

WATERMARK

WATERMARK

PORTLAND'S ULTIMATE
WATERFRONT OFFICE EXPERIENCE

4380-4386 S MACADAM AVE, PORTLAND, OR 97239

OWNED BY

VÄRDE

EXCLUSIVELY LISTED BY

km Kidder Mathews

A NEW DAWN

Watermark is a newly renovated Class A office campus oasis perfectly situated on the Willamette River and adjacent to the world-class amenities of South Waterfront. This serene setting offers flexible office space and outdoor access unlike anything in the urban core.



PROPERTY HIGHLIGHTS



Major capital upgrades to interior, exterior and common areas



3.2-acre campus directly on the river



South Waterfront close-in location



On-site cafe and abundant neighborhood amenities



On-site fitness with direct access to Greenway Trail



Outdoor deck spaces in various suites



Multi-purpose conference and tenant lounge facilities

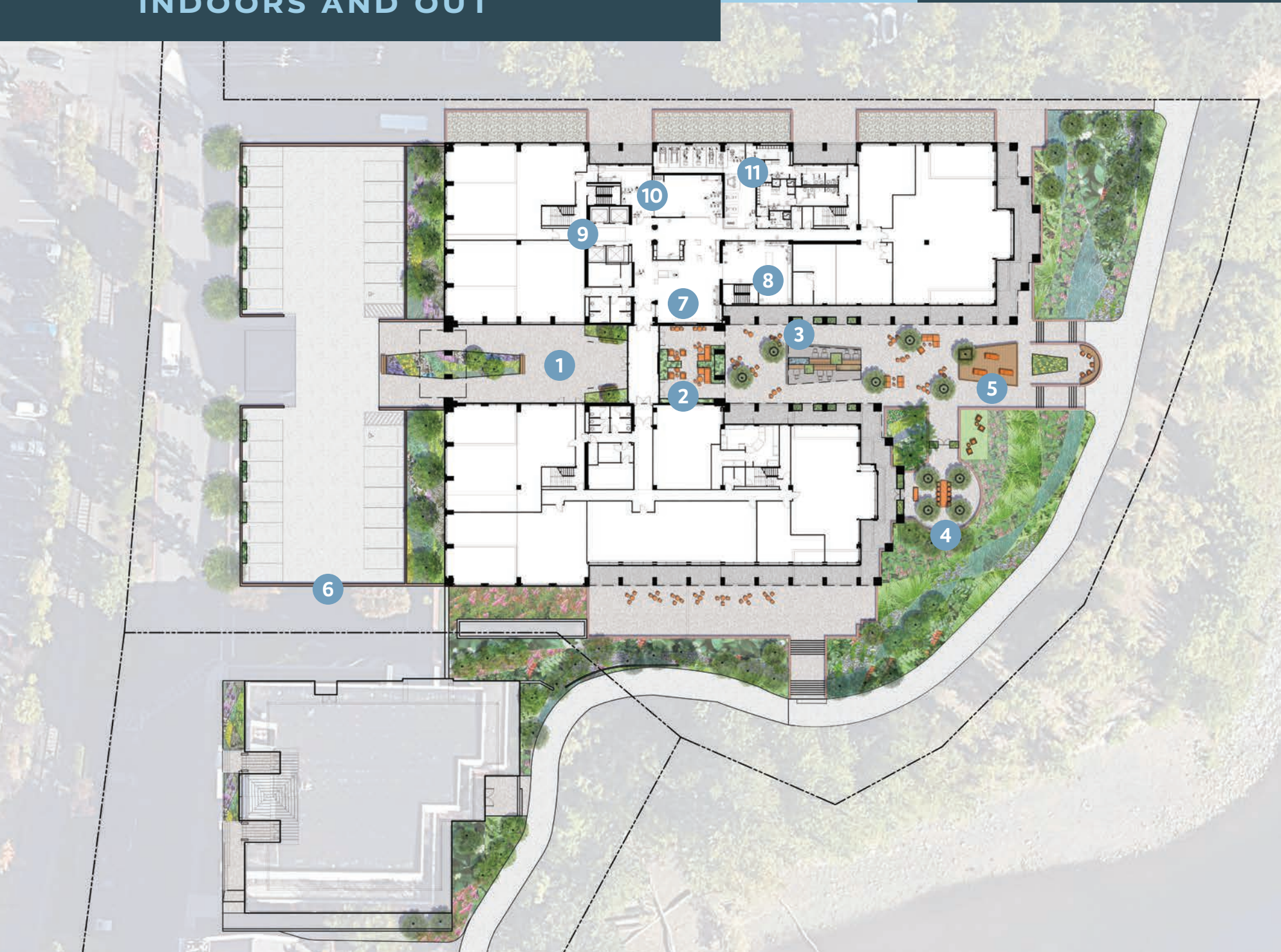


Structured parking garage ratio ~3/1,000



A COMPLETE MODERNIZATION

INDOORS AND OUT



OUTDOORS

1. **The Entry Courtyard** - shared private patios
2. **The Great Room** - with built-in seating
3. **The Plaza** - lush landscaped, pergola with café seating
4. **The Outdoor Boardroom** - with riverfront views
5. **The Overlook** - with sun deck and lounge area
6. Underground parking with murals by local artist

INDOORS

7. Welcoming modern lobby and tenant lounge
8. Multiple touchdown meeting spaces
9. Upgraded elevator cabs and lobbies
10. Conference room and breakout spaces
11. Fitness center with views

A NATURAL CONNECTION

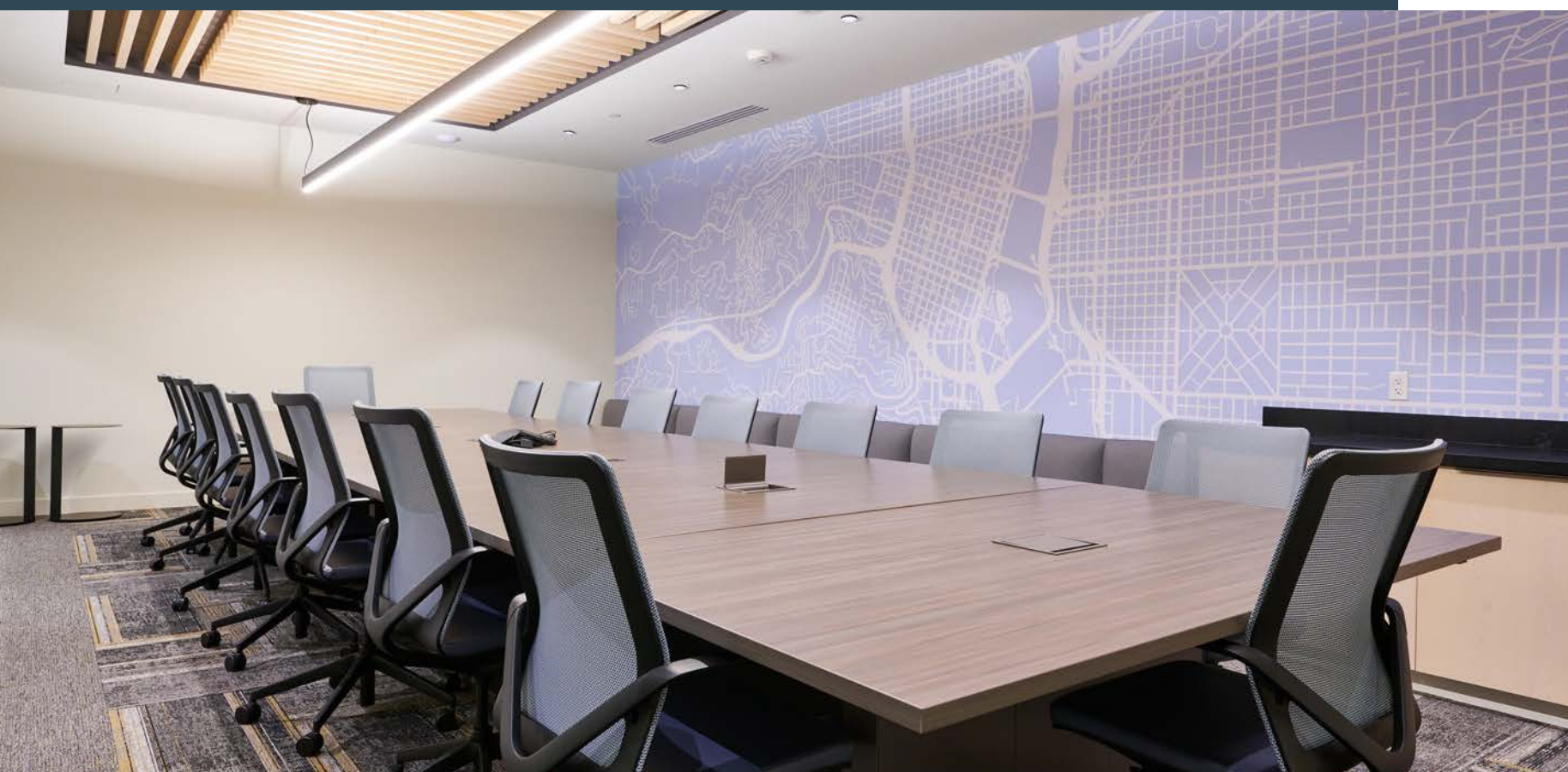
TO AIR, LIGHT AND THE RIVER





**NORTHWEST INSPIRED
LOBBY & LOUNGE**
RESERVE FOR YOUR PRIVATE USE





EXCEPTIONAL 3RD SPACE AMENITIES

MULTIPLE TOUCHDOWN SPACES
FOR COLLABORATION, FROM
SPONTANEOUS CREATIVE SESSIONS
TO FORMAL BOARD MEETINGS

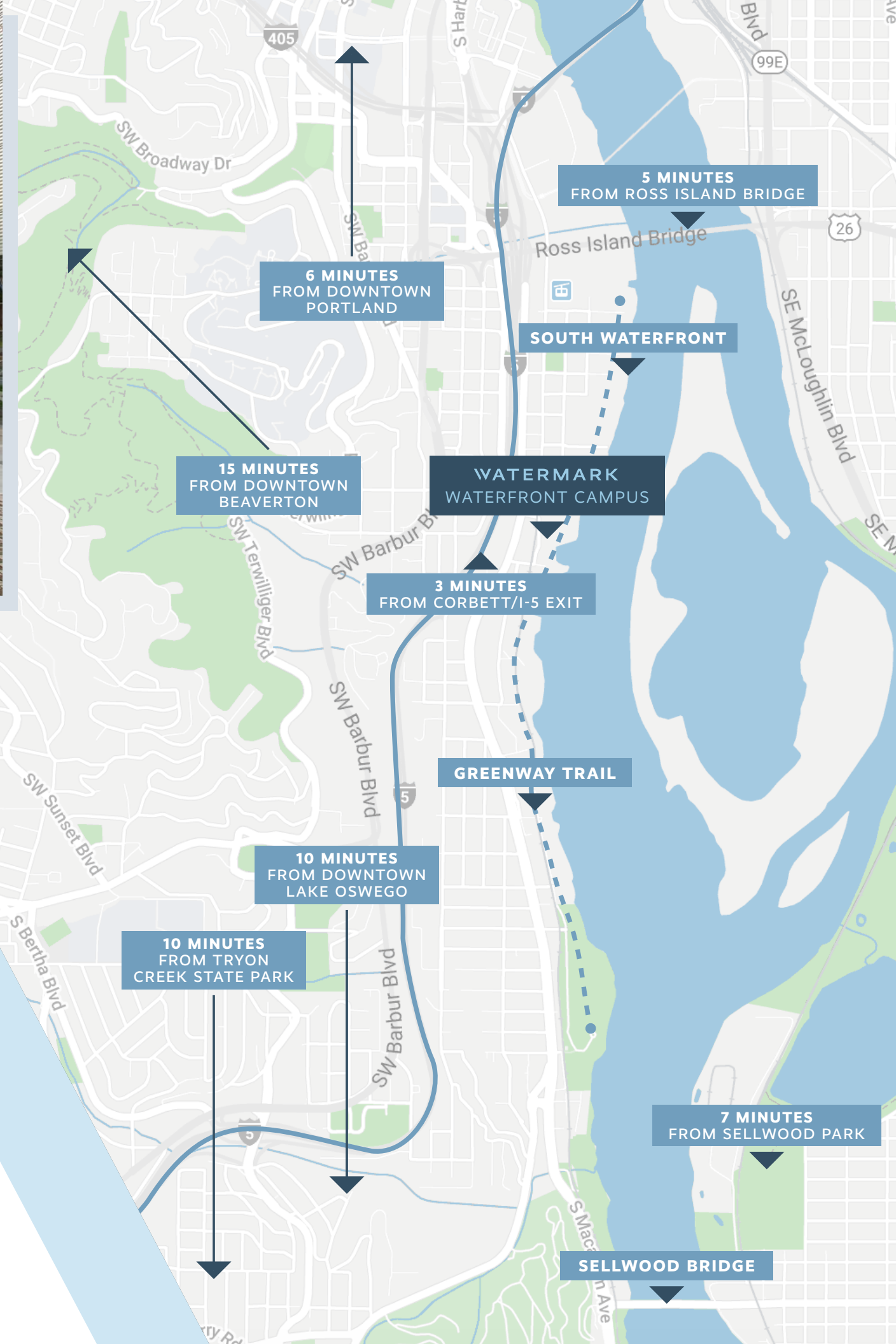
DESIGNED FOR WORK/LIFE BALANCE

Wander out to explore the amenities and attractions of South Waterfront and enjoy direct access to the Willamette River Greenway, Portland's top waterfront biking and walking destination. Watermark has everything you need to achieve the perfect work/life balance.

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BIKE SCORE
"BIKER'S PARADISE" AS
RATED BY WALK SCORE®





EASY ACCESS EVERYWHERE

- Transit-oriented commuting options
- 5-minute walk to streetcar with connection to TriMet MAX
- Bus lines 35 and 36 stop next to the building
- Easy access to I-5, 26, 99E & I-84
- Direct access to Willamette River Greenway, a biking and walking destination
- Secure, covered bike parking



VERSATILE FLOORPLANS

AND READY TO LEASE SPACE

- | | | |
|-----------------------------|------------------------------|-----------------------------|
| Suite 560 6,716 RSF | Suite 310 2,180 RSF | Suite 200 9,276 RSF |
| Suite 410 5,298 RSF | *Suite 305 1,694 RSF | Suite 190 2,130 RSF |
| *Suite 401 7,984 RSF | Suite 300 2,794 RSF | *Suite 102 1,709 RSF |
| Suite 380 5,193 RSF | Suite 260 2,873 RSF | Suite 100 2,647 RSF |
| Suite 360 1,719 RSF | Suite 250 9,246 RSF | |
| Suite 320 3,016 RSF | *Suite 201 11,129 RSF | |

* = Watermark II

WALKABLE NEIGHBORHOOD AMENITIES

FOOD & BEVERAGE



WATERMARK CAFE



HEALTH & WELLNESS



Parallel 45



**FOR LEASING
INFORMATION, CONTACT:**

Brandon O'Leary
503.221.2289
brandon.oleary@kidder.com

Sean McCarthy
503.721.2712
sean.mccarthy@kidder.com

kidder.com



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