



# Field Office

1895-2035 NW Front Ave  
Portland, OR

Retail Availability

Colliers

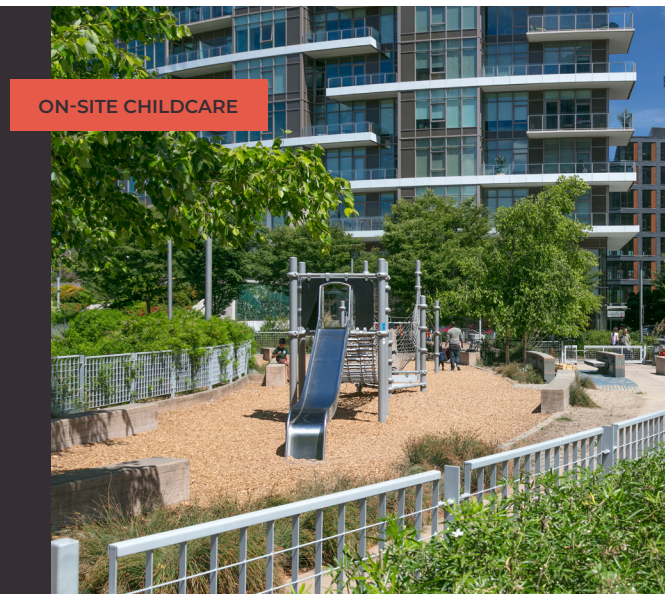


\*Conceptual rendering



## Field Office On-Site Amenities

- |    |                                  |     |  |
|----|----------------------------------|-----|--|
| 1. | Children's Garden Childcare      | 6.  | Commuter Bike Lounge   |
| 2. | Le Petit Café                    | 7.  | Electric Scooter Corrals   |
| 3. | Biketown Hub                     | 8.  | Fitness Center, Conference Facilities, and On-Site Property Management |
| 4. | Curated Retail - 2,048 RSF       | 9.  | Curated Retail - 2,797 RSF   |
| 5. | Rideshare Pick-up/Drop-off Point | 10. | Curated Retail - 2,337 RSF   |



ON-SITE CHILDCARE

# Retail Availabilities

## West Building

Retail 9

2,797 RSF



\*Conceptual rendering

## West Building | Suite 9

Potential Retail Floor Plan  
2,797 RSF  
Call for rates





## Consumer Expenditures

### Annual Food & Alcohol Spending



\$ 273,481,042  
Food Total



\$ 173,630,558  
Food at Home



\$ 99,850,484  
Food Away from Home



\$ 17,708,091  
Alcoholic Beverages Total



\$ 61,240,371  
Apparel & Services



\$ 58,715,533  
Travel



## Walk Times



**15 min**  
to Portland  
Streetcar B-Loop



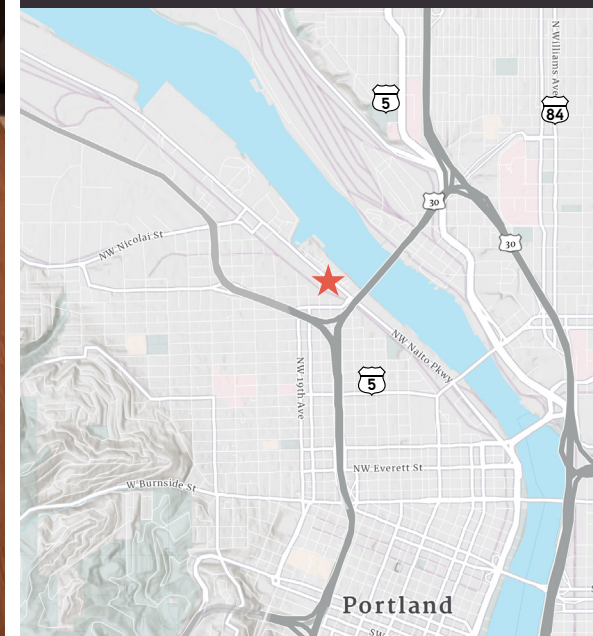
**1 min**  
to TriMet Bus Stop  
NW Front & 17th



**1 min**  
to Cascadia  
Coffee Pub



**1 min**  
to Dockside  
Restaurant



Walk Score  
**90**



Bike Score  
**98**



Transit Score  
**74**



Biketown Hubs  
**2**



Parking Ratio  
**1.28/1,000 SF**

## Wealth & Income



\$92,506  
Median Household  
Income



\$83,335  
Per Capita  
Income



\$69,114  
Median Disposable  
Income



\$823,680  
Median Home  
Value



\$46,291  
Median Net Worth

## Connected to it all.

Centrally located in downtown Portland, Field Office boasts excellent accessibility from major area freeways, ensuring a seamless commute for both employees and clients. The city is served by Interstates 5, 84, 405, and Highway 26, which encircle and intersect the downtown area, facilitating direct routes from various directions.

Destination	Drive	Miles
PDX Airport	20 min	13 mi
Vancouver, WA	14 min	9 mi
Beaverton	17 min	10 mi
Tigard	21 min	12 mi
Lake Oswego	20 min	11 mi
Gresham	28 min	18 mi



## Positioned for Talent

Striking and innovative, Field Office offers top-of-the-market Class A office space to Portland's expanding North Pearl District on Front Avenue.



# Area Amenities

## Food & Drink

- 1 Cycle Town Coffee Roasters
- 2 Emerald Line
- 3 Dockside Saloon & Restaurant
- 4 Cascadia Coffee Pub
- 5 Angel's Taqueria
- 6 Dutch Bros
- 7 Slabtown Food Carts
- 8 Fillmore Trattoria
- 9 St. Jack
- 10 Stepping Stone Café
- 11 Lucky Lab
- 12 G-Love New American Kitchen
- 13 Good Coffee
- 14 Mama Bird
- 15 Besaws
- 16 Grassa
- 17 Matador
- 18 Afuri
- 19 Fifty Licks Ice Cream
- 20 Breakside Brewery
- 21 Lovejoy Bakers
- 22 Manzanita NW Wine Bar
- 23 Kinglet Tea
- 24 The Sultan Café
- 25 Aviation American Gin

## Apartments

- 1 Bridgetown Lofts
- 2 Riverscape Apartments
- 3 Waterline Apartments
- 4 Pacifica Tower Condos
- 5 Rivage Apartments
- 6 The Sutton Luxury Apartments

## Entertainment

- 1 The Fields Park
- 2 PlayDate PDX
- 3 Tanner Springs Park
- 4 Freakybuttrue Peculiarium

## Fitness

- 1 StretchLab
- 2 Movement Portland
- 3 CrossFit X-Factor
- 4 24 Hour Fitness
- 5 LA Fitness
- 6 VC Crossfit

## Hotels

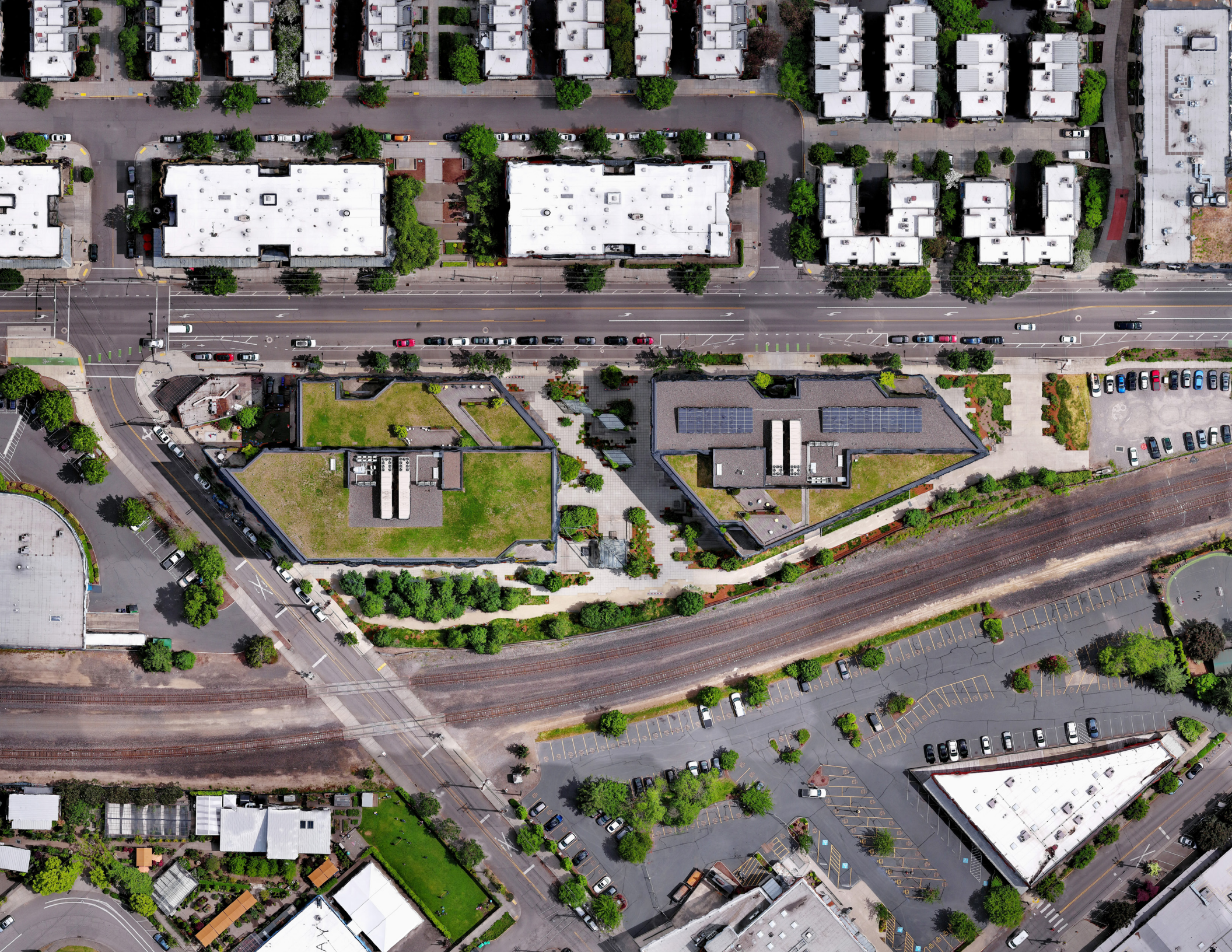
- 1 Holiday Inn Express
- 2 Silver Cloud Hotel
- 3 Inn at Northrup Station
- 4 Slabtown Village Tiny Homes

## Services

- 1 Post Office
- 2 DoveLewis Veterinarian
- 3 ZoomCare
- 4 EV Charging Station
- 5 Wells Fargo
- 6 Les Schwab Tires
- 7 Legacy Good Samaritan Medical Center

## Shopping

- 1 New Seasons
- 2 Portland Running Co
- 3 Good Dog PDX
- 4 Environments
- 5 Oddball Shoe Co.
- 6 Pomarius Nursery
- 7 Safeway



## Committed to a Sustainable Future

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The Field Office campus exemplifies our commitment to sustainability, having achieved LEED Platinum Certification and earning the “2019 Development of the Year” award from the Daily Journal of Commerce.

This green-focused building offers over 200 bike parking spots, complete with a repair station, showers, and lockers to support eco-friendly commuting. Additionally, it features several bike and scooter rental hubs, and is conveniently located within a block of multiple bus stops. Our dedication to environmental stewardship extends to the rooftop beehive and the use of local flora in our landscaping, fostering biodiversity and enhancing the local ecosystem.





## Enterprise Zone

Tax abatement incentives are available to select companies through Prosper Portland.

### Who qualifies?

If your business is headquartered in Portland, produces software, or is involved in e-commerce, you may qualify.

### What are the potential savings?

Property tax abatement for the first 5 years of the lease term. These savings could equate to between \$2.00 - \$5.00 per RSF per year. For example, if a qualified company leases the entire 4th floor of the West Building (33,004 RSF) they can expect to save between \$66,008 - \$165,020 annually for the first 5 years of the lease term.

### How do I find out more?

For more information, visit:

<https://prosperportland.us/portfolio-items/portland-enterprise-zone/>



## Retail Leasing

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