

HQ OPPORTUNITY

2121 Southwest Fourth



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2121SW4TH.COM

# The Gateway to Innovation

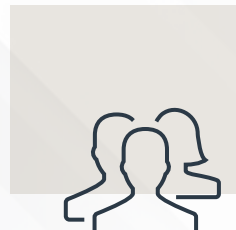
Nestled in Portland's South CBD adjacent to the Portland State University campus, 2121 SW Fourth offers unbeatable proximity to talent and innovation. With a total building renovation currently underway and up to 31,137 square feet available, this downtown gem is an excellent choice for a corporate headquarters.

## OUR CORPORATE NEIGHBORS



## Public transit

Directly on the MAX and Streetcar lines



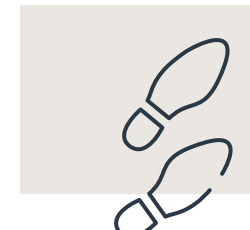
**29,613**

Surrounding population (1 mi.)



**1,800**

Apartment units within 5 blocks



**10 minutes**

Walk to Pioneer Square

# Area Amenities

# 2121 Southwest Fourth

**89** BIKE SCORE

**95** WALK SCORE

**87** TRANSIT SCORE



**TRIMET MAX LINES**

- Downtown to Milwaukie
- Downtown to Clackamas TC
- Downtown to Expo Center

## FOOD & BEVERAGE

- Food Carts
- Domino's
- Duck House Chinese
- Ole Latte Cafe
- Einstein Bros Bagels
- Chipotle
- Cheerful Tortoise
- Starbucks
- Best Baguette

## WELLNESS

- Lovejoy Fountain
- Waterfront Park
- South Park Blocks
- Pettygrove Park
- Keller Fountain Park

## APARTMENTS

- Koz on 4th
- Linc 245
- Collective on Fourth
- Cyan PDX

# PROPERTY HIGHLIGHTS



Full seismic upgrade completed in 2022



LEED Gold certification



Building naming/signage available



Excellent east-facing views



Parking of 0.5/1,000 in secured garage



Bike parking on site



## UP AND COMING NEIGHBORHOOD

**2,000,000 SF**

of development in Portland's Innovation District, adjacent to the CBD

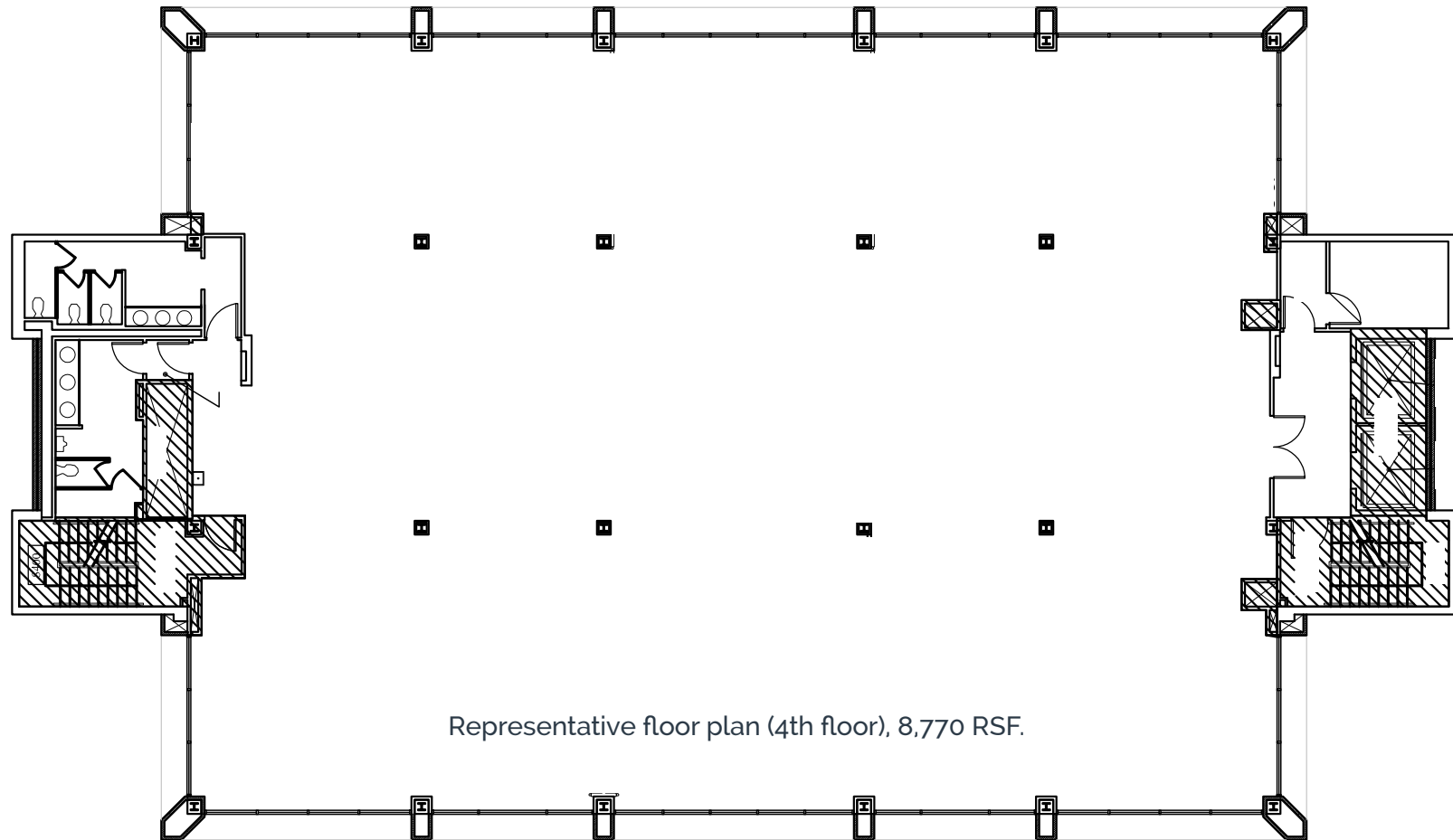
**50,000 students**

Expected PSU attendance by 2035 (from 30,000)



# 31,137 SF AVAILABLE (demisable)

8,700 SF floor plates - Floors 4 through 6



Representative floor plan (4th floor), 8,770 RSF.

**CONTACT US:**

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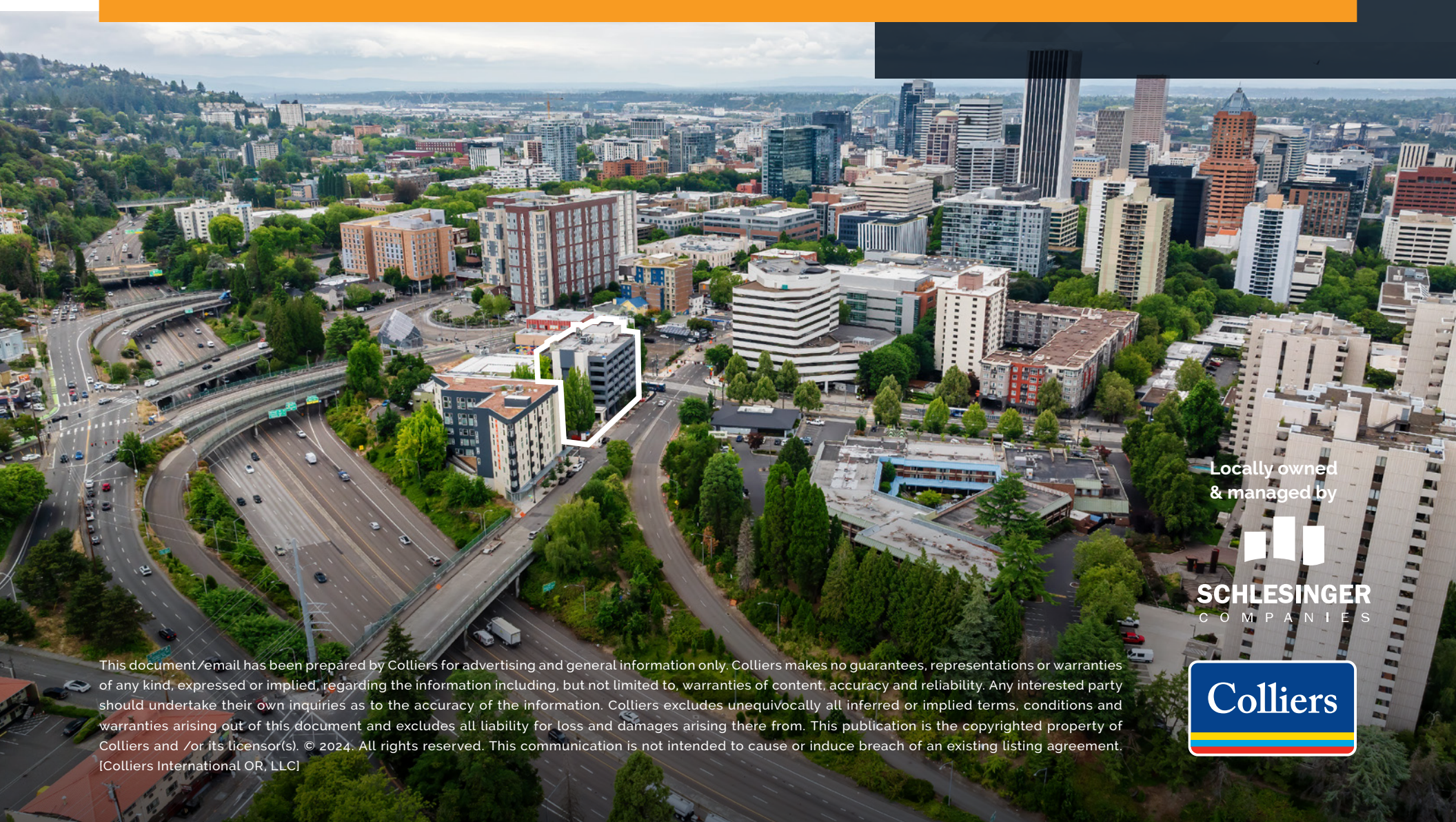
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