

RE- INTRO- DUCING



THE MEIER & FRANK BUILDING

**LANDMARK
EXTERIOR.
MODERN
INTERIOR.**



PROPERTY DETAILS

Built in 1909

Originally designed by Architect A.E. Doyle

Reimagined for today's workforce by BORA Architects

12,759 SF of office space available

40,000 SF floorplates

13'6" to 14'6" office ceiling heights

15,000 SF of retail space available

14,000 SF of dedicated tenant amenity space

State-of-the-art fitness center

Secure bike room + shower facilities

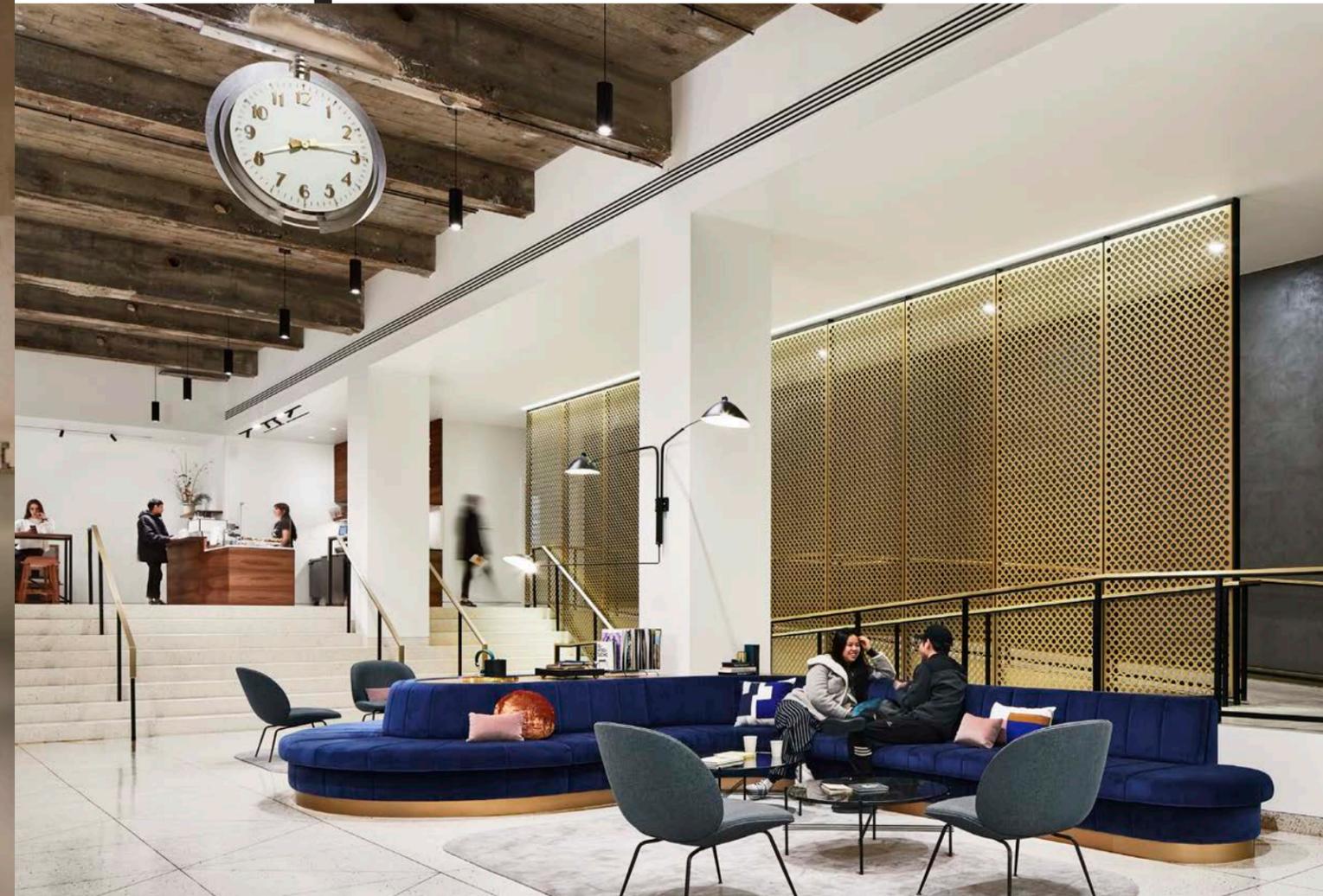
Adjacent to Pioneer Square, the urban park known as Portland's "living room"

Luxury hotel, The Nines, located on Floors 6-16

Four MAX Light Rail lines intersect in front of the building

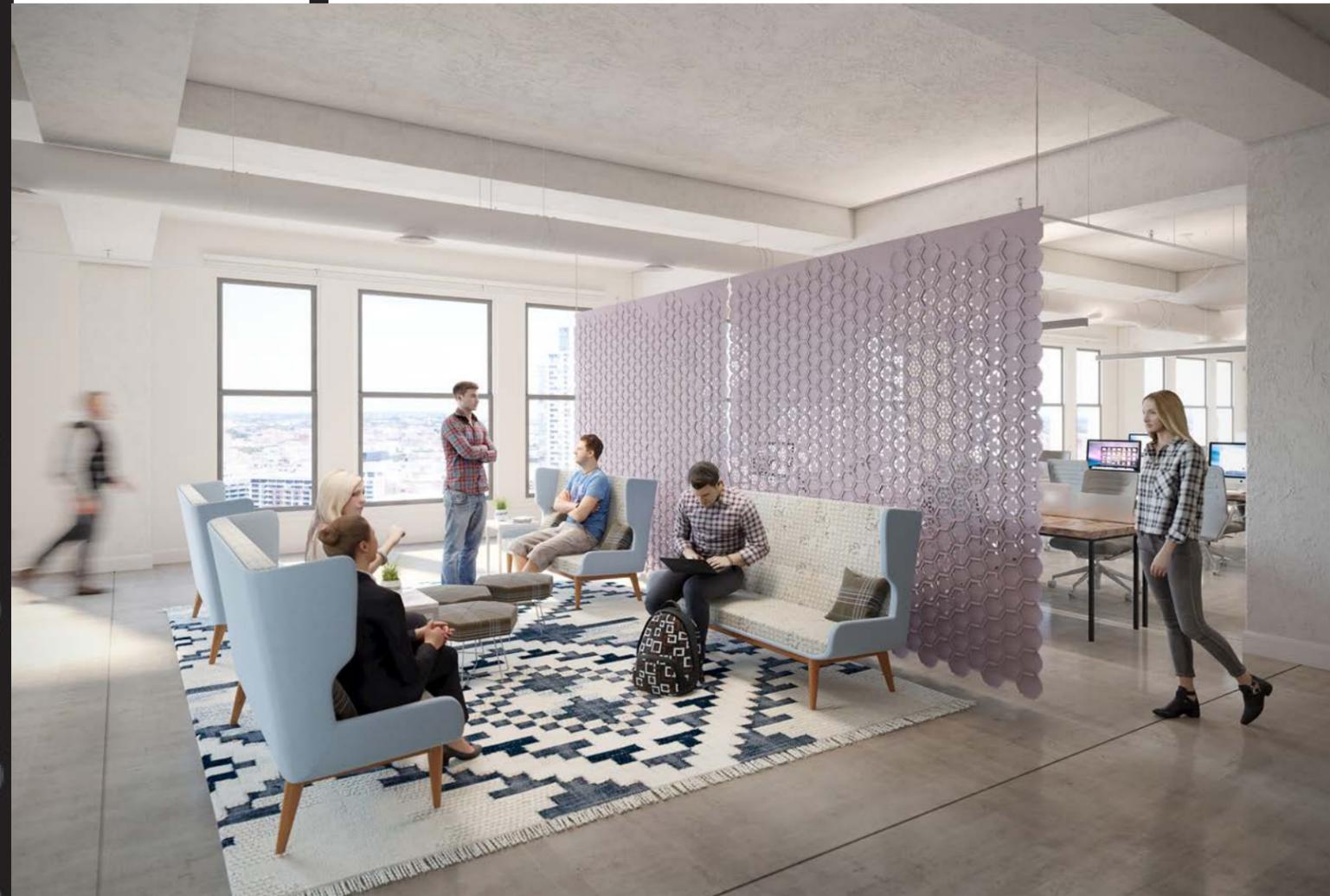
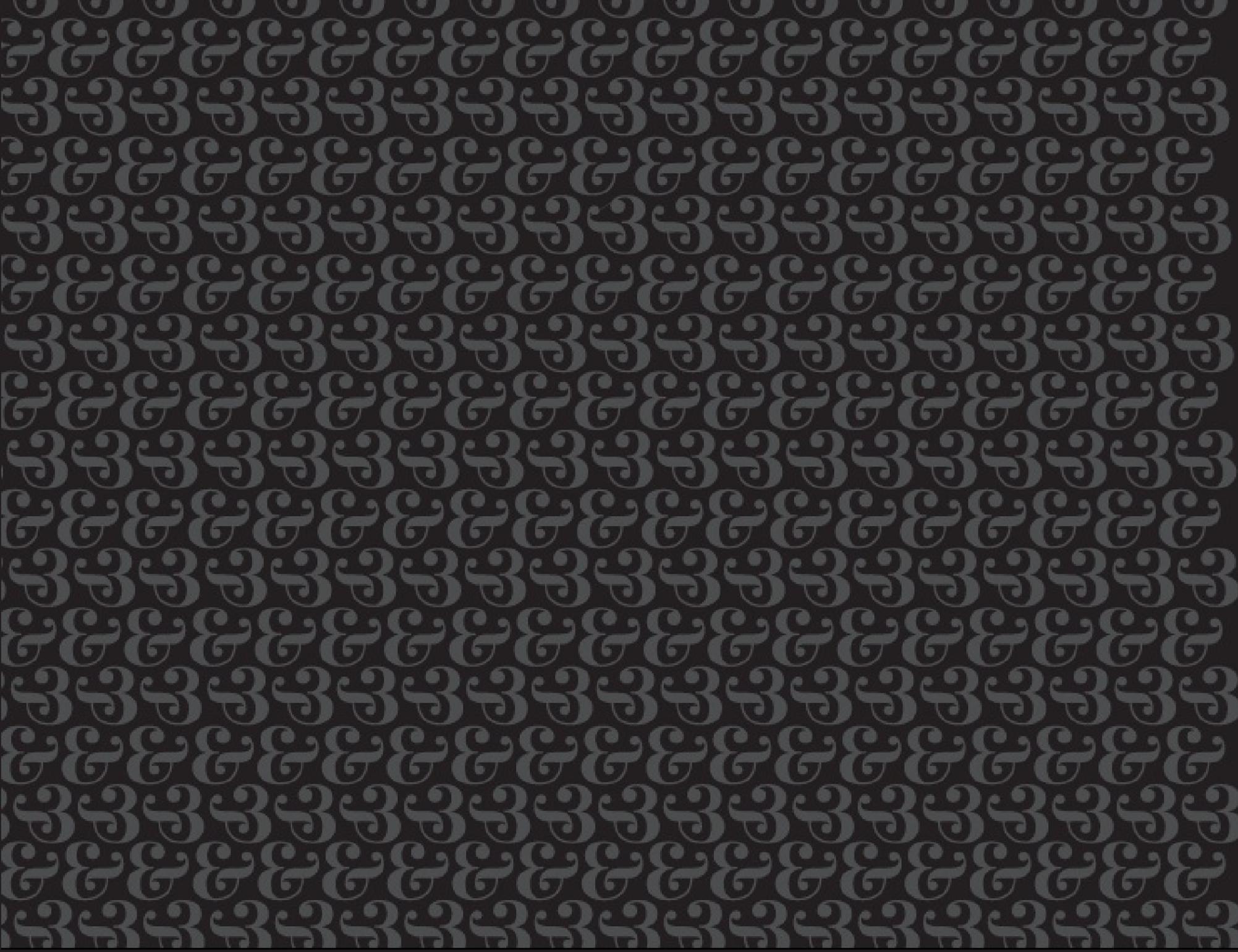


LOBBY



**A HISTORIC
DOWNTOWN
GEM HAS
REACHED
A NEW LEVEL
OF DISTINCTION.**

In 2017, the first five floors of this 16-story architectural classic were transformed into a creative office space unlike anything else in Portland.



**OVERSIZED
FLOOR
PLATES WITH
TOWERING
CEILING
HEIGHTS ARE
BATHED IN
NATURAL
LIGHT.**

Flexible workspaces allow innovative companies to evolve their cultures. Renovations have preserved the architectural greatness of the past while achieving full LEED certification for the future.

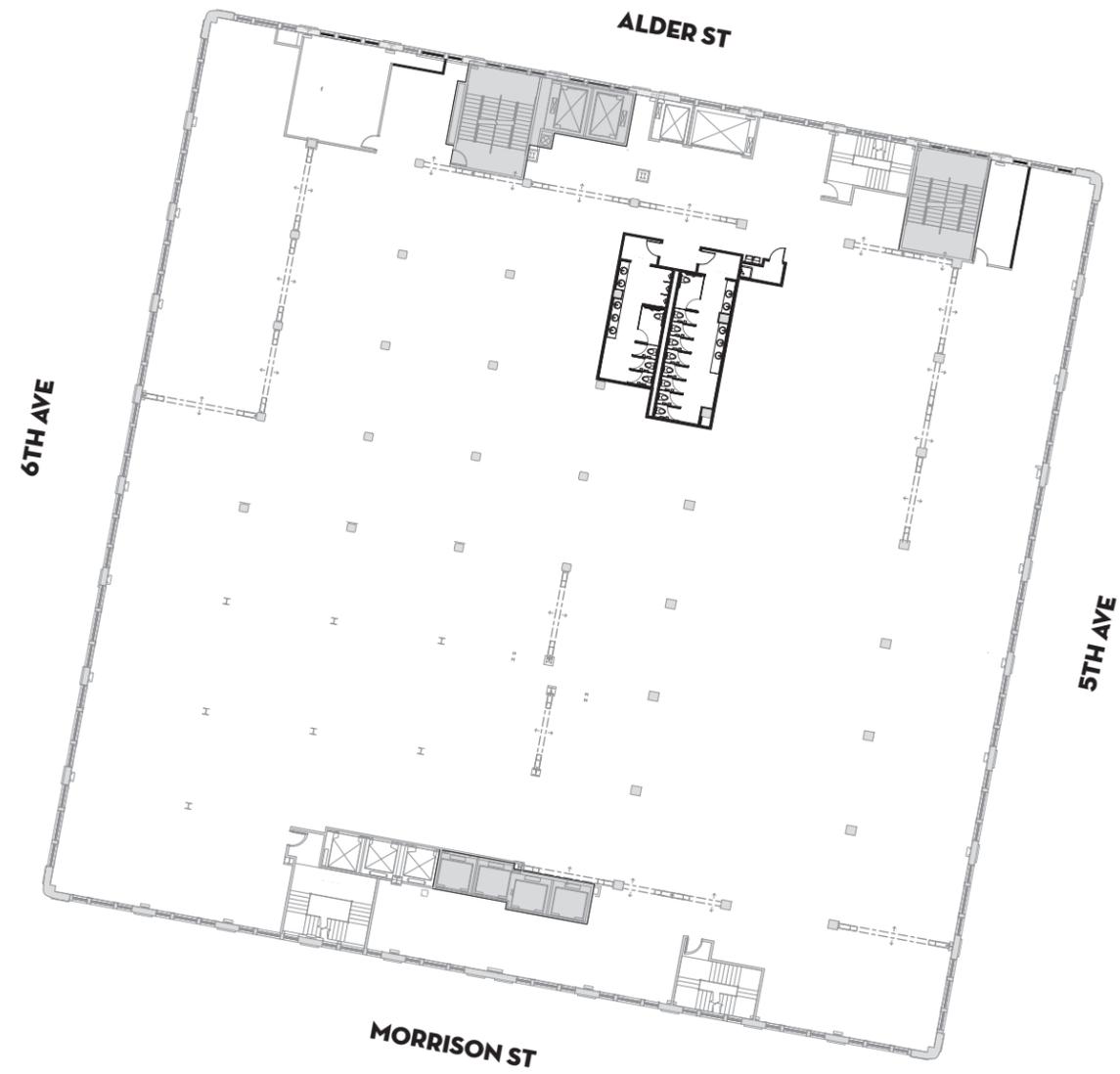


40,000

SQUARE FOOT FLOORPLATES

TYPICAL FLOORPLAN

Single Tenant



**MAKE A
MODERN
STATEMENT
IN THIS
TIMELESS
CLASSIC.**

Fully customizable open floorplates will allow users to strategically design for how they work today while planning for future growth.

LOBBY



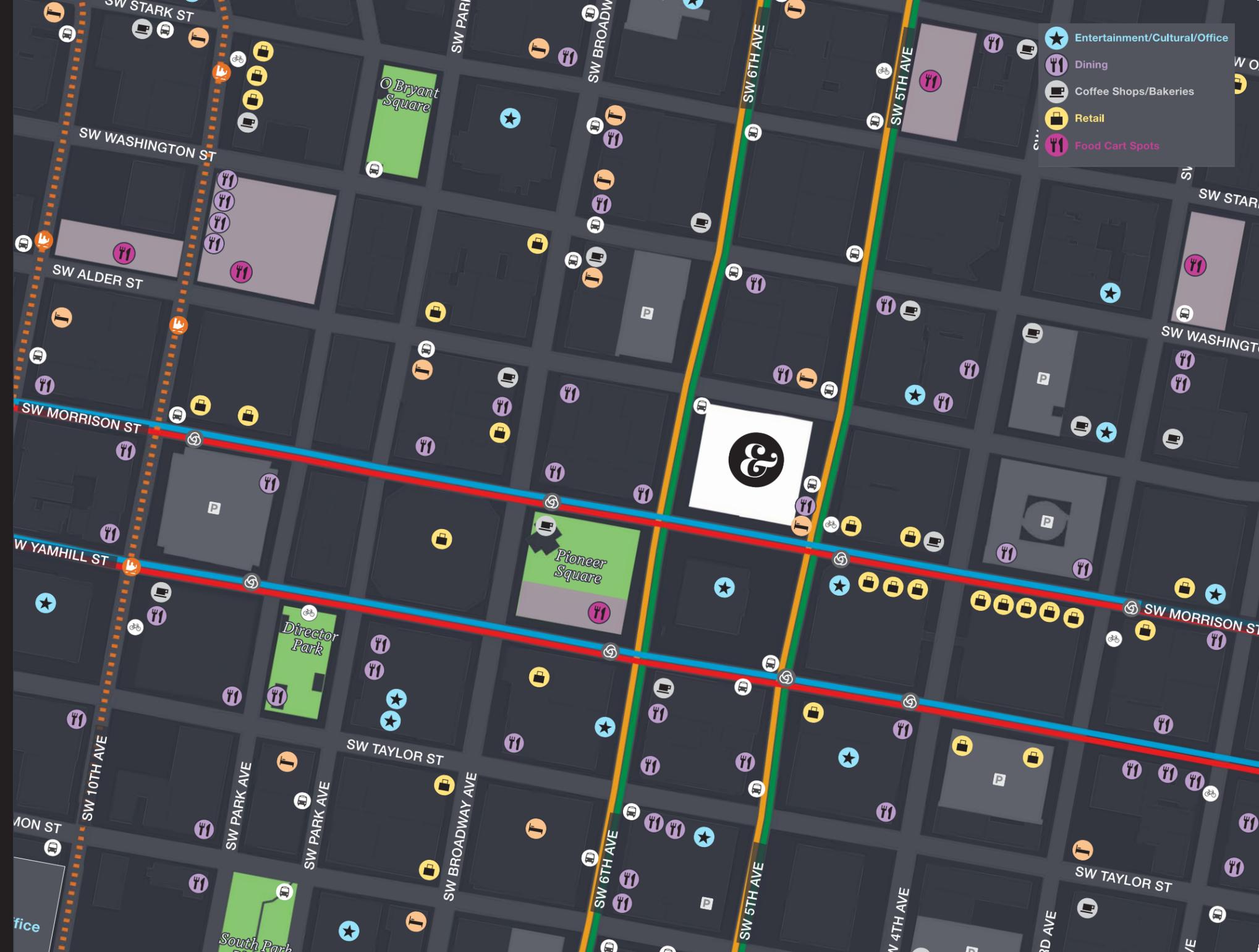
LOCATION

There is no better location in Portland. The Meier & Frank Building spans a full city block across from the northeast corner of Pioneer Square, a downtown hub known affectionately as Portland's "living room".

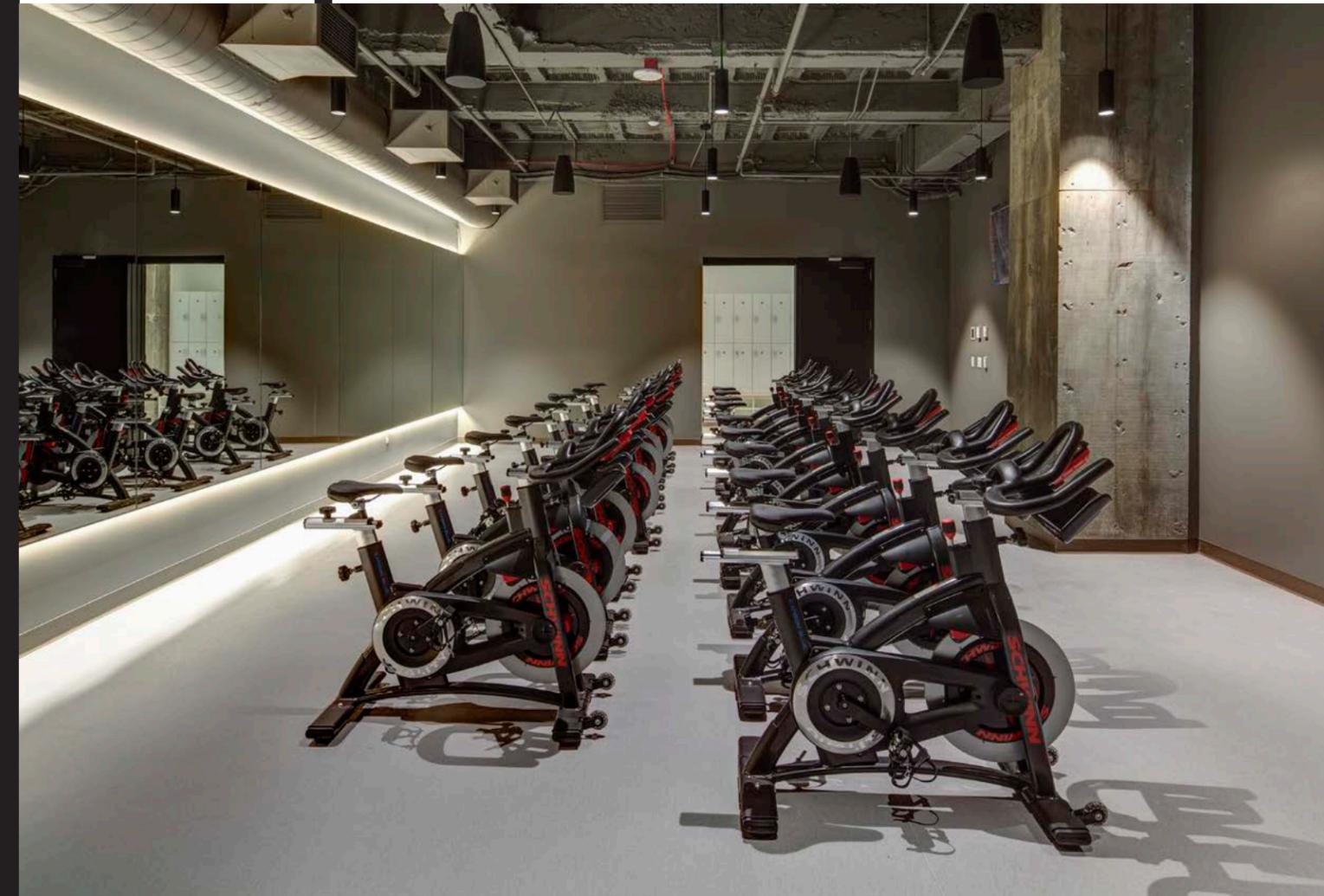
NEIGHBORHOOD

Four MAX Light Rail lines intersect right in front of the building. Within a mile are hundreds of restaurants, cafes, and breweries, along with Portland's most popular food truck gatherings. New Pine Street Market, a bustling food hall with gourmet vendors, is just blocks away.

**MAX LIGHT RAIL LINES INTERSECT
IN FRONT OF THE BUILDING**



UN- PARALLELED AMENITIES.



MODERN AMENITIES WILL ABOUND.

In addition to a re-invigorated retail level, tenants will have access to over 14,000 SF of amenities, including an artfully redesigned entry, lobby and upscale lounge area, a state-of-the-art fitness center, a modern conference and meeting center, and secure bike storage.

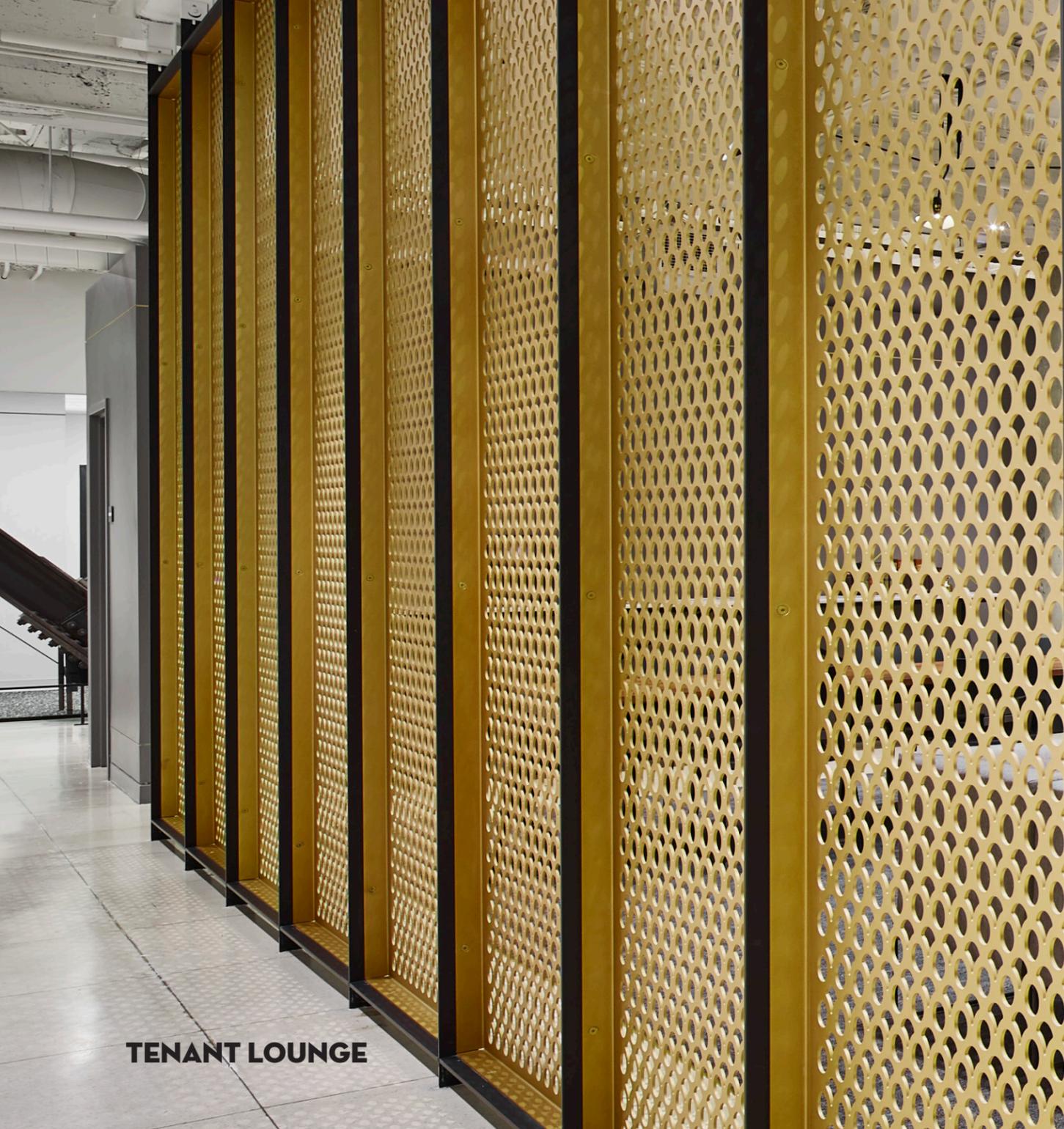


FITNESS CENTER

**ACCESS TO THE NINES
HOTEL AND ALL ITS PERKS**

THE NINES
Portland's finest luxury hotel





TENANT LOUNGE





LOUNGE & CONFERENCING



**WALK OUT
THE FRONT
DOOR, RIGHT
INTO THE
LIVING ROOM.**

Tenants will enjoy unparalleled access to Pioneer Square, affectionally called Portland's "living room" and its more than 300 programmed event days each year.



PIONEER SQUARE
Portland's Living Room



555 SW Morrison Street
Portland, Oregon 97204

meierandfrankpdx.com



A KBS + Sterling Bay development.

KBS and Sterling Bay are prominent developers and investors in commercial real estate.
Our partnership has a simple vision: to elevate developments and exceed the needs of today's modern workforce.