

FOR LEASE

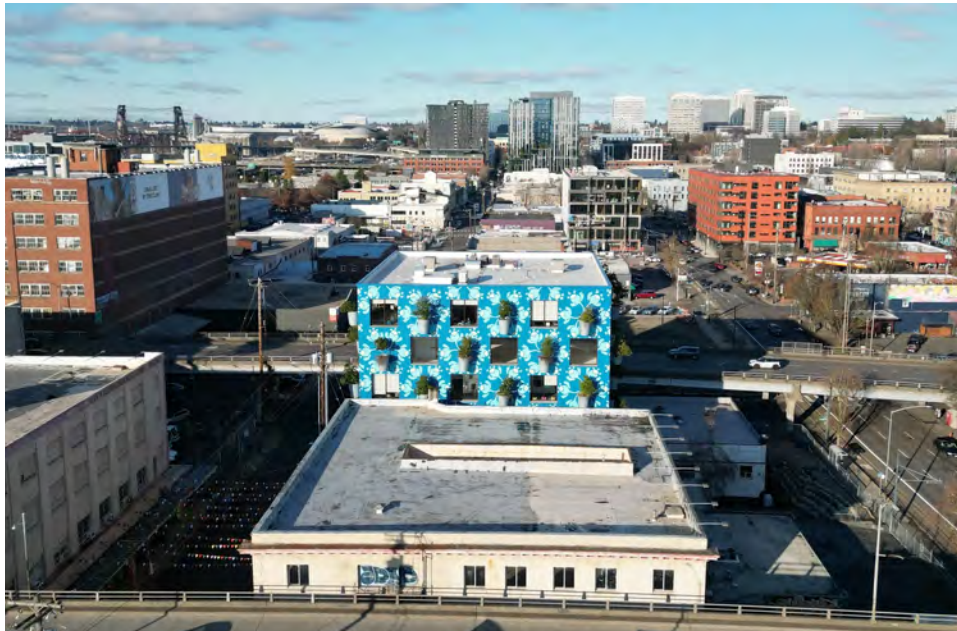
850 SE 3RD AVE

PORTLAND, OR 97214

TYLER COLLINS

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PROPERTY DESCRIPTION

Nestled in the vibrant heart of Portland and spanning an impressive 41,068 SF spread across six floors, Tree Farm is a state-of-the-art office building meticulously designed to merge urban sophistication with nature's tranquility. Benefitting from easy connectivity to I-5, I-84, and Highway 26, Tree Farm is ideal for businesses seeking a dynamic urban presence. A pioneering design element of Tree Farm is its 54 living trees embedded in its exterior, creating a vertical forest that redefines urban ecology.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,230 - 7,164 SF
Lot Size:	9,695 SF
Building Size:	39,540 SF

SPACES	LEASE RATE	SPACE SIZE
Unit 203-204	Negotiable	3,845 SF
Unit 301	Negotiable	3,722 SF
Unit 403	Negotiable	1,391 SF
Unit 404	Negotiable	1,230 SF
Fifth Floor	Negotiable	7,091 SF
Unit 601	Negotiable	7,164 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	644	2,450	15,527
Total Population	1,008	3,815	25,748
Average HH Income	\$72,662	\$79,064	\$97,645

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2 SECOND FLOOR
SCALE: 3/32" = 1'-0"



3 THIRD FLOOR
SCALE: 3/32" = 1'-0"



4 FOURTH FLOOR
SCALE: 3/32" = 1'-0"



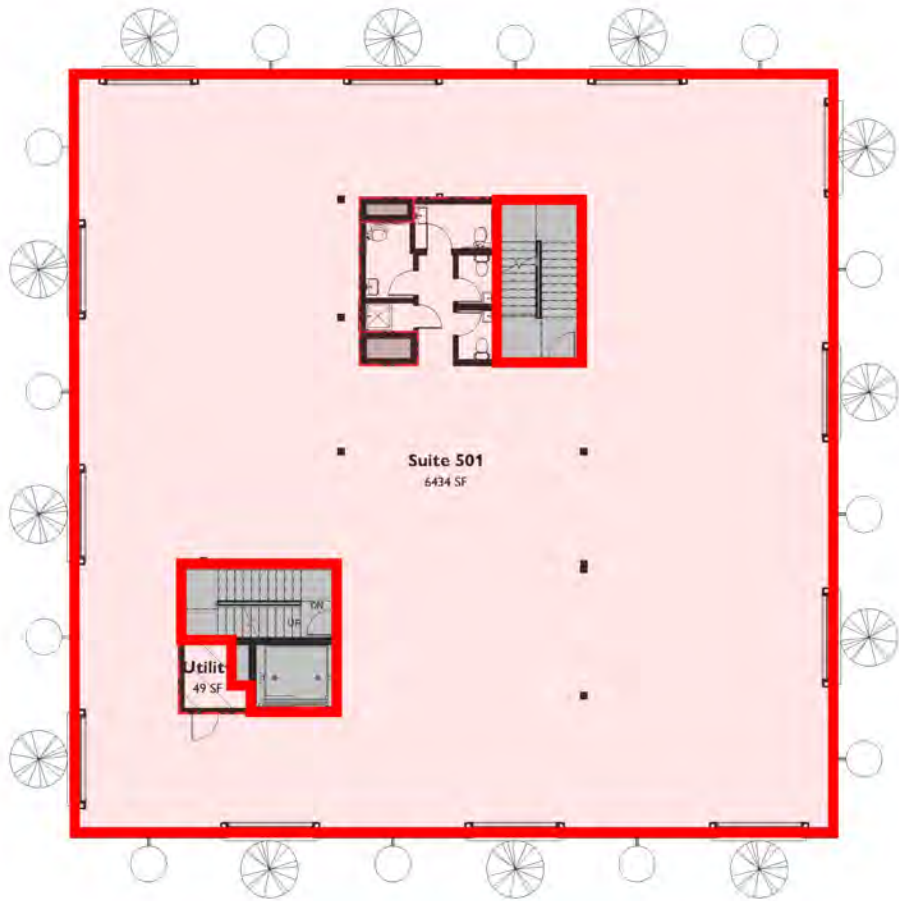
2nd Floor Plan (The areas shown here are speculative layouts, but could be delivered per Tenant request. The spaces are currently completely open and ready for Tenant Improvements)

3rd Floor Plan

4th Floor Plan (All suites currently have a kitchenette built out)

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5 **FIFTH FLOOR**
SCALE: 3/32" = 1'-0"



5th Floor Plan (Fully Available)



6 **SIXTH FLOOR**
SCALE: 3/32" = 1'-0"



6th Floor Plan (Fully Available)

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LOCATION OVERVIEW

Offering businesses a unique combination of urban convenience, natural beauty, and a commitment to sustainability. The location gives businesses a presence where they can engage with a diverse community and tap into vibrant urban energy. The unique position also allows for breathtaking views of downtown Portland, the Willamette River, and Mount Hood. This creates a tranquil and inspiring backdrop for businesses and their employees, enhancing the work environment.

With the proximity to major transportation routes, employees have easy access for commuting, visiting clients, and visiting local businesses. This connectivity is crucial for businesses that value accessibility and convenience.



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