



# ONE FINANCIAL CENTER

OFFICE SPACE  
FOR LEASE



# VIBRANT CLASS A OFFICE SPACE WITH UNMATCHED RIVER VIEWS

Set on Portland's waterfront, One Financial Center is an 18-story landmark offering expansive views of the Willamette River, Mt. Hood, and the city skyline. Its strategic location at the edge of the Central Business District ensures easy access to downtown and the lively Waterfront District, making it a prime destination for business and commerce.



Views of the Willamette River and Waterfront Park





BodyBalance Fitness Studio



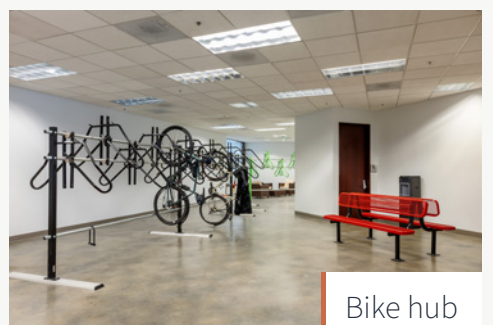
Tenant lounge



Outdoor terrace



Building conference room



Bike hub

# INNOVATIVE SPACES, UNPARALLELED AMENITIES

Expansive tenant lounge/  
event center with training  
room

Outdoor terrace with  
spectacular river views

BodyBalance fitness studio  
offering personal training &  
massage

Complimentary building  
conference rooms

Informal meeting area with  
fireplace

Recently remodeled lobby &  
elevator cabs

Spacious ride-in/ride-out bike  
hub with showers & lockers

Secure underground parking  
dedicated to building tenants

24/7 building security  
& responsive on-site  
management

Sundry shop & salon on site

Prime riverfront location with  
views of Mt Hood, Mt Saint  
Helens, Mt Rainier and Mt Adams

# CLOSE TO EVERYTHING IN DOWNTOWN PORTLAND



**97**  
WALK SCORE



**96**  
BIKE SCORE



**94**  
TRANSIT SCORE

## FOOD & DRINK

- 1 Fogo de Chao
- 2 Q Restaurant
- 3 The Melting Pot
- 4 Break Bread
- 5 Starbucks
- 6 Chipotle
- 7 Huber's
- 8 Mother's
- 9 Urban Farmer
- 10 Voodoo Doughnut
- 11 Pine Street Market
- 12 Ruth's Chris
- 13 Portland City Grill
- 14 Luc Lac
- 15 Food Cart Pod

## ENTERTAINMENT

- 1 Regal Pioneer Place
- 2 Portland Art Museum
- 3 Oregon Historical Society
- 4 Keller Auditorium

## RETAIL

- 1 Pioneer Place Mall
- 2 Safeway
- 3 Nordstrom Rack
- 4 Muji
- 5 Sephora
- 6 Nordstrom
- 7 Powell's Books
- 8 Pendleton
- 9 Marios
- 10 Columbia Sportswear
- 11 FedEx Office
- 12 Whole Foods

## HOTELS

- 1 The Nines
- 2 The Ritz-Carlton
- 3 Heathman Hotel
- 4 The Benson
- 5 The Duniway

- Portland Streetcar Stop
- TriMet MAX Stop





405

North Park Blocks

12

7

NW DAVIS

NW COUCH

W BURNSIDE

10

8

11

2

4

13

ONE FINANCIAL CENTER

15

7

11

8

6

Pioneer Square

1

4

5

1

9

3

SW MORRISON

SW YAMHILL

SW TAYLOR

SW SALMON

SW MAIN

9

10

12

5

1

1

3

6

14

2

3

SW 6TH

SW 5TH

SW 4TH

SW 3RD

SW 2ND

SW 1ST

2

2

3

South Park Blocks

SW MADISON

SW JEFFERSON

SW COLUMBIA

SW CLAY

SW MARKET

5

4

Waterfront Park

Morrison Bridge

Willamette River

Hawthorne Bridge

4



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CENTER



## GET IN TOUCH

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TERRACE TOWER GROUP



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