



PACWEST

1211 SW 5TH AVENUE, PORTLAND

The Icon of Portland Business.
Elevated.

NEWMARK



Travis Parrott
MANAGING DIRECTOR
503.969.7230
travis.parrott@nmrk.com

Josh Schweitz
MANAGING DIRECTOR
503.970.0094
josh.schweitz@nmrk.com

Trozell Benware
BROKERAGE SERVICES SPECIALIST
971.506.3480
trozell.benware@nmrk.com

An Urban Icon, Reimagined.



Designed by Hugh Stubbins & Associates and SOM, Pacwest Center is a 30-story landmark of architectural ingenuity. Today, it enters a bold new chapter. We have reimagined the experience for the modern workforce with a thoughtful exterior renovation and interior repositioning.

With enhanced pedestrian connectivity on SW 5th and 6th Avenues, Pacwest offers an attainable approach to luxury workspace where history intersects with innovation.

In 2019, the building had a multi-million dollar renovation, creating the top tier tenant experience that stands out amongst it's peers, with high-quality design features, and abundant amenities centered around health, wellbeing and engagement.

Portland's Vibrant Growth



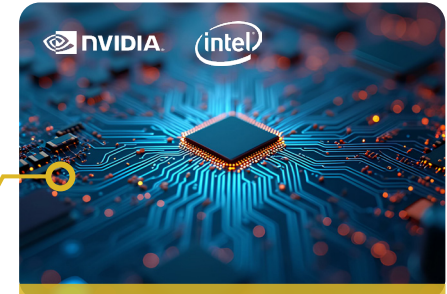
Big Bets on Education, Health & Talent

Phil & Penny Knight pledge \$2 Billion to Oregon Health & Sciences University to solidify Portland's standing as an innovation hub for top



Oregon Legislators go all in for Portland

Approving \$1 Billion for new projects that will bring civic pride and construction jobs



Corporate & Tech Confidence Returns

NVIDIA invests \$5 Billion in Intel - Oregon's largest private employer

The next cycle of growth may favor the business and office tenants willing to step back downtown before everyone else realizes Portland's rebound is already underway.



Sports

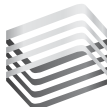
- New WNBA Portland Fire will debut in 2026
- Providence Park celebrates 100th Anniversary - home to Timbers FC & Portland Thorns FC
- MLB Stadium Project



Travel, Food and Culture

- \$11 Million expansion and renovation of Portland Art Museum
- "One of America's great culinary cities" - *The New York Times*
- Ranked #2 as Best Foodies City in America - *Wallet Hub*
- "Best Places to Visit in 2025 & 2026" - *Travel & Leisure*

Unique Building Services



On-site Gourmet Coffee
Bar & Banking



Conference
Facilities



24/7
Security



Subterranean Valet Parking
& EV Charging



On-site
Management



On-site
Transit Station



Rotating daily
food trucks



Migration
Brewing

Work in a New Light.



Where Work Meets Life.

Our amenities are essential destinations designed to balance productivity with wellness.



Tenant lounge, terrace and Migration Brewing

A third-floor retreat with diverse meeting facilities and a partially covered outdoor deck—perfect for collaboration, happy hour or a breath of fresh air.



Luxury Fitness Center

Recharge in a facility featuring floor-to-ceiling glass, state-of-the-art equipment, dedicated showers, and a steam room.



The PDX Bike Hub

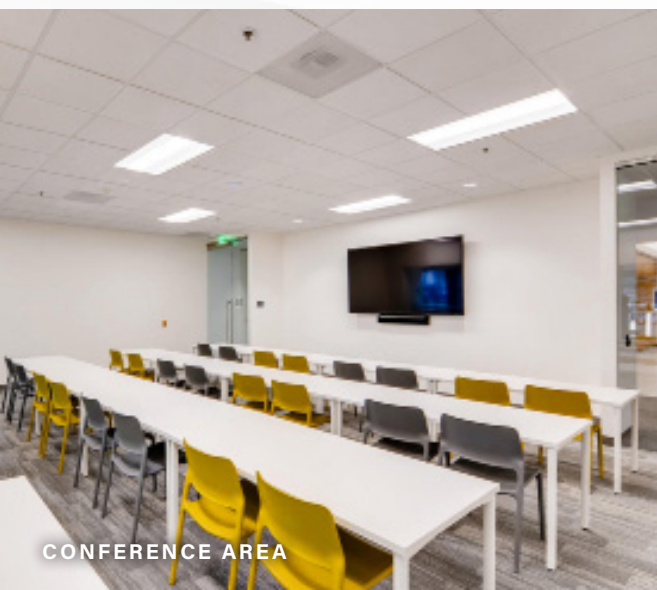
A large indoor bike hub with hands-free access, secure storage, and locker rooms makes your commute seamless.



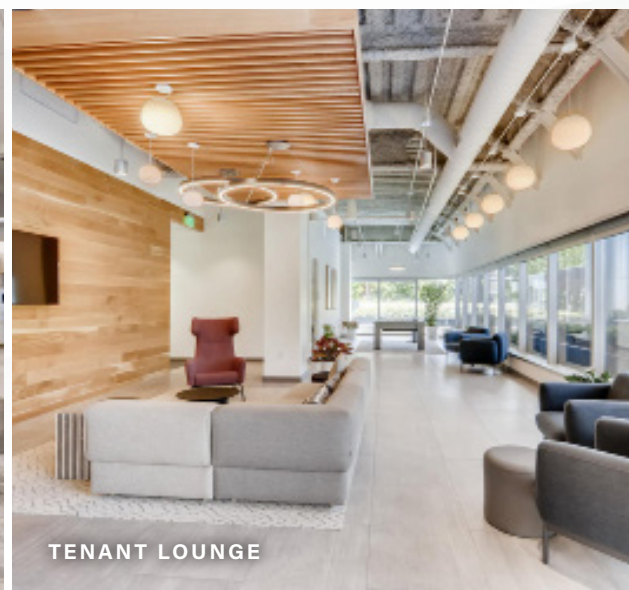
TENANT LOUNGE



LOCKER ROOM



CONFERENCE AREA



TENANT LOUNGE



TERRACE



The Center of It All



Located in the heart of the Central Business District, Pacwest connects you to the best of Portland. We are situated in a safe, vibrant neighborhood with immediate access to transit and culture. Direct access to MAX light rail and major bus lines, steps from top-tier hotels, business services, and essential retail. Pacwest is the anchor of a thriving downtown community.



Curated Experiences. Genuine Community.

Pacwest offers the hospitality of a high-end hotel, fostering community among our professional tenants.



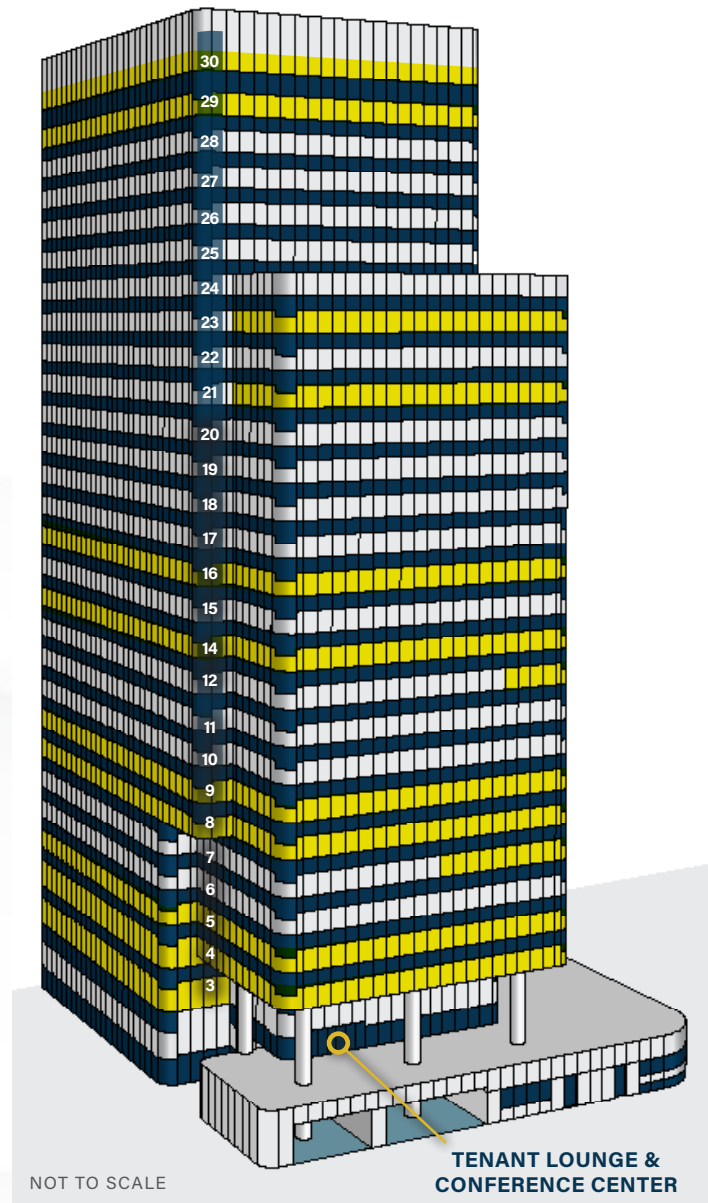
 Networking Happy Hour JAN	 Bike Repair FEB	 Spring Wellness Event MAR	 Earth Day Recycle APR
 Professional Headshots MAY	 Networking Happy Hour JUN	 Cornhole Tournament JUL	 Ice Cream Social AUG
 Trivia Night SEP	 Pumpkins and Pints OCT	 Holiday Market NOV	 Holiday Cookie Decorating Contest DEC



*Pacwest provides an experience that
helps you retain top talent and love where you work.*

Room to Grow. Views to Inspire.

Pacwest offers flexible layouts for companies of all sizes. Our unique space maximizes corner offices and panoramic views.



SUITE #	SIZE	CONTIGUOUS SIZE	NOTES
SUITE 3000	±11,886 RSF	±27,247 RSF	Warm Shell
SUITE 2900	±15,361 RSF		Warm Shell
SUITE 2310	±3,093 RSF	±13,948 RSF	Mix of Open Space & Private Offices
SUITE 2300	±10,855 RSF		Heavy Existing Build Out
SUITE 2185	±10,190 RSF	±21,296 RSF	Move-In Ready Professional Service Space
SUITE 2130	±6,841 RSF		Move-In Ready Professional Service Space
SUITE 2100	±4,265 RSF		Mix of Open Space & Private Offices
SUITE 1600	±20,238 RSF		Heavy Existing Build Out
SUITE 1450	±6,611 RSF	±20,832 RSF	Warm Shell
SUITE 1400	±12,014 RSF		Heavy Existing Build Out / Divisible
SUITE 1430	±2,207 RSF		Heavy Existing Build Out / Divisible
SUITE 1220	±3,629 RSF		Move-In Ready Spec Suite
SUITE 900	±20,791 RSF	±41,159 RSF	Move-In Ready Professional Service Space
SUITE 800	±20,368 RSF		Move-In Ready Technology Space
SUITE 700	±7,382 RSF	±14,266 RSF	Move-In Ready Spec Suite
SUITE 740	±3,712 RSF		Move-In Ready Spec Suite
SUITE 730	±3,172 RSF		Move-In Ready Spec Suite
SUITE 500	±20,369 RSF	±45,941 RSF	Heavy Existing Build Out
SUITE 400	±15,491 RSF		Warm Shell
SUITE 300	±10,081 RSF		Warm Shell / Large Private Deck



PACWEST



760 SW 9th Avenue, Suite 200, Portland, OR 97205

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