

825 NE Multnomah Street, Portland, OR 97232

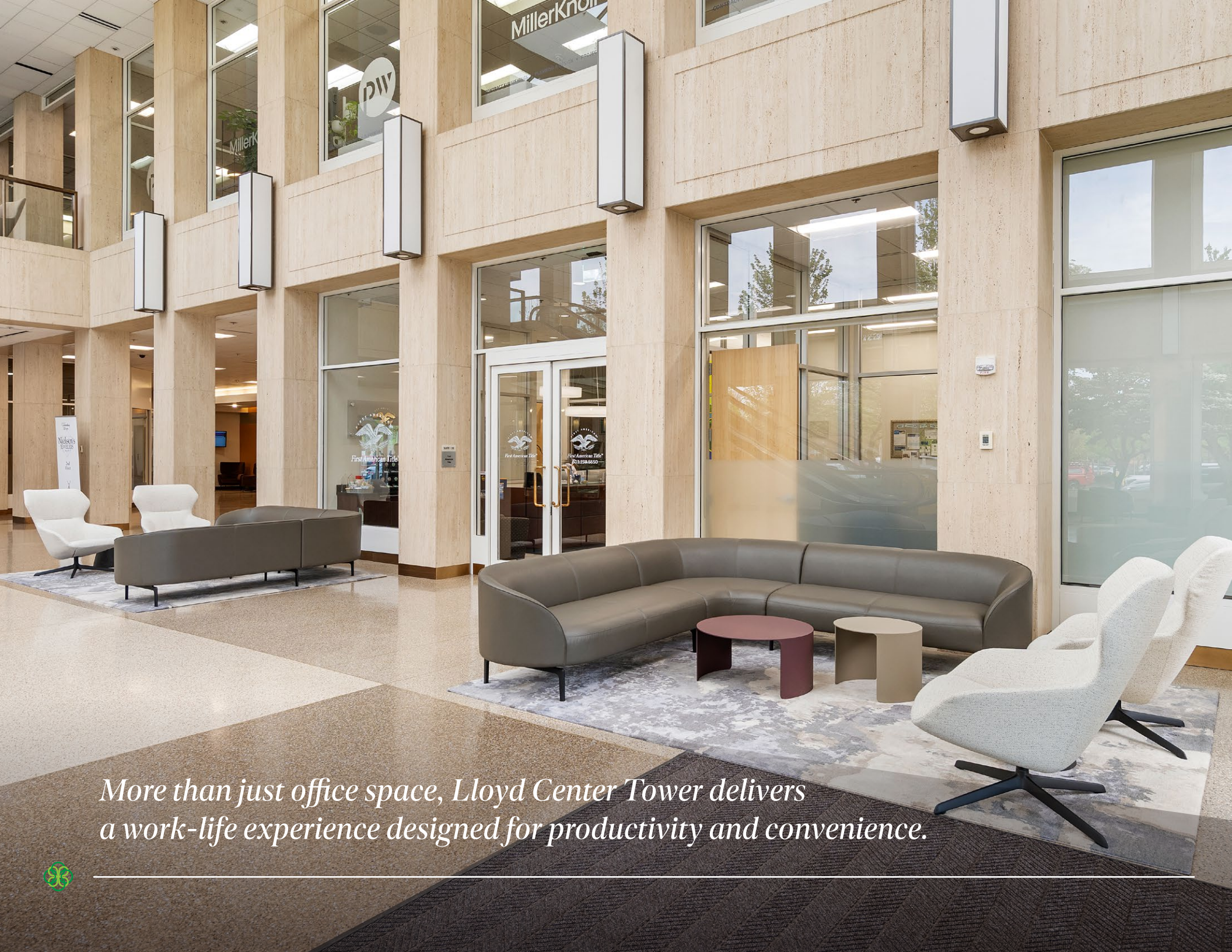
Lloyd Center Tower

Headquarters Opportunity

*Nearly 70,000 square feet
on three contiguous floors,
connected by internal
stairwells. All yours. Rise above
the city and make it home.*

AMERICAN
ASSETS
TRUST 


capacity
POWER OF PLACE



More than just office space, Lloyd Center Tower delivers a work-life experience designed for productivity and convenience.





4,600 sf Fitness Facility



Two-Story Lobby With New Furniture and Café

Lloyd Center Tower

Rising above Portland's Lloyd District, Lloyd Center Tower is one of the city's premier Class A office destinations. This landmark steel-and-glass tower stands as part of the largest office campus in Portland, offering tenants the rare combination of prestige, convenience, and connectivity.



High-Speed Elevators and 24/7 Onsite Security



Two-Story Lobby With New Furniture and Café



High-End Shower Facility

PORTLAND DOWNTOWN

INTERSTATE
5

CENTRAL EASTSIDE

THE OFFICES AT LLOYD

INTERSTATE
5

CONVENTION CENTER

710 Holladay

Lloyd 700

830 Holladay

Lloyd Center Tower

LCT Secured Parking

LLOYD DISTRICT

LLOYD CENTER VENUE

INTERSTATE
84

LLOYD CENTER MALL

BROADWAY CORRIDOR


WALK SCORE
95



TRANSIT SCORE
95


BIKE SCORE
100


MAX LIGHT RAIL
Blue, Green, Red lines;
Convention Center & Lloyd
Center stations
Airport access, regional
reach, frequent service


TRIMET BUS
Routes 4, 6, 8, 12, 20, 35,
40, 44, 70, 77;
Express routes via C-Tran
Extensive coverage and
neighborhood links


STREETCAR
A & B Loops (central city
including Lloyd)
Local circulator, frequent
service through entertain-
ment and retail areas


FREEWAY ACCESS
Transit-centers under/near
I-5; Park-and-Ride options
Motorist-transit interface,
multi-modal entry points

PEARL DISTRICT

ROSE QUARTER

Where Energy, Culture, and Convenience Converge.

Dive into Lloyd—Portland's dynamic east-side neighborhood that pulses with more than commerce. Anchored by landmark venues, residential life, and a surprising spirit of reinvention, Lloyd bridges the city's skyline with its soul.

From light rail to streetcar, Lloyd brings the entire city within reach.



Portland's east-side pulse—where the hum of the MAX train greets you alongside the turning wheels of the streetcar. Hop on a bus, and you're whisked through neighborhoods. Roll under I-5 into the transit hub that connects you to PDX, where the Red Line dashes you downtown in under 40 minutes. Lloyd puts every corner of the city within reach.



Reimagined From The Ground Up.

The Lloyd Center Mall Site

BROADWAY CORRIDOR

HOLLADAY PARK

Lloyd Center Tower



A new 67,000 SF, two-story concert venue with a capacity of 2,000–4,500 is under construction at the former Nordstrom site in Lloyd Center by AEG Presents and Monqui Presents, set to open in early 2027 as part of the broader redevelopment of the Mall.



Neighborhood Momentum

A New Urban District, Steps From Lloyd Center Tower.

What was once an inward-facing, car-dominated superblock is being reborn as a vibrant, high-density mixed-use district built around parks, plazas, and people.

Designed by award-winning **ZGF Architects** with open space master planning by **Field Operations**, the celebrated firm behind New York's High Line, this is not incremental improvement. **This is a total reinvention of one of Portland's most strategically located sites.**

At the same time, **the revitalization of Holladay Park**, 4.5 acres of green space directly adjacent to the redevelopment, will provide tenants and their teams a world-class urban retreat, steps from their desks. The street-level activation planned along NE Multnomah and the new pedestrian promenades will transform the morning commute into an experience worth showing off to clients.

29.3

TOTAL ACRES
Redevelopment
Site

4.5

ACRES
Holladay Park
Activation

2

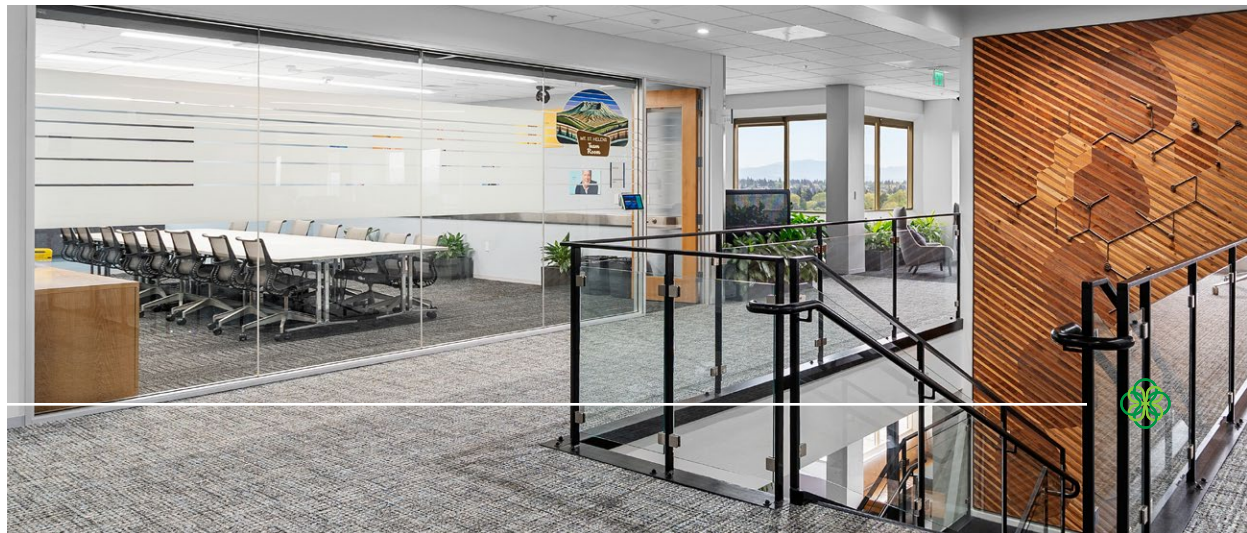
ANCHOR PARKS
The Commons +
Market Square





Headquarters Space

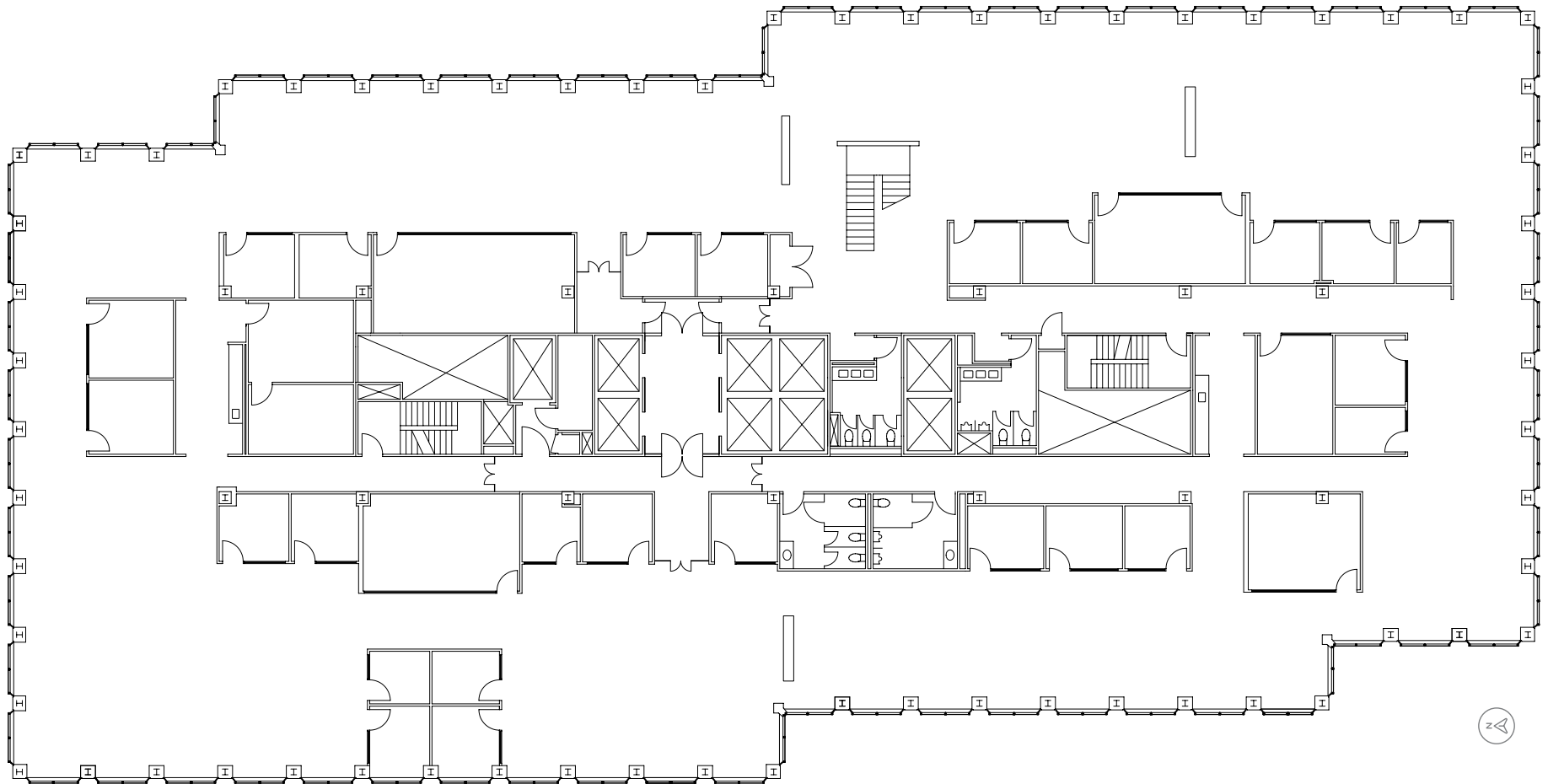
Spanning three upper floors and nearly 70,000 square feet, this is the finest large block of turnkey Class-A office space in Portland. Connected by two internal stairwells and featuring a variety of employee amenity areas, this premier offering was designed to keep a discerning and collaborative workforce comfortable, secure and inspired. The existing high-end improvements are in like-new condition, and ready for occupancy in late 2026.



Lloyd Center Tower - Floor Plan



12TH FLOOR - 23,268 RSF (69,709 RSF Contiguous on floors 12-14)



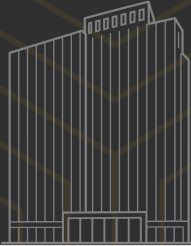
JEFF FALCONER, SIOR
Principal | Licensed in OR
503-542-4346
jeff@capacitycommercial.com

MCCOY DOERRIE, SIOR
Senior Vice President | Licensed in OR & WA
503-523-7751
mccoy@capacitycommercial.com

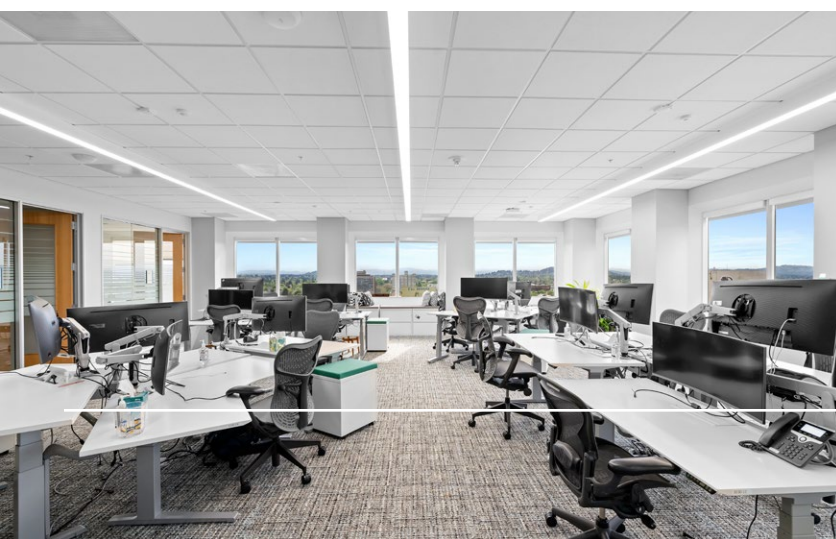
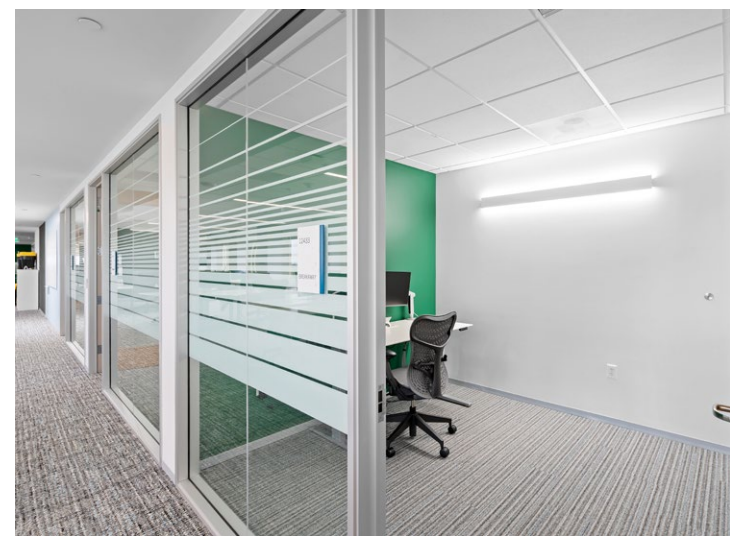
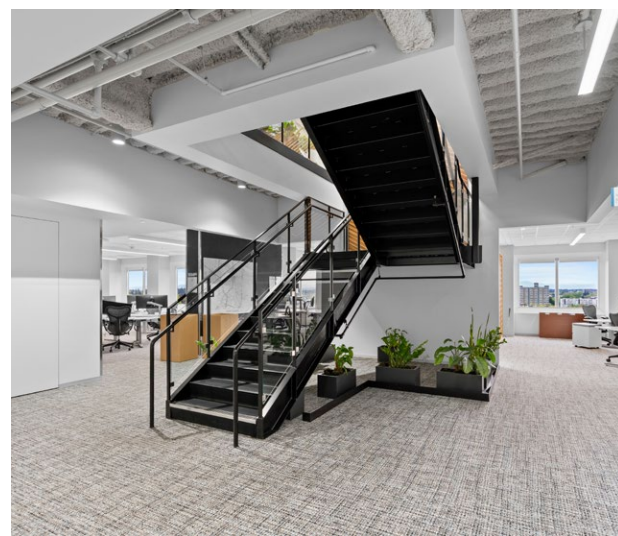




Lloyd
Center
Tower



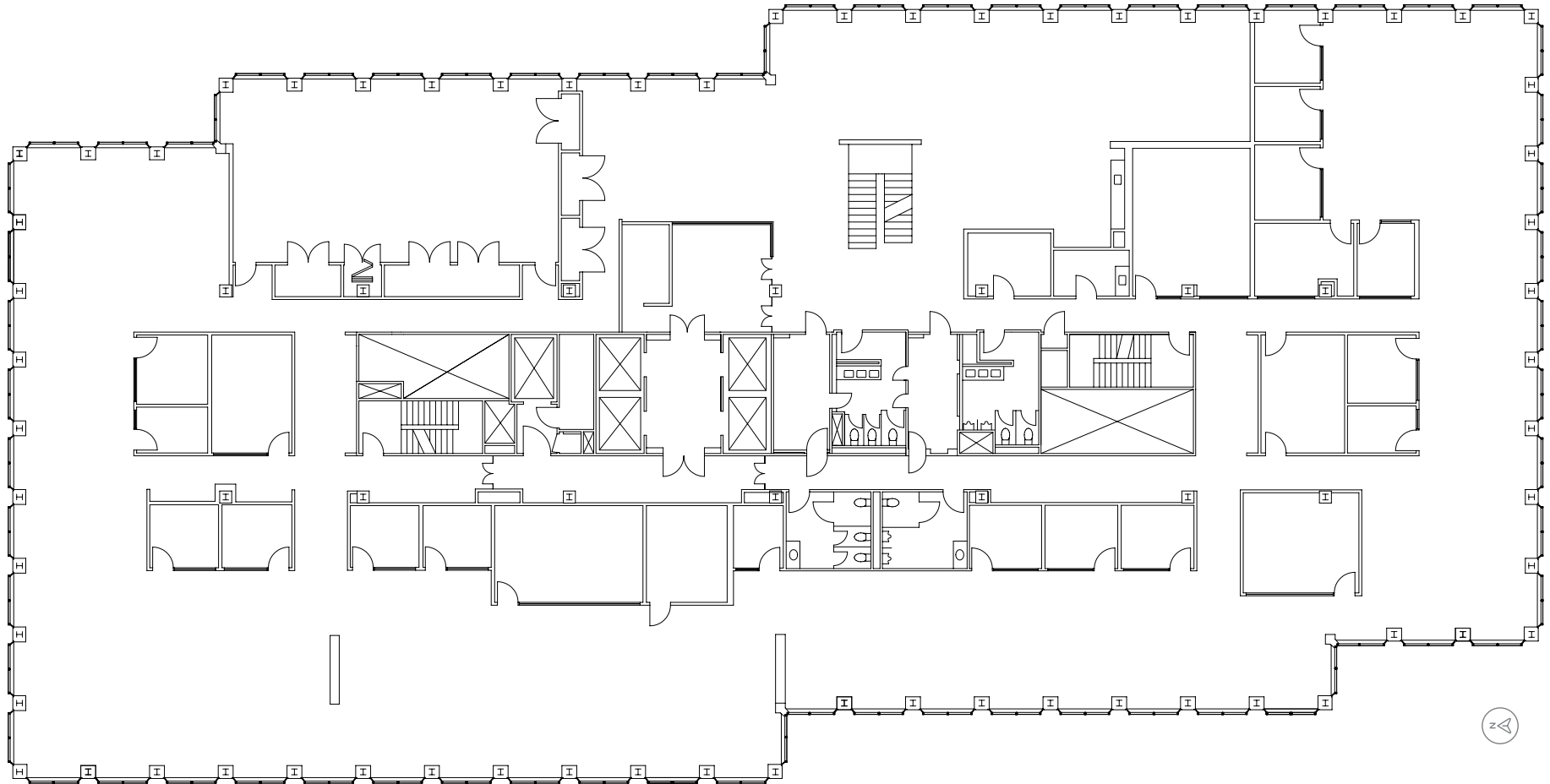
12TH FLOOR - 23,268 RS
(69,709 RSF Contiguous)



Lloyd Center Tower - Floor Plan



13TH FLOOR - 23,214 RSF (69,709 RSF Contiguous on floors 12-14)



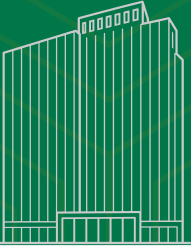
JEFF FALCONER, SIOR
Principal | Licensed in OR
503-542-4346
jeff@capacitycommercial.com

MCCOY DOERRIE, SIOR
Senior Vice President | Licensed in OR & WA
503-523-7751
mccoy@capacitycommercial.com

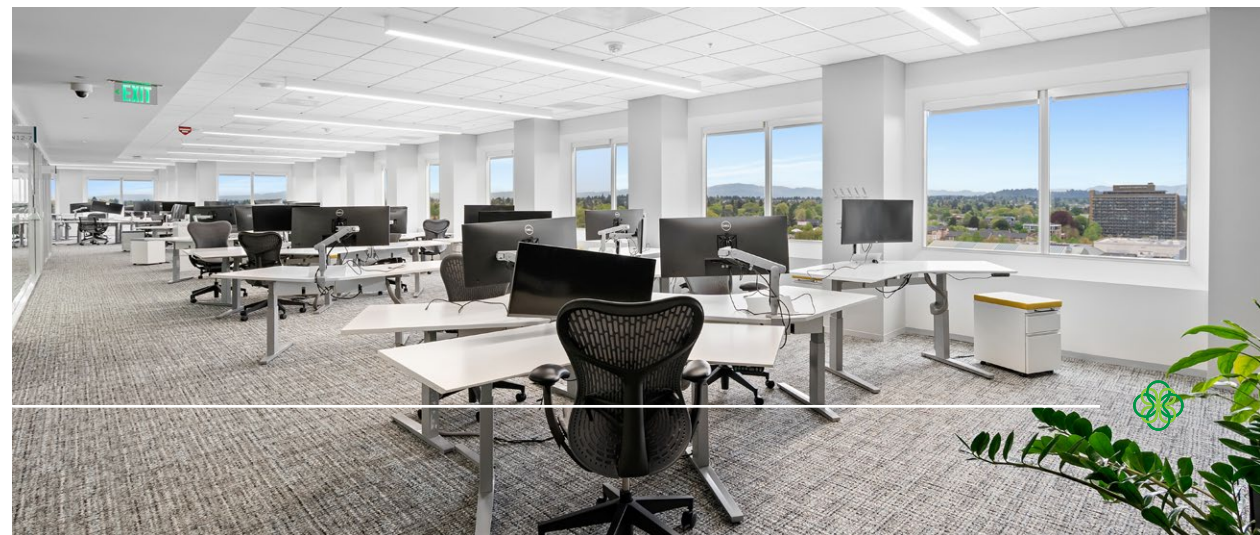
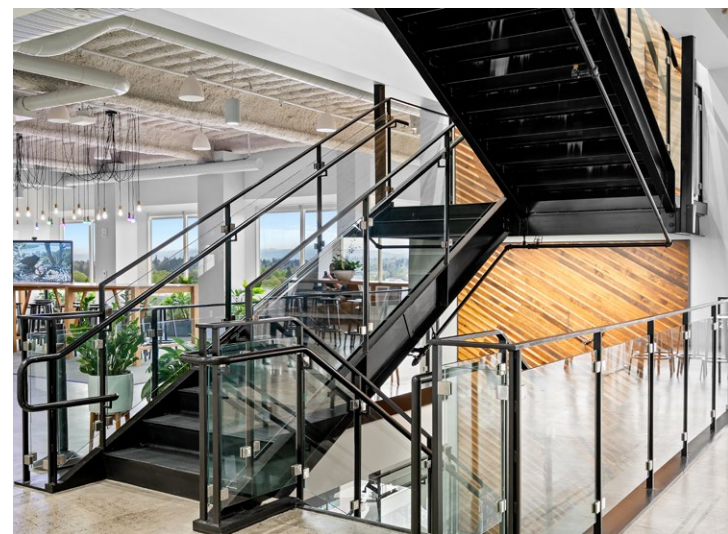




Lloyd
Center
Tower



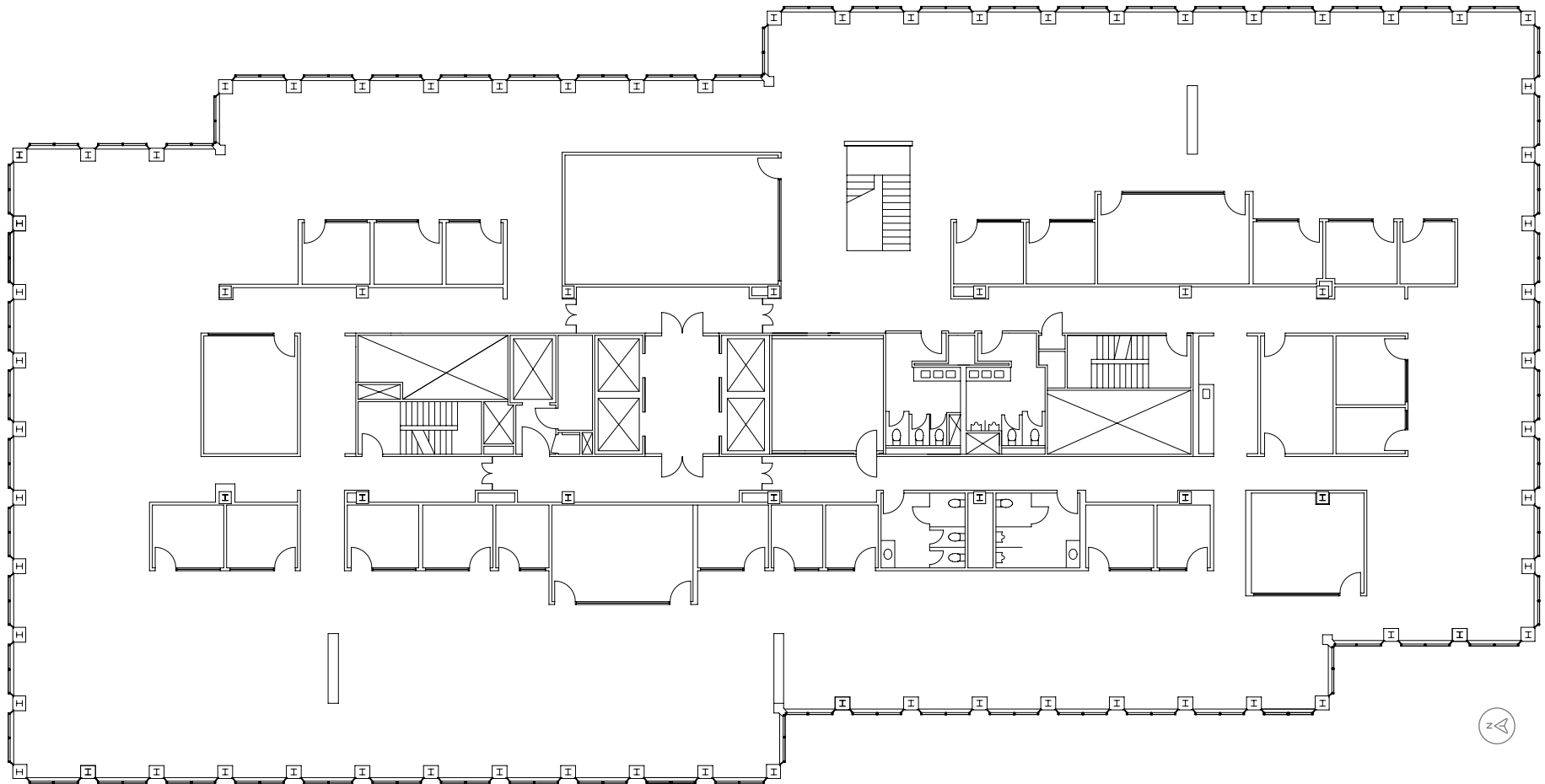
13TH FLOOR - 23,214 RSF
(69,709 RSF Contiguous)



Lloyd Center Tower - Floor Plan



14TH FLOOR - 23,227 RSF (69,709 RSF Contiguous on floors 12-14)




JEFF FALCONER, SIOR
Principal | Licensed in OR
503-542-4346
jeff@capacitycommercial.com

MCCOY DOERRIE, SIOR
Senior Vice President | Licensed in OR & WA
503-523-7751
mccoy@capacitycommercial.com

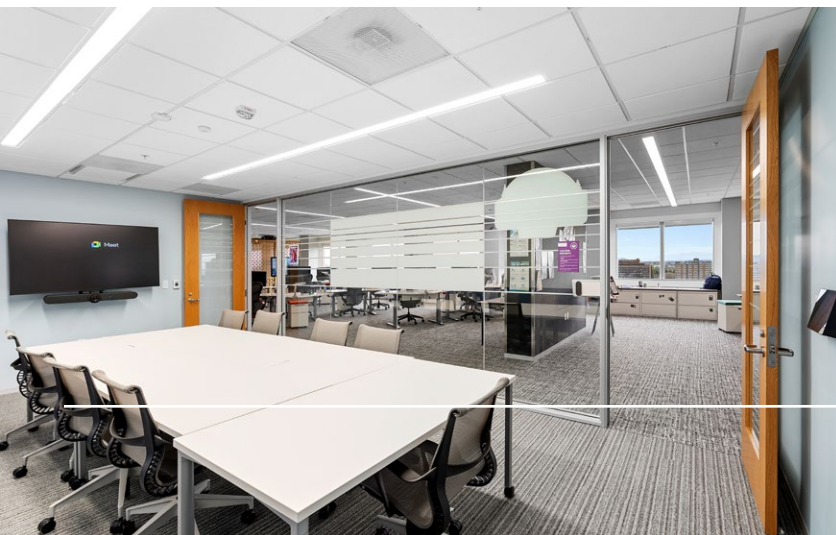




Lloyd
Center
Tower



14TH FLOOR - 23,227 RSF
(69,709 RSF Contiguous)



OWNED AND
OPERATED BY

AMERICAN
ASSETS
TRUST 

EXCLUSIVELY
REPRESENTED BY


capacity
POWER OF PLACE

JEFF FALCONER, SIOR

Principal | Licensed in OR

503-542-4346

jeff@capacitycommercial.com

MCCOY DOERRIE, SIOR

Senior Vice President | Licensed in OR & WA

503-523-7751

mccoy@capacitycommercial.com