

# WORK FROM A **NEW PERSPECTIVE**

For Lease // US Bancorp Tower 32nd Floor



111 SW 5th Ave. Portland, OR 97204

## SHORT-TERM **OPPORTUNITY**





## A NEW VIEW

**WORK FROM A NEW PERSPECTIVE** in US Bancorp

Tower's 32nd floor. Located in a building with a strong tech identity, the plug and play space is designed to meet the needs of today's creative class users and boasts neighbors including KPFF Consulting Engineers, Survey Monkey, Lattice Semiconductor and New Relic.

The large floorplan offers 108 work stations and 5 executive offices, a spacious kitchen/break room with quality finishes, enclave rooms for small meetings, a large conference room and even larger assembly room. And you'll never get tired of the view. On a clear day, enjoy views from the river to Mt. Hood, the St. Johns Bridge to the north, OHSU to the south and the West Hills. It's Portland like you've never seen before.





## BUILDING HIGHLIGHTS

- Parking 1/1000
- Adjacent to transit mall with stops for numerous bus lines and 3 max lines.
- Indoor bike parking
- Showers & lockers
- Shops and restaurants on-site including Starbucks and the Portland City Grill.
- Located at the center of five distinct and vibrant neighborhoods, just steps from hotels, coffee shops, countless restaurants and a food cart pod.

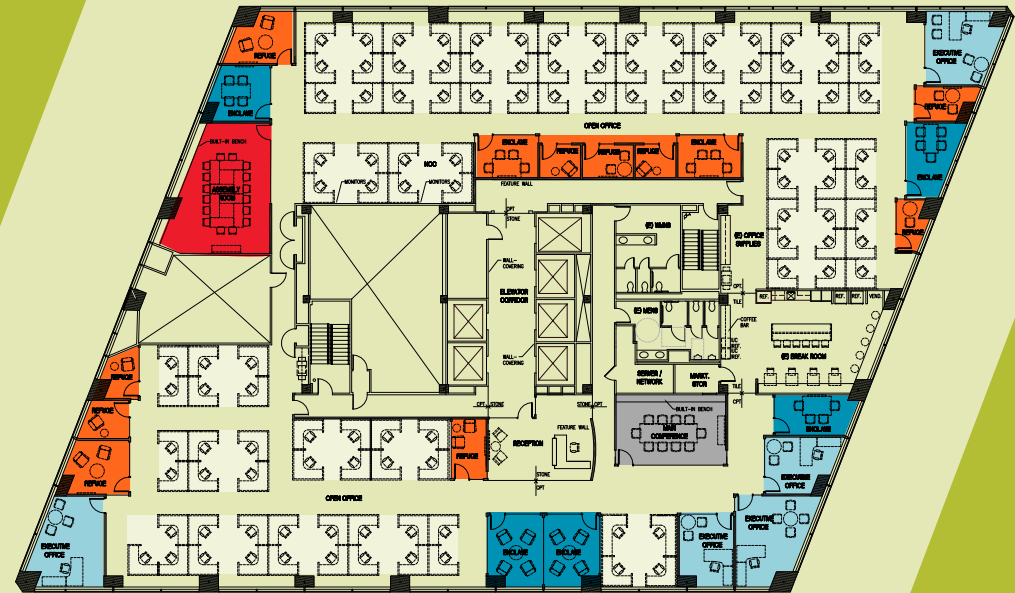
**RATE** \$15.00/SF NNN

**TERM** 1 YEAR

**SIZE** 20,534 SF

# FLOOR PLAN

- 9 Refuge Rooms (approx. 7' x 8')
- 7 Enclave Rooms (approx. 11' x 13')
- 1 Assembly Room (approx. 28' x 16')
- 1 Conference Room (approx. 14' x 22')
- 108 work stations (6' x 6' ea.)
- 5 Executive Offices (approx. 12' x 15')








### LEGEND

- EXISTING FEATURES TO REMAIN
- NEW BUILDING STANDARD PARTITION
- NEW BUILDING STANDARD PARTIAL HEIGHT WALL @ 48" WITH RELITE ABOVE

# AMENITY MAP

- 1 Whole Foods Market
- 2 Sizzle Pie
- 3 Pearl Bakery
- 4 Stumptown Coffee Roasters
- 5 Voodoo Donut
- 6 Pine Street Market
- 7 Sushi Ichiban
- 8 Powells City of Books
- 9 Target
- 10 Ground Kontrol Classic Arcade
- 11 Tom McCall Waterfront Park
- 12 North Park Blocks
- 13 Living Room Theaters
- 14 Food Cart Pods

- MAX light rail
-  Bar
  -  Food
  -  Hotel
  -  Retail
  -  Culture/ Entertainment



*LOCATED AT THE CENTER OF  
PORTLAND'S TECH COMMUNITY.*



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