

28,280 - 107,165 SF

Divisible

Sublease Available
through April 2027

\$26.50 / RSF FS

Class A Building

On Site Restaurant
and Shopping
Amenities

Abundant Parking



MONTGOMERY PARK

2701 NW VAUGHN STREET
PORTLAND, OR 97210

FULL FLOOR OPPORTUNITY

HIGHLIGHTS

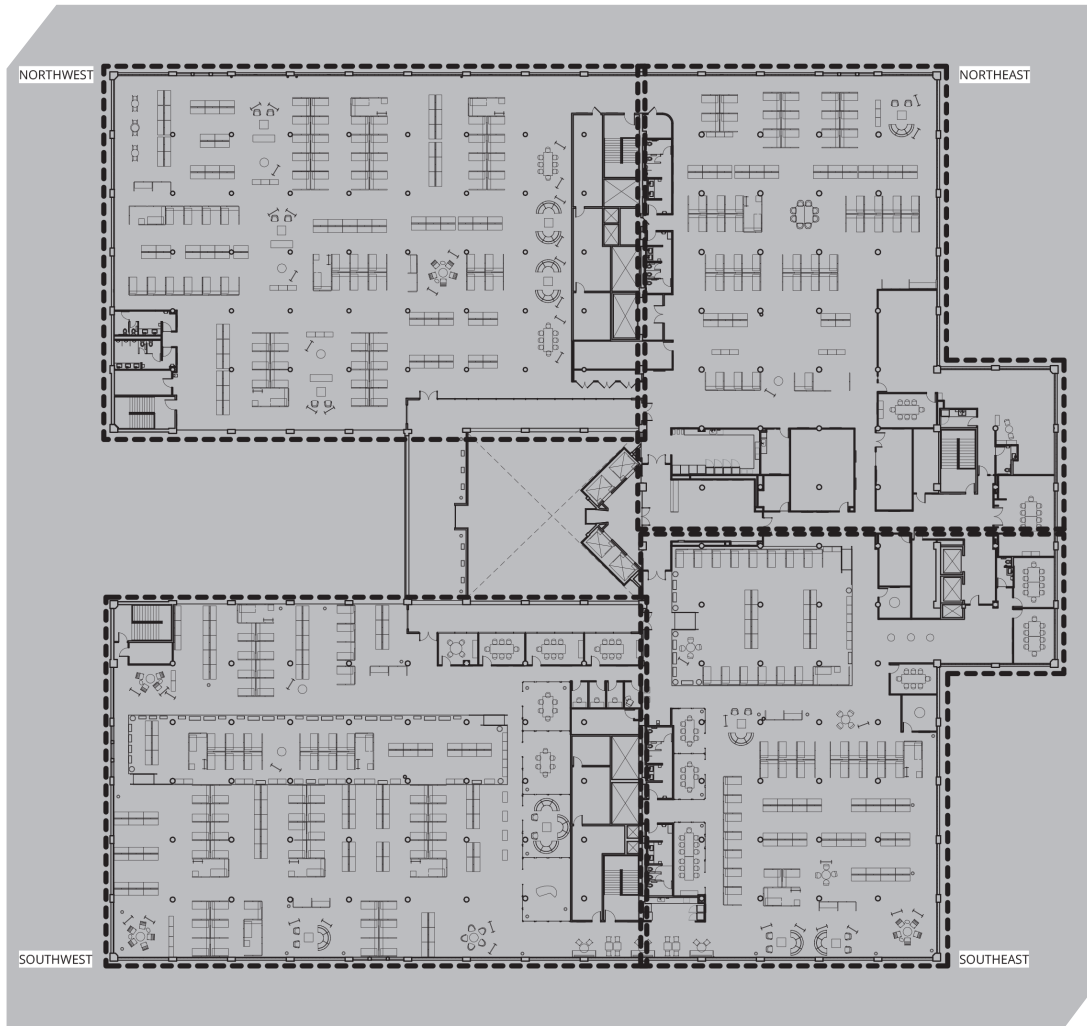
- Newly renovated suites with high ceilings and creative class office feel
- Excellent condition, and desirable for most back office users
- Sufficient term for many users
- Largest floor plate size in Portland
- Lower cost alternative for nearby large users
- Space could supplement nearby headquarters
- Slightly below market sublease rates
- Rights to 4/1,000 parking with 2/1,000 included at no charge and 2/1,000 balance at rates well below that of CBD parking cost
- Existing workstations/furniture can be made available
- \$80M+ in planned building renovation by new ownership



TWO SUITES AVAILABLE

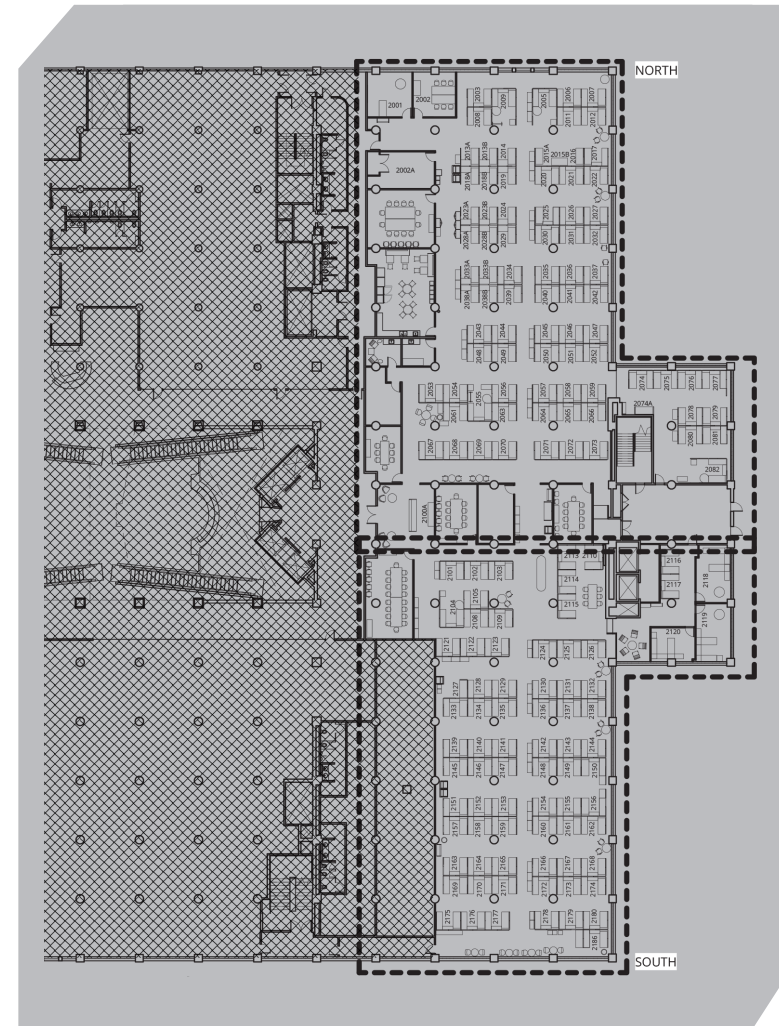
Suite 900 (divisible)

78,885 RSF



Suite 215 / 240 (divisible)

28,280 RSF



NINTH FLOOR



SECOND FLOOR



LARGE CONF. ROOMS



PLENTIFUL SPACE



Doug Deurwaarder

200 SW Market St, Suite 200
Portland, OR 97201
doug.deurwaarder@cushwake.com
+1 503 279 1752
cushmanwakefield.com

Matt Johnson

200 SW Market St, Suite 200
Portland, OR 97201
matt.johnson@cushwake.com
+1 503 279 1789
cushmanwakefield.com

Tom Usher

200 SW Market St, Suite 200
Portland, OR 97201
tom.usher@cushwake.com
+1 503 279 1777
cushmanwakefield.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.