



WELLS FARGO CENTER + EXCHANGE BLOCK

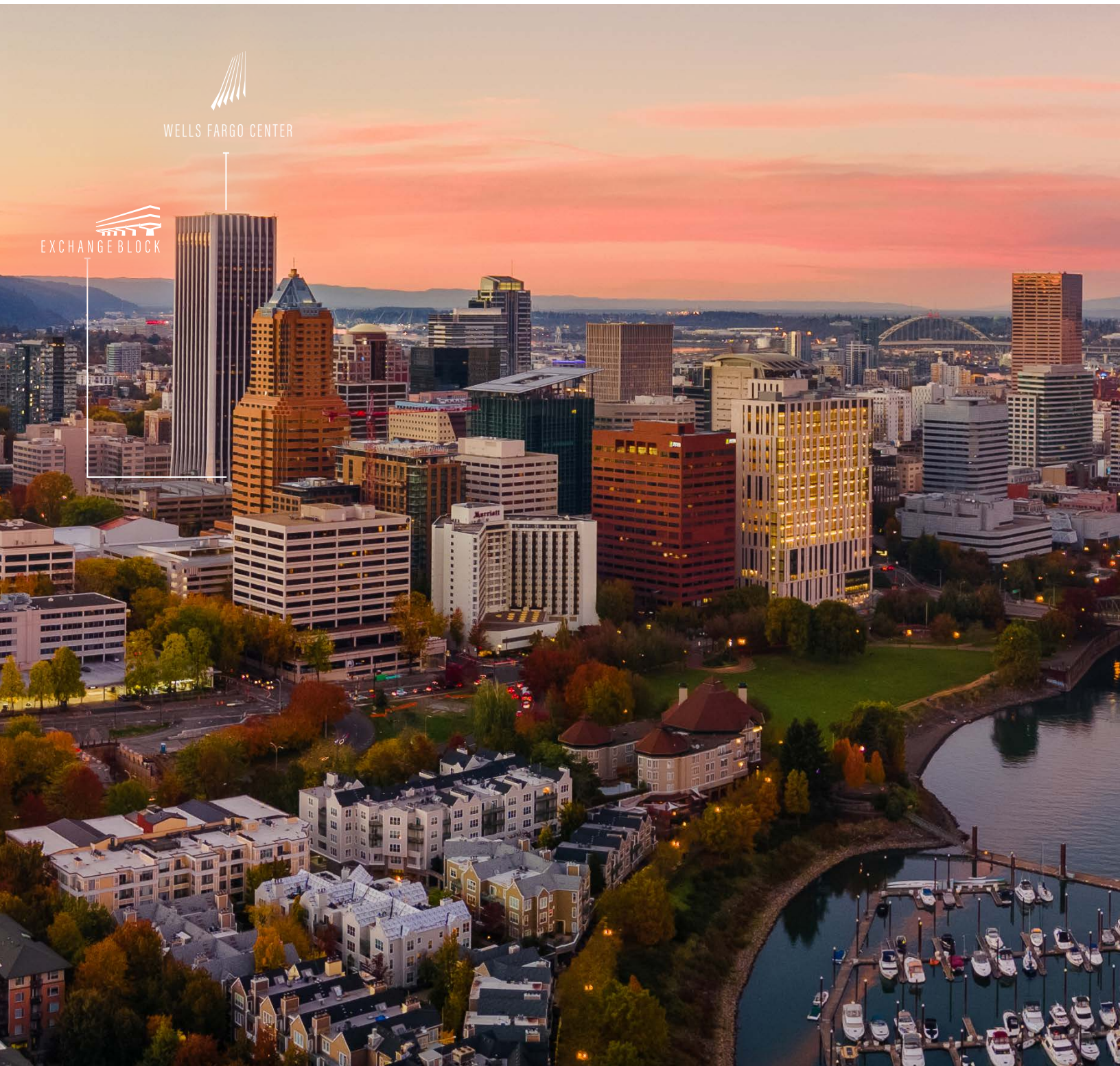
# AT THE HEART OF THE ACTION

*Two distinct architectural statements that combine to create a single office experience like nothing else in Downtown Portland.*

Occupying two full city blocks in the heart of Portland's rapidly evolving south CBD, Wells Fargo Center and Exchange Block are the epitome of the modern workplace. With high-end interiors, luxury amenities and efficient floorplates, the two buildings offer everything you need to maximize your company's work style.







WELLS FARGO CENTER



EXCHANGE BLOCK



WELLS FARGO CENTER + EXCHANGE BLOCK

# CONSIDER THE BAR RAISED

*The best of downtown  
Portland and beyond.*



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Centrally located in Portland's  
amenity-rich south CBD

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On-site property management and  
round-the-clock security

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Transit oriented location with direct  
access to MAX and bus

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Building app for tenants

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3 levels of secure underground parking,  
with additional parking available in  
surrounding neighborhood

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Best-in-class connectivity  
and infrastructure

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Convenient destination dispatch  
express elevator system

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Shared amenity access between Wells  
Fargo Center and Exchange Block

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Water Avenue Coffee located  
in lobby and ground floor food hall  
anchored by Zab Pinto Thai

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Panoramic mountain, river, and  
city views

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WELLS  
FARGO  
CENTER

ABOUT WELLS FARGO CENTER

# CENTERED AROUND ENJOYMENT

*With 40 stories of Class A office space, Wells Fargo Center is Oregon's tallest building. Towering over Downtown Portland, the building offers unmatched views of the Portland skyline, Mt. Hood and the Willamette River.*



1300 SW 5th Avenue  
Portland, OR 97201



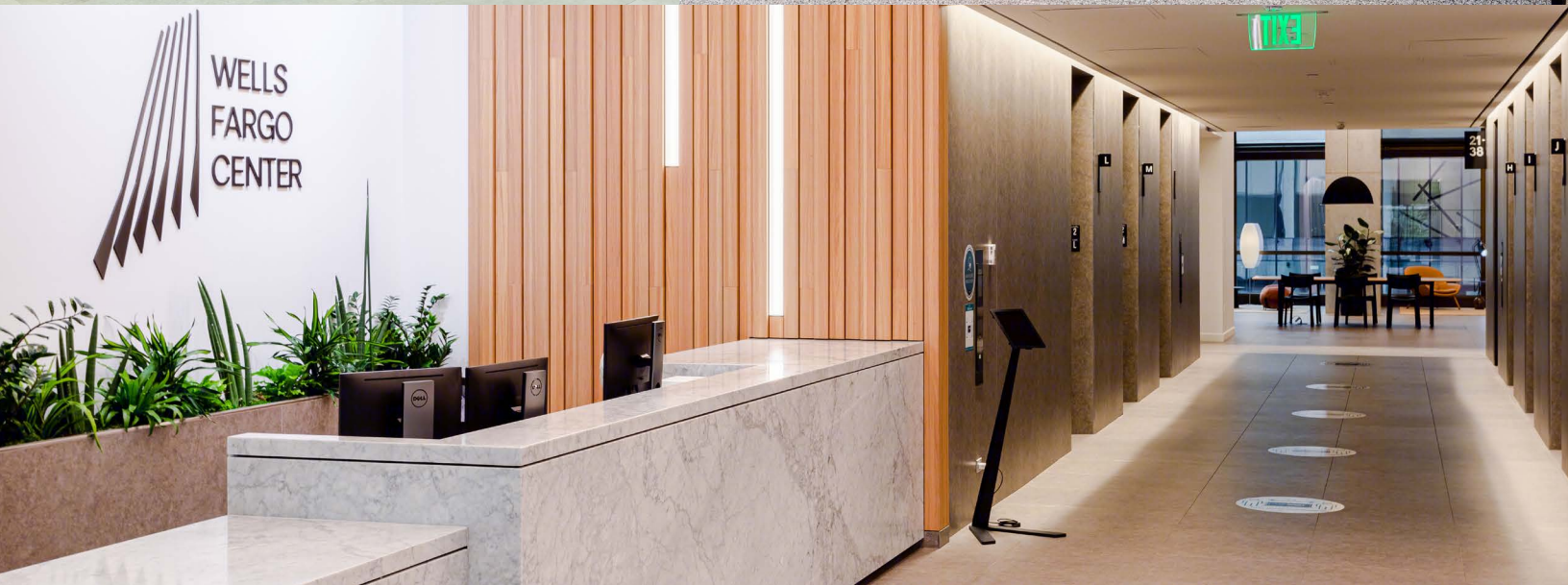
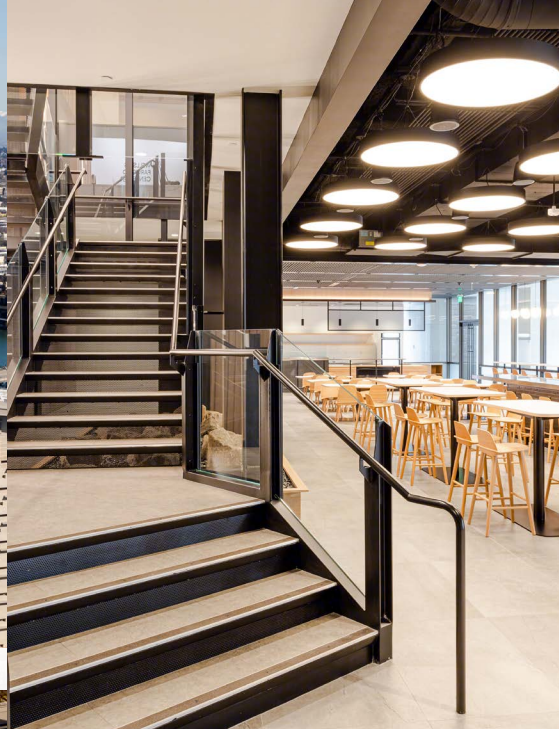
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SUITE 3750 VIEW







ABOUT EXCHANGE BLOCK

# WORKPLACE EXPANDED

*As the largest contiguous block available in Downtown Portland, Exchange Block offers 163,000 RSF of fully renovated Class A office space perfect for creative and traditional uses. With efficient floor plates and excellent expansion capabilities through Wells Fargo Center, Exchange Block has everything you need to grow your business in Portland.*



1350 SW 4th Avenue  
Portland, OR 97201



Click here to view  
virtual tour

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WELLS FARGO CENTER + EXCHANGE BLOCK

# WORLD CLASS AMENITIES

*Unmatched quality with  
forward-thinking design features.*



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Beautifully redesigned lobbies

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Activated outdoor areas

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Complimentary conference facility

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Tenant lounge with kitchen

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On-site food hall anchored by  
Zab Pinto Thai

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Secure bike parking

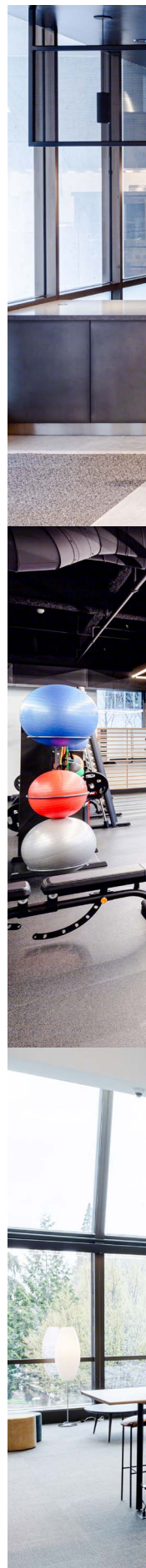
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State of the art fitness center  
& yoga/group fitness room  
with showers and lockers

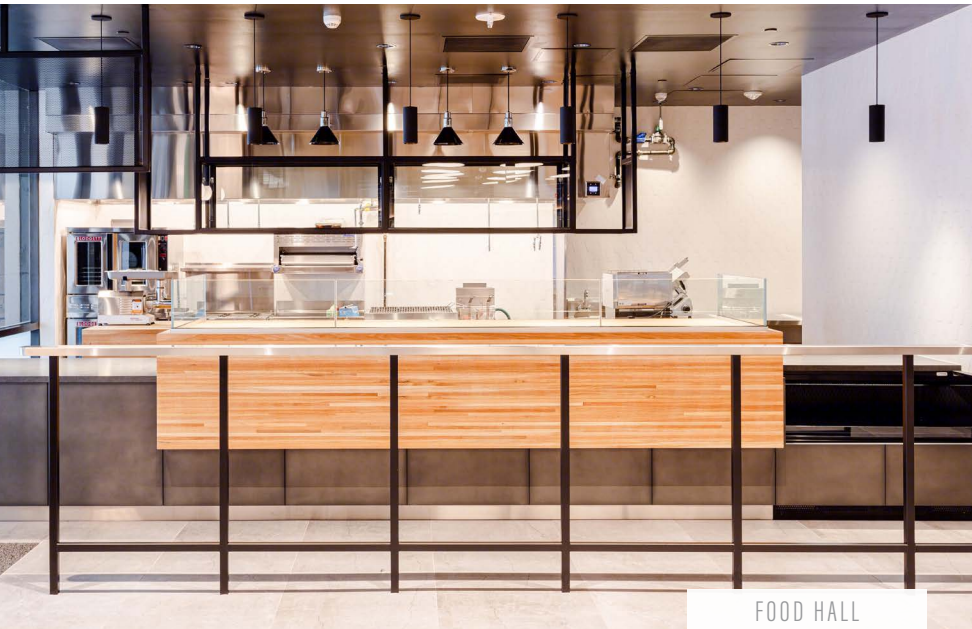
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Exclusive access to Skypark  
rooftop deck for Exchange  
Block tenants

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FOOD HALL

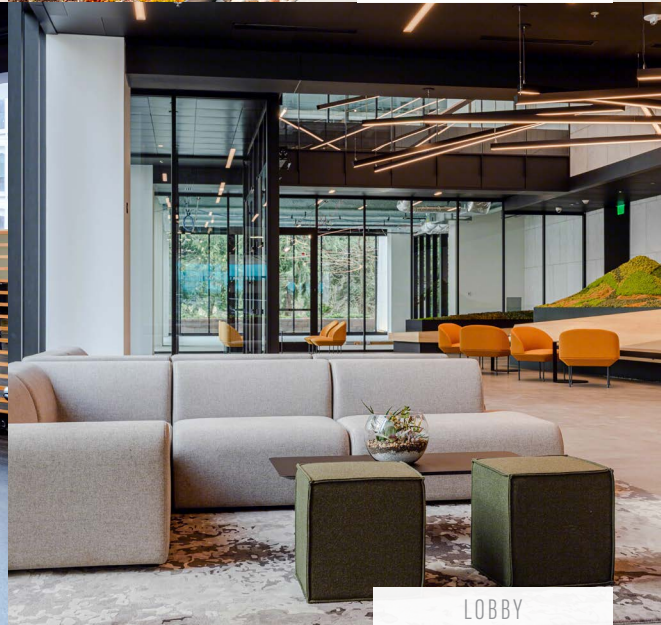


SKYPARK

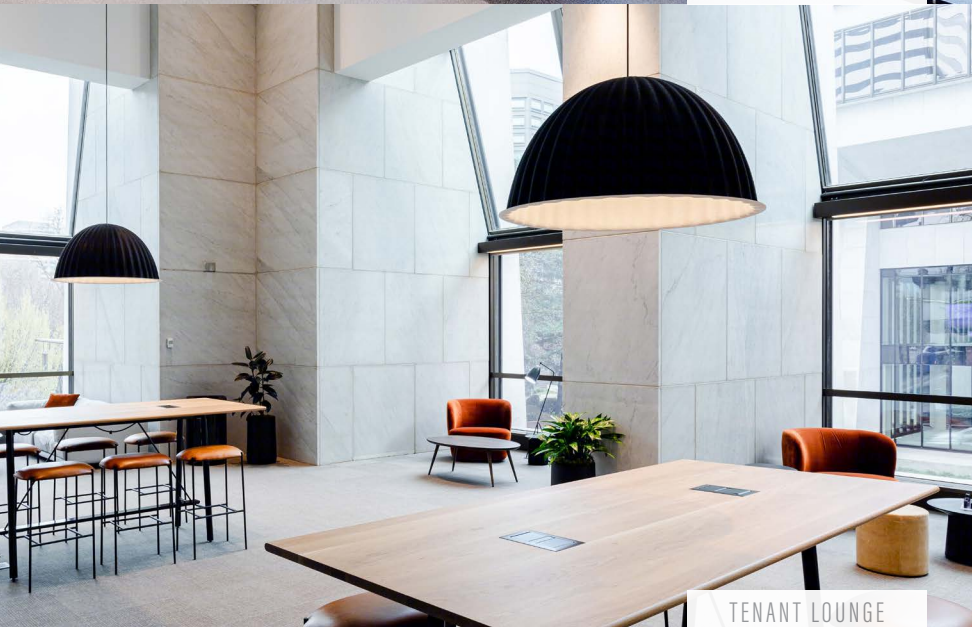
ROOFTOP



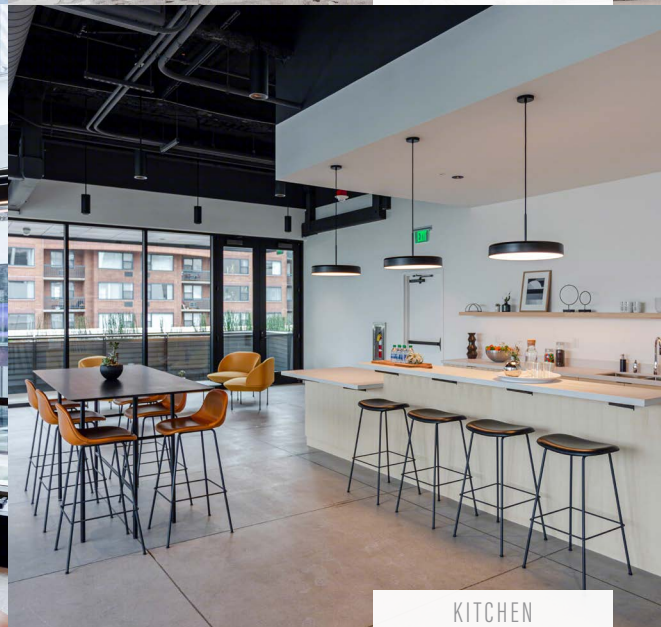
GYM



LOBBY

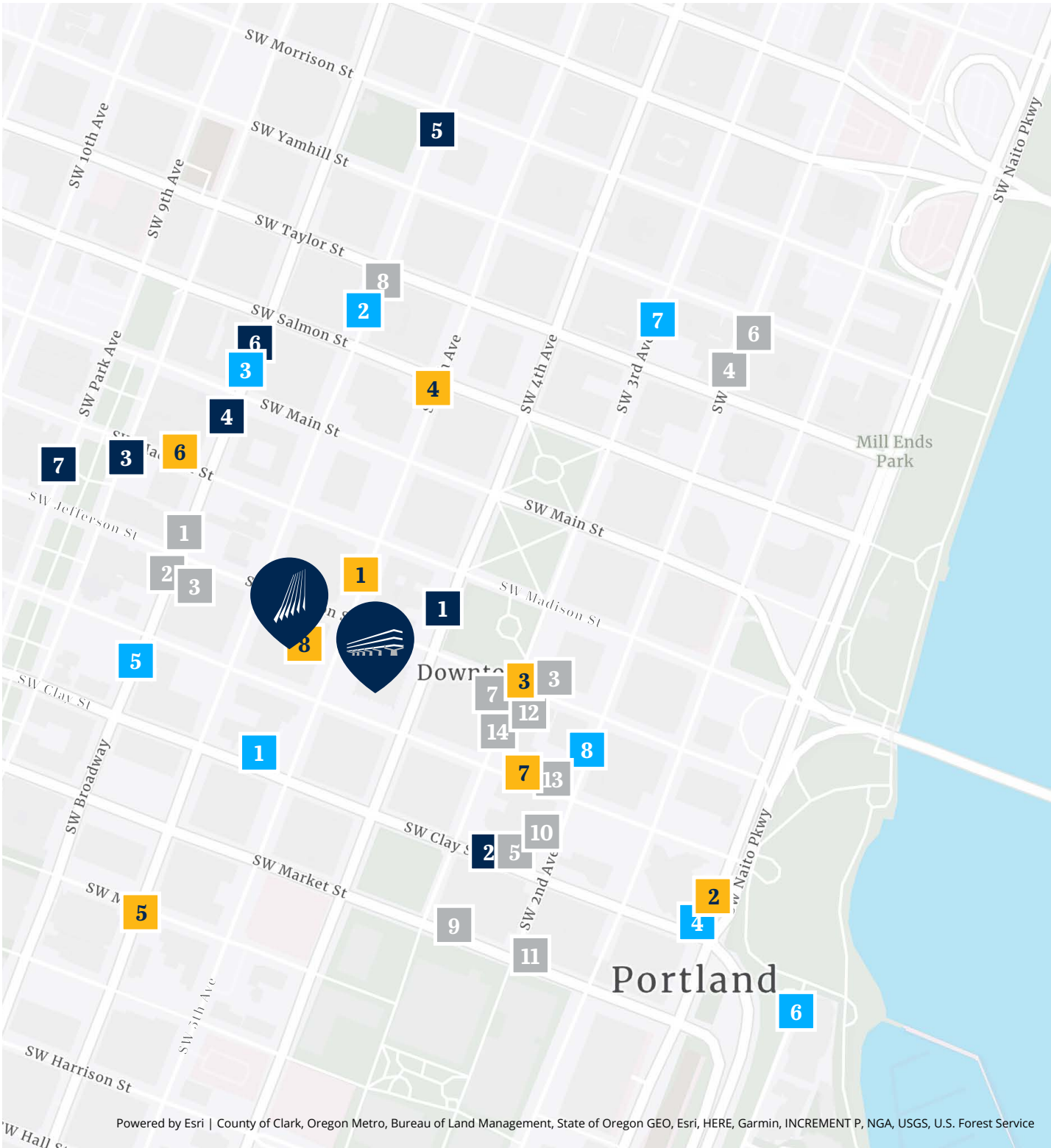


TENANT LOUNGE

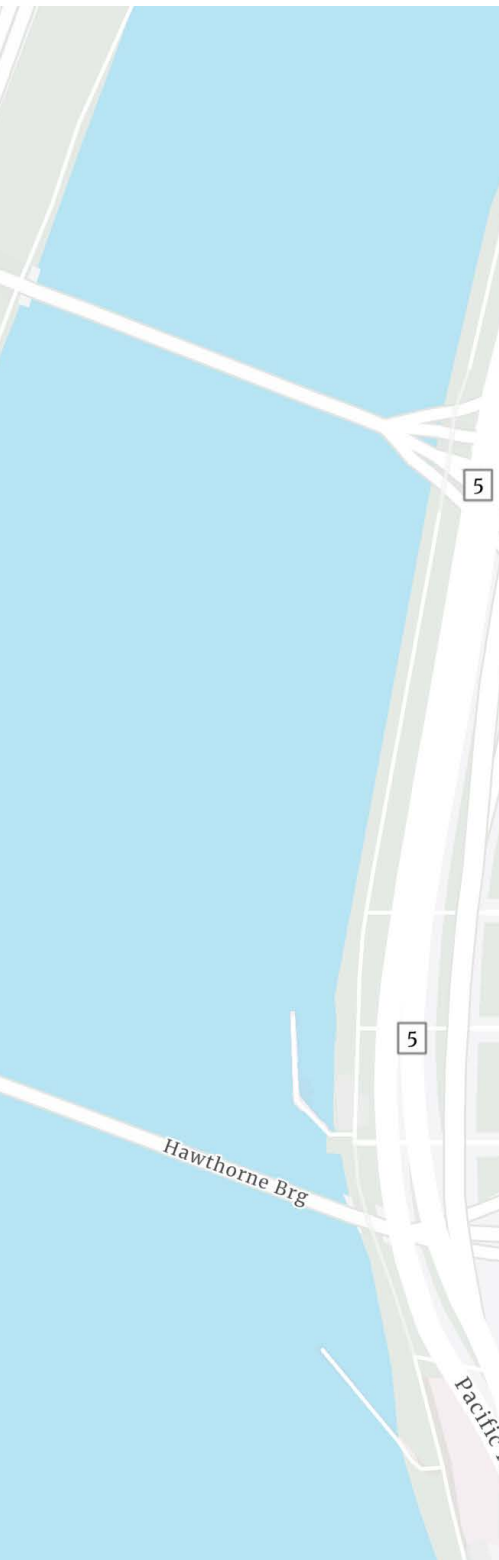


KITCHEN









## NEIGHBORHOOD AMENITIES

# ALL ON YOUR DOORSTEP

*Close to everything that makes the city move, Wells Fargo Center + Exchange Block place you at the center of commerce, hospitality, entertainment, transit, retail & so much more.*



### COFFEE

1. Starbucks
2. Press Release
3. Bridge City Café
4. Less and More Coffee
5. Diaspora Café
6. Caffè Umbria
7. Barista
8. Water Avenue Coffee



### ATTRACTIONS

1. Portland City Hall
2. Keller Auditorium
3. Oregon Historical Society
4. Portland's Center for the Arts
5. Pioneer Courthouse
6. Arlene Schnitzer Concert Hall
7. Portland Art Museum



### HOTELS

1. Hotel Zags
2. Hilton
3. The Heathman
4. Portland Marriott
5. Radisson Red
6. River Place Hotel
7. AC Hotel
8. The Porter Hotel



### RESTAURANTS

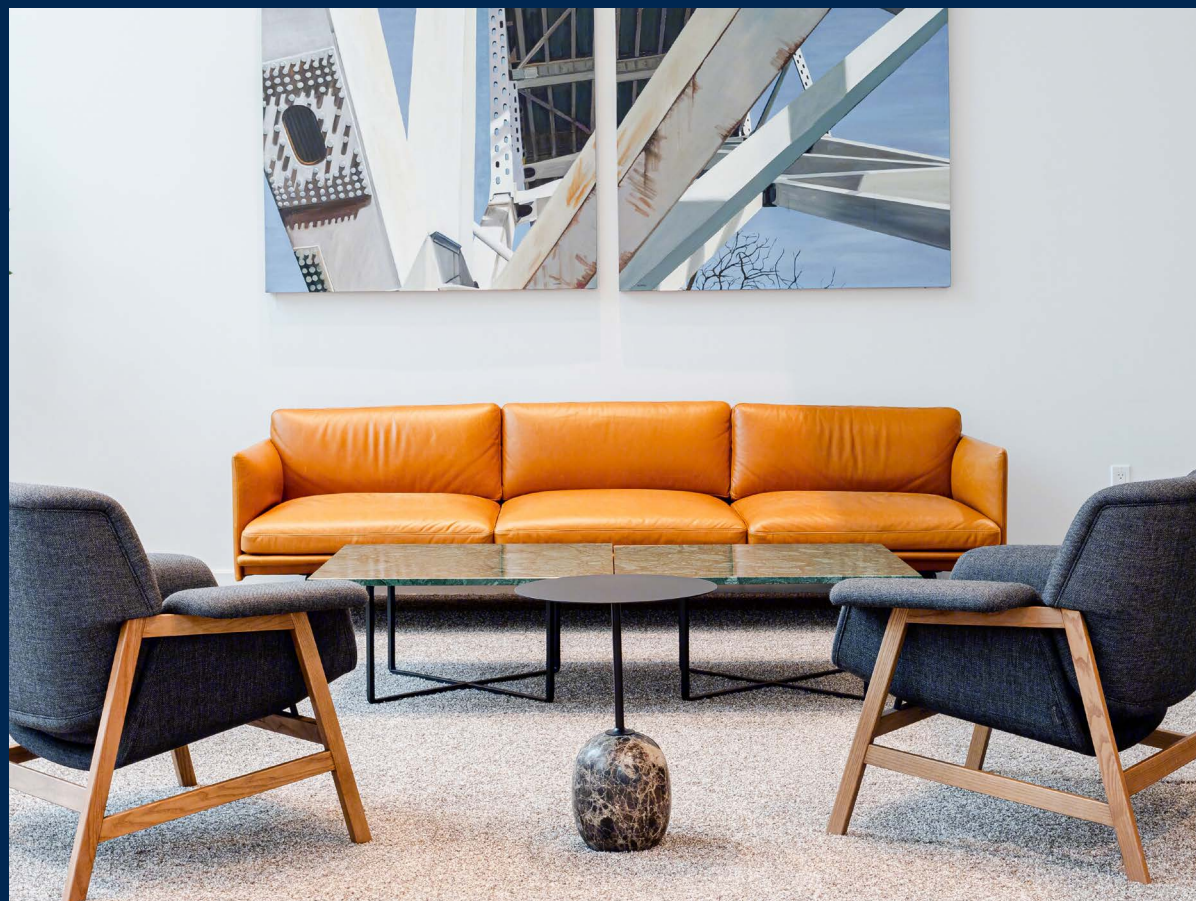
1. Higgins
2. Via Delizia
3. Bridge City Café
4. Luc Lac Vietnamese Kitchen
5. Morton's The Steakhouse
6. Q Restaurant
7. Mizu Sushi
8. Fogo de Chao
9. Murata
10. Potbelly
11. Evergreens Direct
12. Poke Bar
13. House of Ramen PDX
14. Portland Kettle

# CURRENT AVAILABILITIES



SUITE 500	16,789 RSF	LEVEL 5	42,930 RSF
SUITE 600	16,815 RSF	LEVEL 4	43,218 RSF
SUITE 700	16,815 RSF	LEVEL 3	24,666 RSF
SUITE 850	3,468 RSF	LEVEL 2	18,577 RSF
SUITE 1203	2,079 RSF	LEVEL 1	19,986 RSF
SUITE 1600	3,452 RSF		
SUITE 1650	3,927 RSF		
SUITE 1950	12,026 RSF		
SUITE 2100	5,591 RSF		
SUITE 2650	9,002 RSF		
SUITE 2800	1,521 RSF		
SUITE 2815	1,947 RSF		
SUITE 3050	5,239 RSF		
SUITE 3150	3,369 RSF		
SUITE 3300	14,744 RSF		
SUITE 3400 (available 12/1/25)	17,832 RSF		
SUITE 3600 (available 1/1/27)	9,718 RSF		
SUITE 3675 (available within 30 days)	1,461 RSF		





GET IN  
TOUCH

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