

# ARÊTE

*5,300 – 10,600 SF of Class  
A Office Available for Lease  
in North Portland*

3720 N VANCOUVER AVE  
PORTLAND, OR 97227



EXISTING NEIGHBOR TENANT BUILD-OUT



VIEW FROM ROOFTOP DECK

*In the heart of Portland's North Williams corridor, Arête offers a thoughtfully designed and strategically executed workspace for today's evolving workforce.*

A place where thought leaders, adventurers and entrepreneurs thrive. Where flexibility and creativity converge to create limitless opportunities. Where innovation and efficiency propel people towards the most excellent versions of themselves.

TOTAL BUILDING AREA	±20,000 SF
TOTAL AVAILABLE	10,600 SF
2ND FLOOR	±5,300 SF
4TH FLOOR	±5,300 SF
CEILING HEIGHTS	13'-6"
LEASE RATE	\$28.00/SF, NNN
LEASE TERM	Negotiable

**5.3K-10.6K SF**

CLASS A OFFICE AVAILABLE

# HIGHLY- ACCESSIBLE LOCATION

Private terraces on every floor

Rooftop deck

Available to tenants for daily use and special events

Bike parking, showers and lockers

Mass timber construction

Floor to ceiling glass lines

Abundant natural light

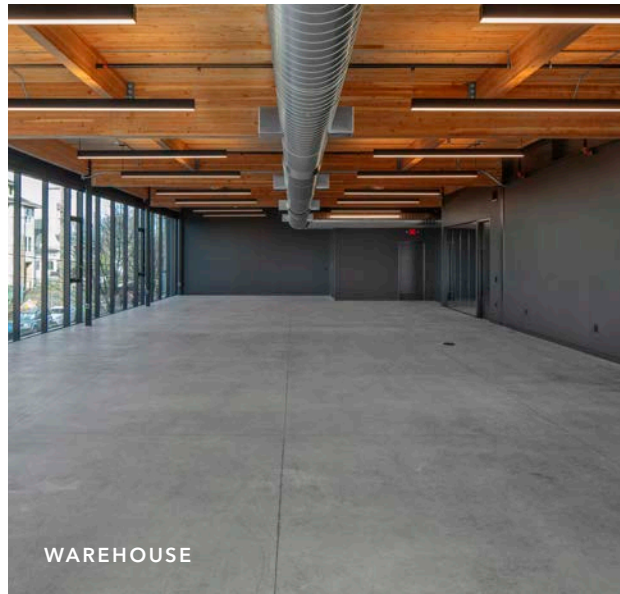
Innovative design elements throughout

*5 MIN*

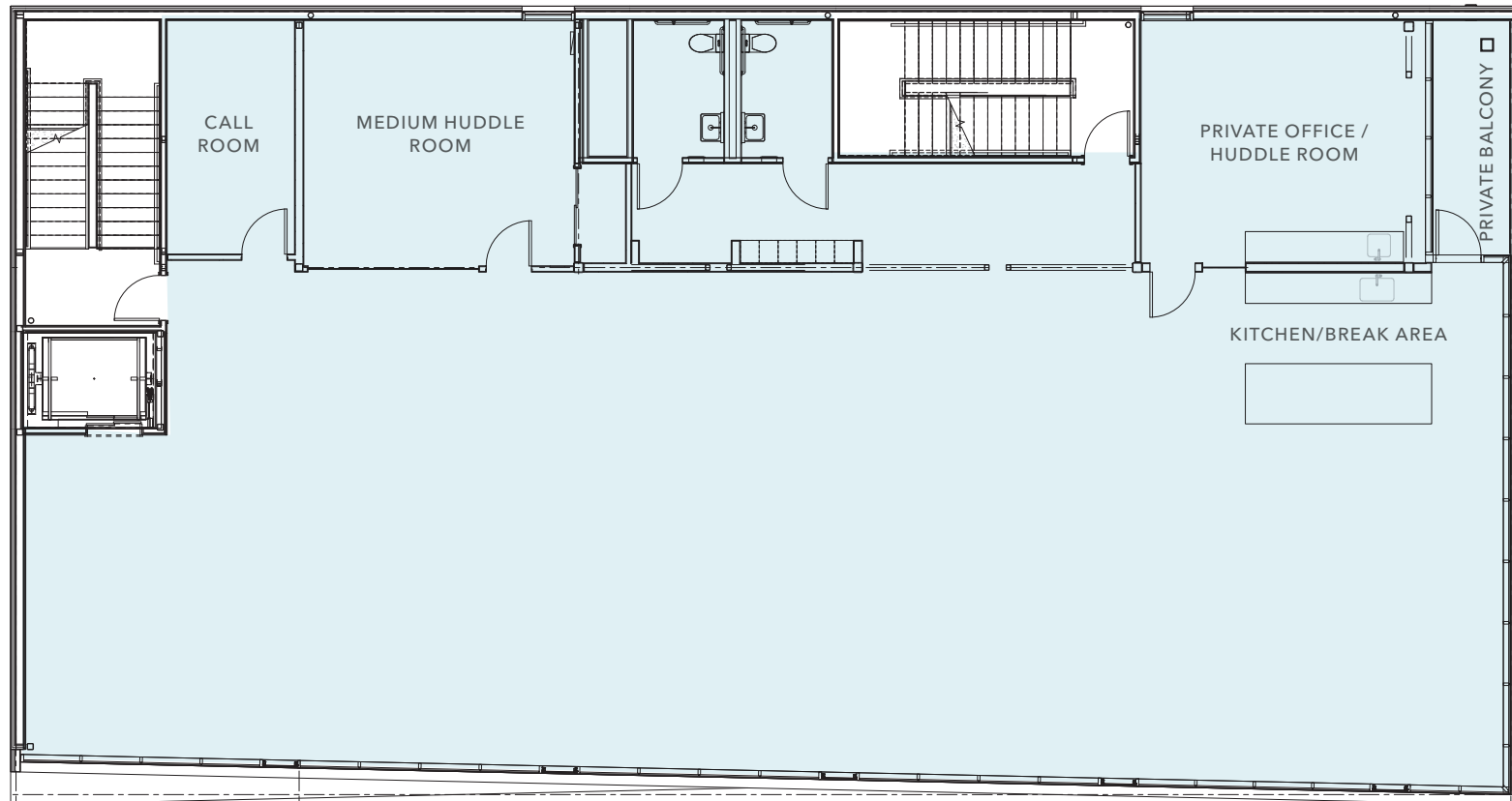
TO I-5

*10 MIN*

PORTLAND CBD



# SECOND FLOOR PLAN

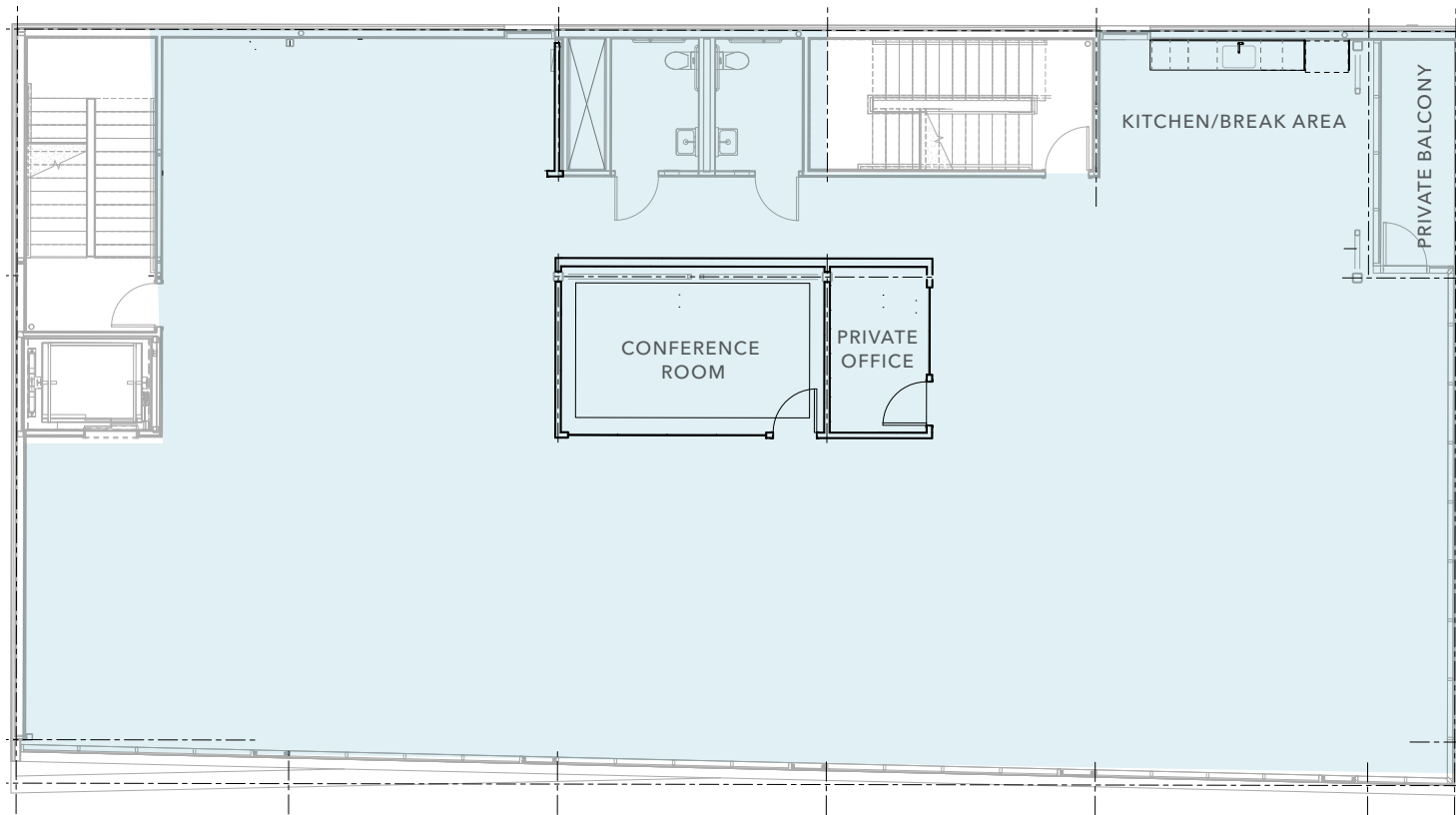


*5,300 SF*  
CLASS A OFFICE AVAILABLE

*\$28.00*  
LEASE RATE (SF/YR)

*NOW*  
AVAILABLE

# FOURTH FLOOR PLAN



*5,300 SF*

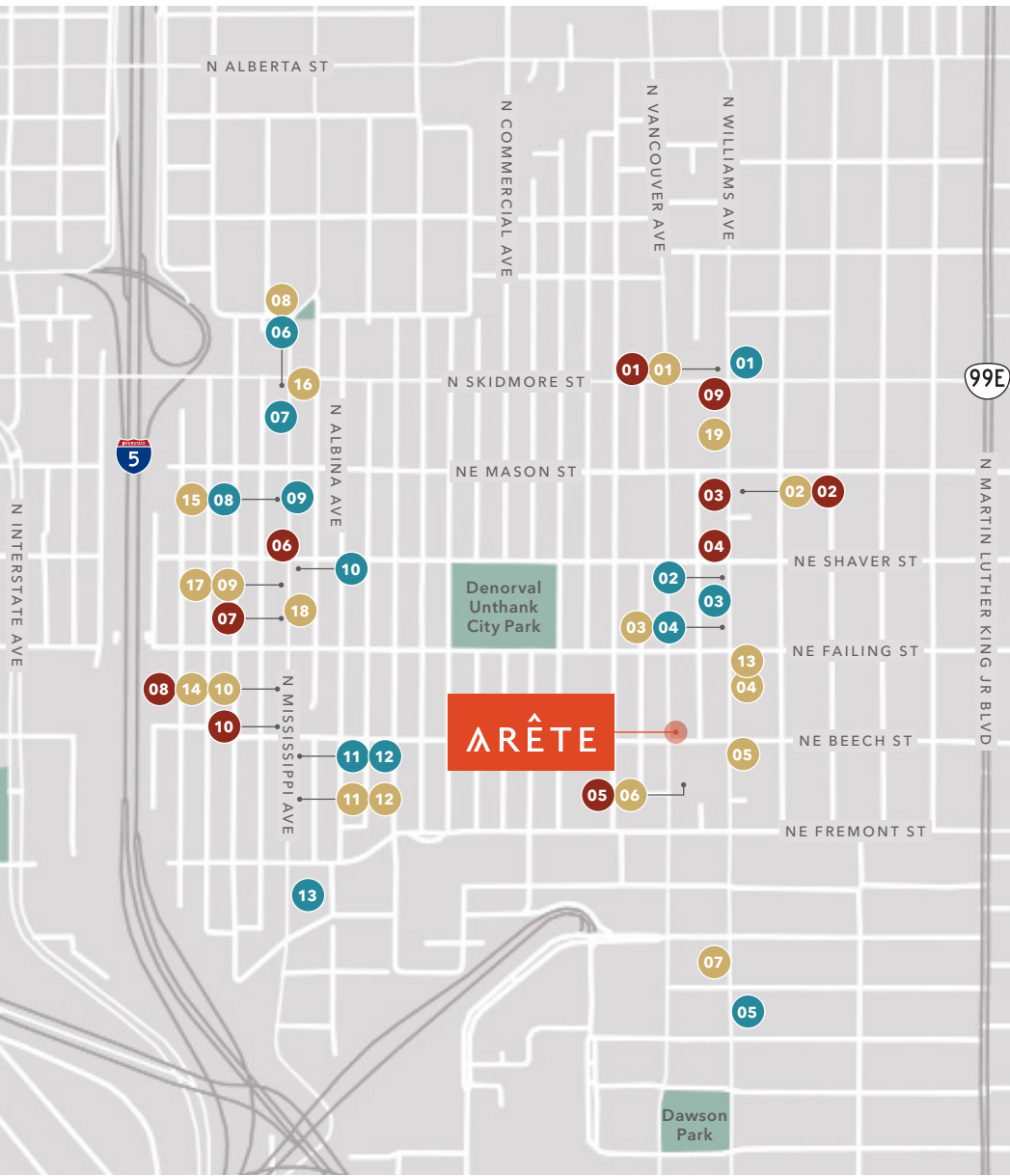
CLASS A OFFICE AVAILABLE

*\$28.00*

LEASE RATE (SF/YR)

*NOW*

AVAILABLE



## NEARBY AMENITIES

### DINE IN & TAKE-OUT

- 01 Rovente
- 02 XLB
- 03 La Cocina
- 04 EaT: An Oyster Bar
- 05 Life of Pie
- 06 The Whole Bowl
- 07 The People's Pig
- 08 Prost! Food Carts
- 09 Gravy
- 10 Little Big Burger
- 11 Mississippi Pizza
- 12 Por Que No
- 13 Eem
- 14 Border Nord
- 15 Lovely's Fifty Fifty
- 16 Monsoon Thai Cuisine
- 17 Tartuca
- 18 Uchu Sushi
- 19 Matador

### BREWERIES & BARS

- 01 Vendetta
- 02 The Box Social
- 03 Migration Brewing

### BREWERIES & BARS CONT.

- 04 Grains of Wrath Brewery
- 05 The Waypost
- 06 Prost!
- 07 The Rambler
- 08 Interurban
- 09 Traveling Taphouse
- 10 The 1905
- 11 Stormbreaker
- 12 Psychic Bar
- 13 Ecliptic Brewing

### COFFEE & PASTRIES

- 01 Coco Donuts
- 02 Dos Hermanos
- 03 Jinju Patisserie
- 04 Either/Or
- 05 Bread & Honey Café
- 06 The Fresh Pot
- 07 Tea Chai Te
- 08 Blue Star Donuts
- 09 Ding Tea Williams
- 10 Fly Awake Tea House

ARÊTE

*Exclusively leased by*

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