



Field Office

1895-2035 NW Front Ave
Portland, OR

Colliers



290,000 SF

of Class A Office Space

with outdoor terraces on every floor



High Notes

Striking and innovative, Field Office offers top-of-the-market, LEED Platinum certified, Class A office space to Portland's expanding North Pearl District on Front Avenue, with state-of-the-art technology and amenities, iconic architecture, indoor/outdoor spaces and Forest Park, Willamette River and Cascade Range views.

Unmatched amenities & infrastructure including:



FITNESS CENTER

Cardio and weightlifting machines, as well as a yoga studio



CONFERENCE CENTER

Space for up to 41 people with a separate board room



SECURE PARKING

Stacked valet parking in a secure garage, 1.28/1,000 parking ratio, with additional parking available



BIKE COMMUTER LOUNGE

Secured parking for over 200 bikes, with repair station, showers & lockers



PRIVATE OUTDOOR TERRACES

on every floor + communal rooftop deck with unmatched river views



RESTAURANT/CAFÉ

Le Petit Café on site, open 7 days per week

ON-SITE CAFE



Connect from the outside in.

Designed with the collaborative work environment in mind, the Field Office campus offers two Class A office buildings joined with a large communal outdoor space and a full suite of tenant-focused amenities.



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







Getting Around

Field Office is designed to get you to work however you prefer to get there. With a secured parking garage, bike commuter lounge with showers & lockers, and multiple bus stops within a block of the building, you can be as green as you want to be with your commute.



WALK SCORE

89



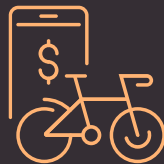
BIKE SCORE

98



SECURE GARAGE

1.28/1000



BIKETOWN HUBS

2



BIKE PARKING SPOTS

200+



ADDITIONAL PARKING

available

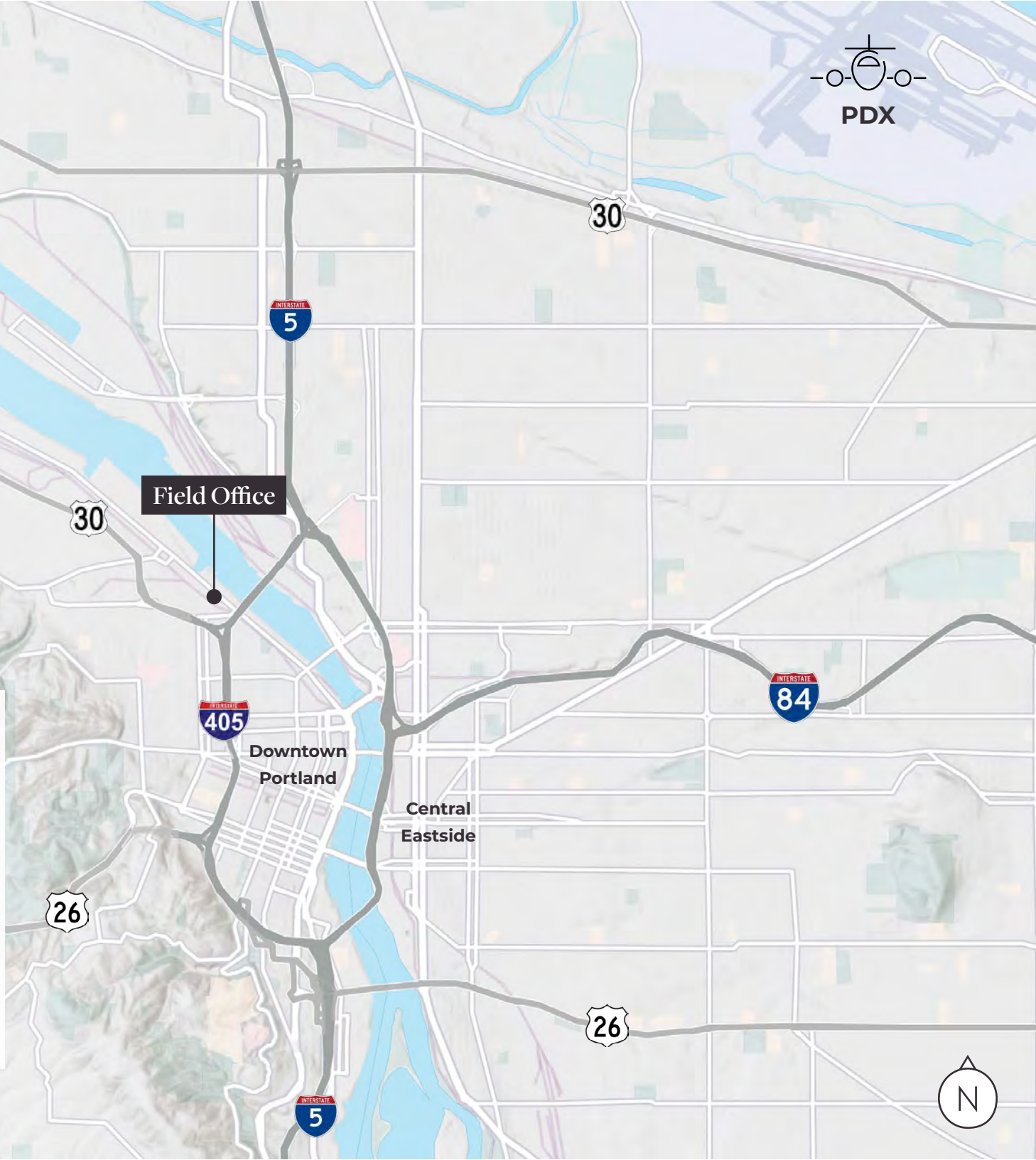


Connected to it all.

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.

Field Office

| 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 |





Prosper Portland

On Inc.
Brainium Studios Ampere

Bridgetown Lofts

Riverscape Apartments

New Relic
Webtrends

Moda Health

Google
Perkins Coie
Skanska

Vacasa

Wells Fargo
Tonkon Torp
KPMG

eBay

Stoel Rives

Wieden + Kennedy

Amazon

Deloitte

Ernst & Young

M Financial Group

Survey Monkey

Powin
MITek

Urban Airship

Vestas

ZGF Architects

OHSU

Daimler

Avangrid

Lululemon

Arc'teryx

jaguar Land Rover

CMD
ESCO
Audacy

Waterline Apartments

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.



10 -minute walk to Slabtown

12 -minute walk to Pearl District

Legacy Good Samaritan Medical Center

Portland Streetcar

SLABTOWN

Field Office

PEARL DISTRICT

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

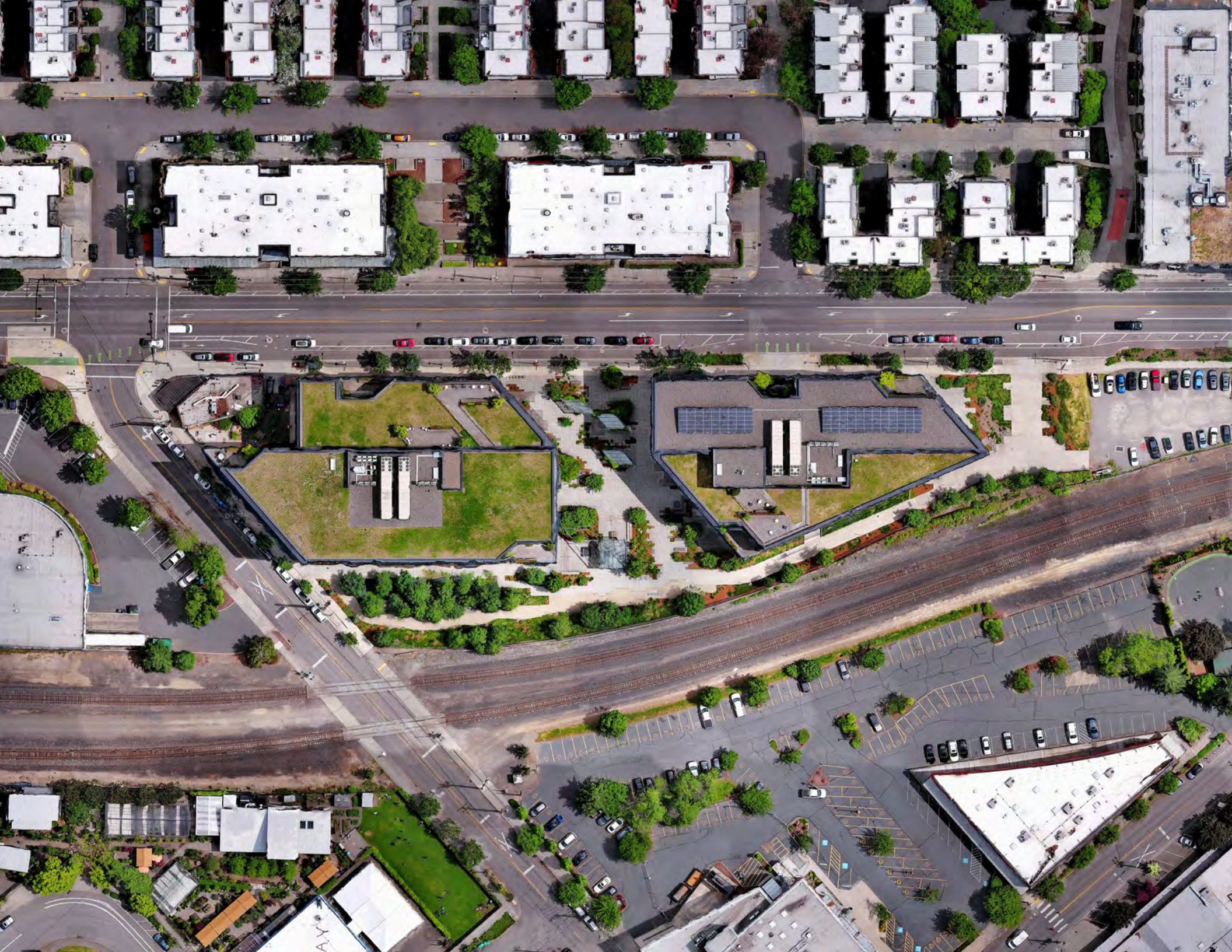
- 1 Holiday Inn Express
- 2 Silver Cloud Hotel
- 3 Inn at Northrup Station
- 4 Slabtown Village Tiny Homes

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

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.



Office Availabilities

West Building

2035 NW Front Ave

Up to 75,198 RSF contiguous

| | | |
|--------------|------------|-----------------------------|
| Suite 202W* | 2,284 RSF | contiguous to 10,617 RSF |
| Suite 204W** | 8,333 RSF | |
| Suite 208W | 8,503 RSF | contiguous to 75,198 RSF |
| Suite 300W* | 32,721 RSF | |
| Suite 400W | 33,004 RSF | |
| Suite 502W | 9,473 RSF | |

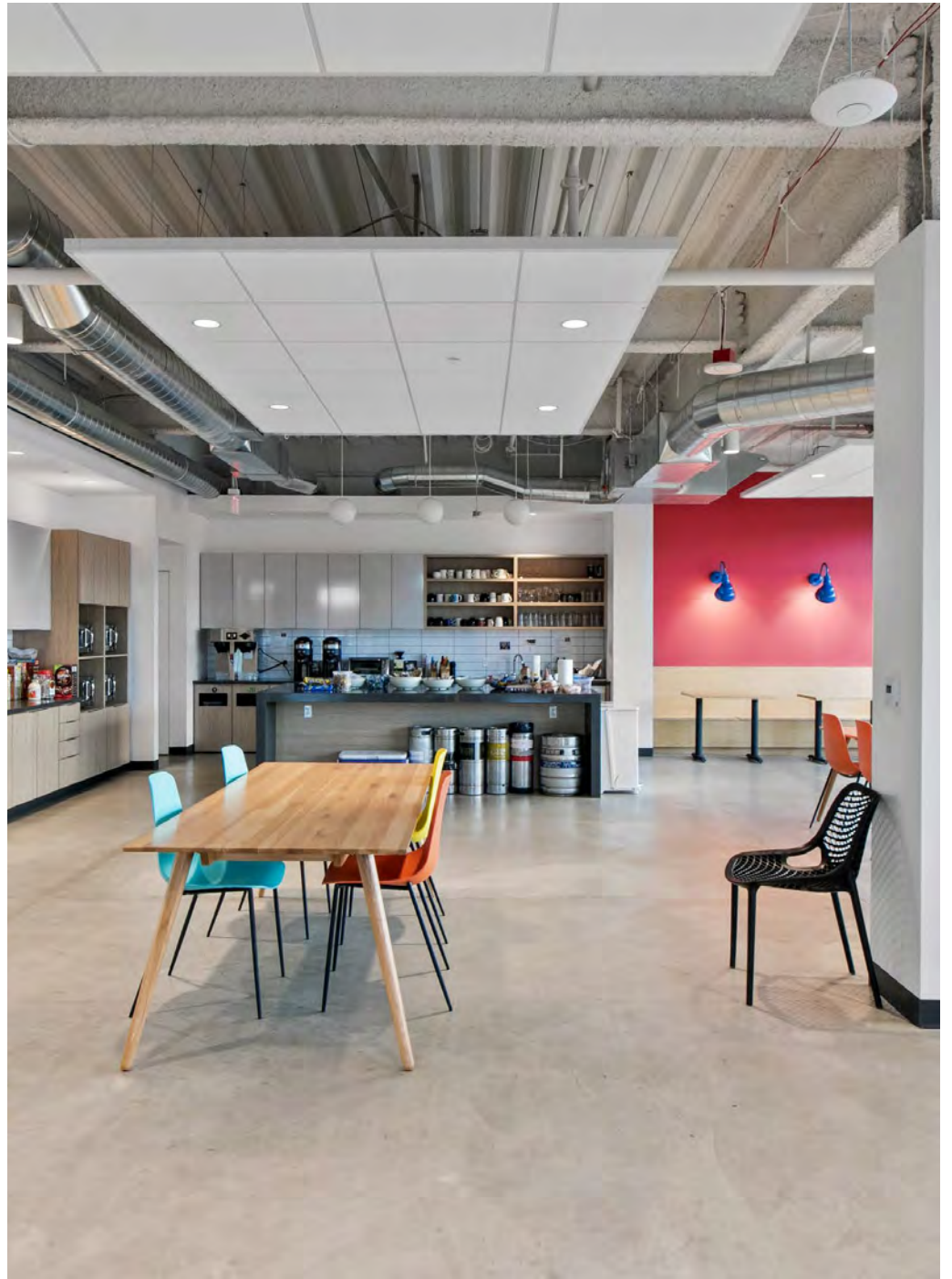
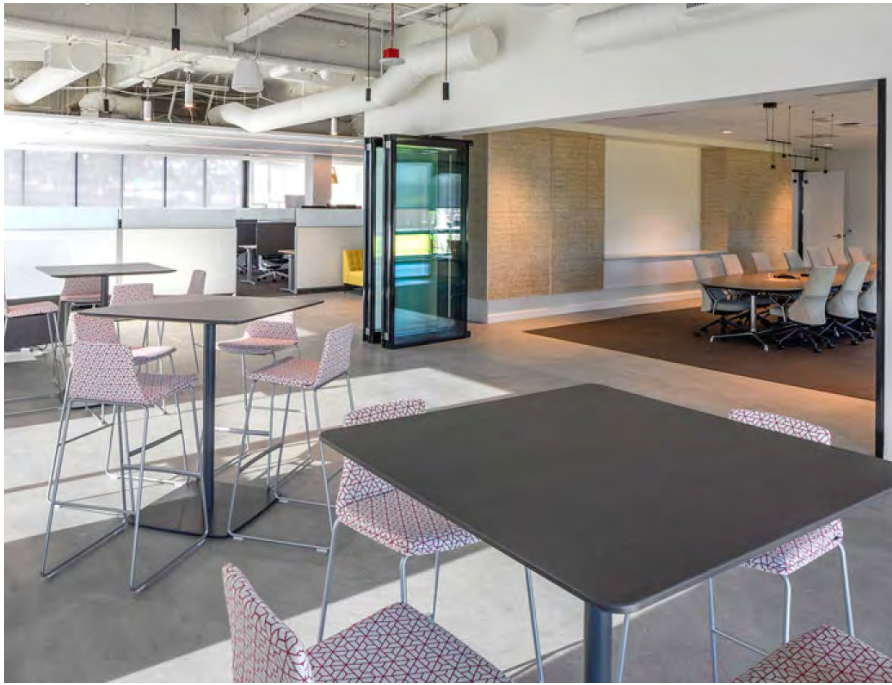
East Building

1895 NW Front Ave

Up to 103,297 SF contiguous

| | |
|------------|------------|
| Suite 200E | 25,557 RSF |
| Suite 300E | 26,131 RSF |
| Suite 400E | 26,106 RSF |
| Suite 500E | 25,503 RSF |

* second generation space ** spec suite



FULL FLOOR OF SECOND-GENERATION SPACE
* next to suite 300W

Retail Availabilities

West Building

Retail 9

2,797 RSF







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/>



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