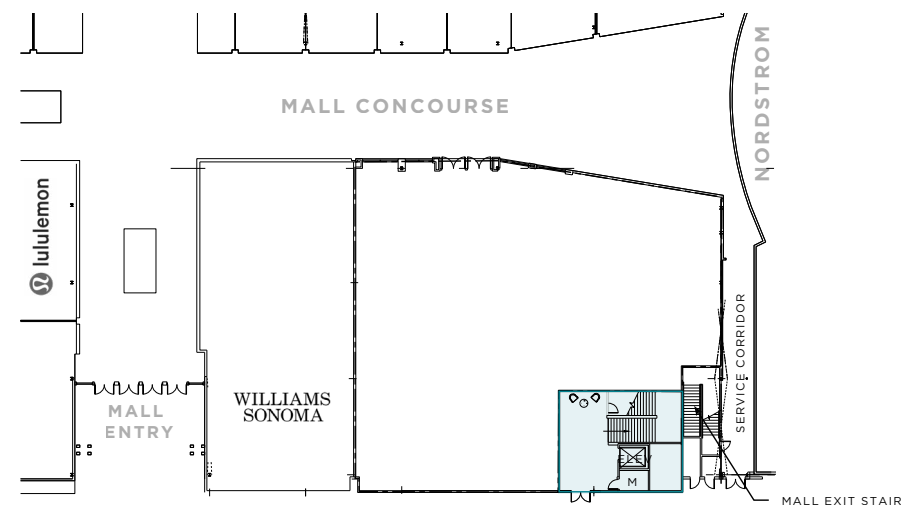


*cannot be divided

Total Square Feet **27,906 RSF**

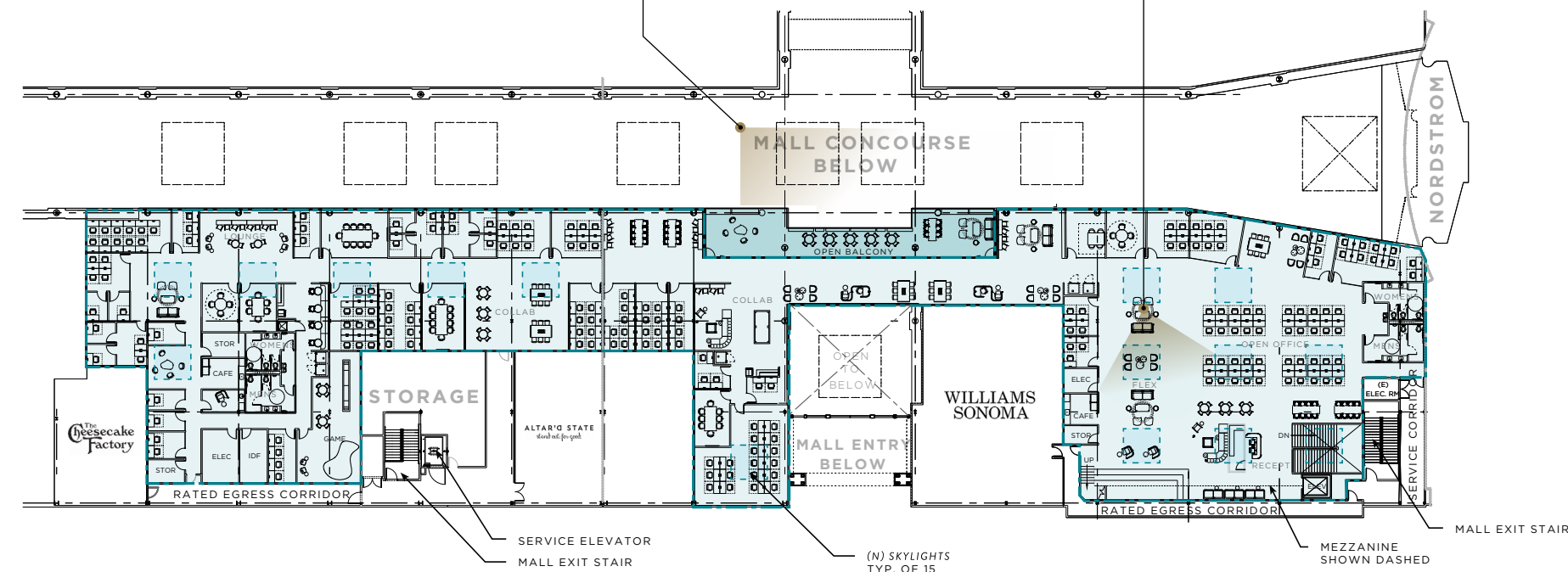
Ground floor
850 RSF launch pad

15'10" Clear Height



2nd floor
27,065 RSF

17' Clear Height and
Unique Skylights





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



BLUE NILE



J.CREW

SEPHORA

ARITZIA



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



SW HALL BLVD

WASHINGTON SQUARE
TRANSIT CENTER
TRI MET

WORK
@
WASHINGTON SQUARE

NEARBY

Ashley
HOMESTORE

NORDSTROM
rack



Burlington

FUTURE
REDEVELOPMENT

217



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.



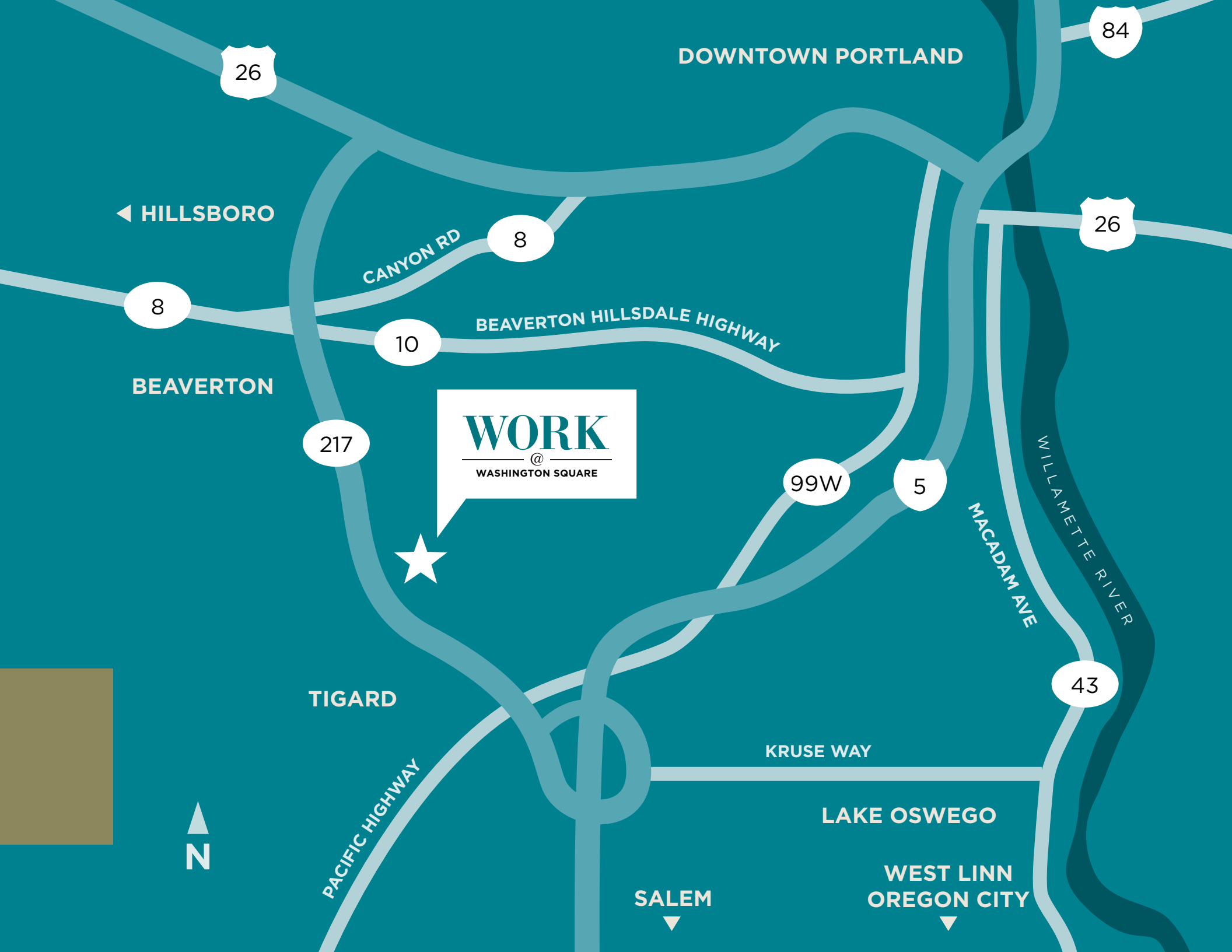
2.9 miles
to I-5



4.7 miles
to US 26



8.9 miles
to Downtown Portland



WHY PORTLAND

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.



PORTLAND, OR



- #1 State for infrastructure
US News 2019
- #2 Best state for growth
Oregon US News 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



9th highest concentration of “highly” educated millennials



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





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