

ONE NORTH WEST

FOR LEASE
3506-3514 N VANCOUVER AVE
PORTLAND, OR 97227

Broker
Bonus
\$2.00/SF

100% of broker commission
to be paid within 48 hours of
lease execution

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ONE NORTH WEST

Built in 2015, the two-building complex was designed by Holst architecture and inspired by the Spanish modernist Antonio Gaudí. The curved apertures naturally create shade to help reduce cooling costs and energy waste.

Holst used mostly locally-sourced timber in the wood frame for a sustainable design and a smaller carbon footprint. The One North complex serves as an inspiration and standard of green design for future office developments.

The owner/developer is a longtime Portland-based environmental lawyer, businessperson, and climate activist. In designing One North, his intentions involved combining high levels of energy efficiency, stunning aesthetics, renewable energy production (a significant photovoltaic array is located on the roof), and light filled, healthy workspaces to encourage productivity and please the soul. The complex shares an outdoor public space, providing employees, and the community at large, with a great place to socialize, eat lunch, and encourage interaction. One North represents a unique place to work and a great addition to the neighborhood and city of Portland.



ONE
NORTH
WEST

PROPERTY HIGHLIGHTS



1st Floor: ± 971 RSF



3rd Floor: ± 1,128 - 1,616 RSF



4th Floor: ± 7,934 RSF



5th Floor: ± 6,858 RSF

± 14,792 RSF Contiguous



Asking rate \$28.00/RSF NNN



Open layouts, ready for tenant improvements



Stunning design with exposed timber incorporated through both the interior and exterior



Zoning CM3 - Commercial Mixed Use 3



Secure bike parking



Great walkability with countless amenities just steps away



Excellent proximity to public transit



4TH FLOOR



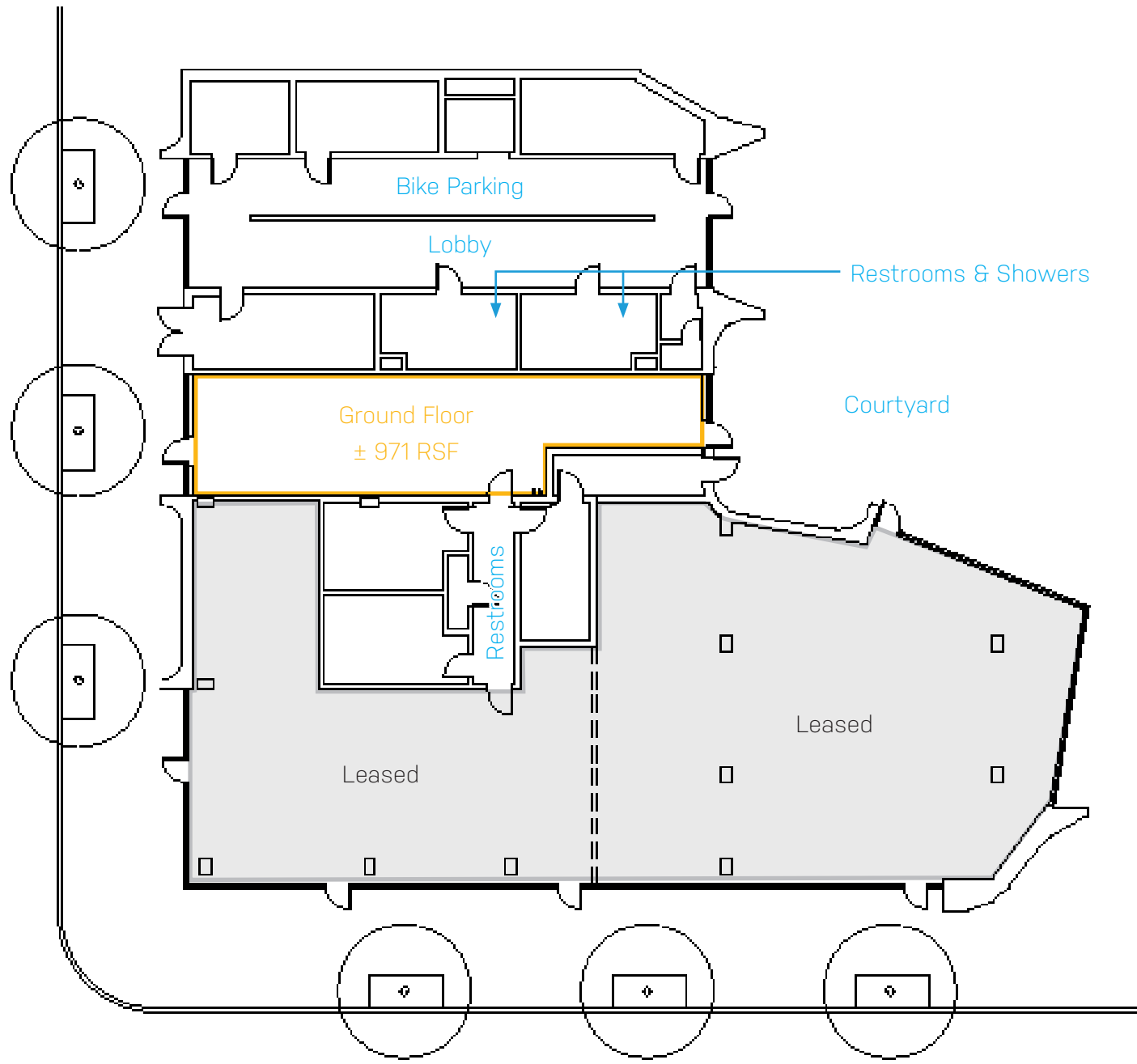
4TH FLOOR



5TH FLOOR

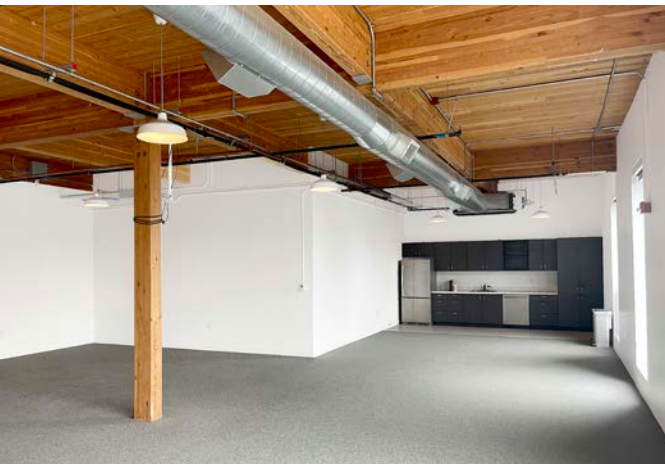
ONE NORTH WEST GROUND FLOOR

The ground floor offers a flexible mix of amenity spaces and creative work areas. An industrial-inspired lobby with an open corridor and bike parking welcomes tenants, while shared restrooms with shower facilities are also available. The ± 971 RSF vacancy opens to a shared courtyard, creating an inviting atmosphere.



ONE NORTH WEST THIRD FLOOR

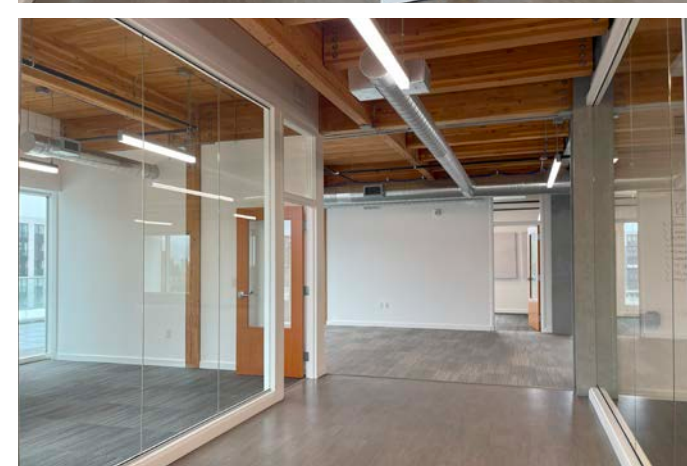
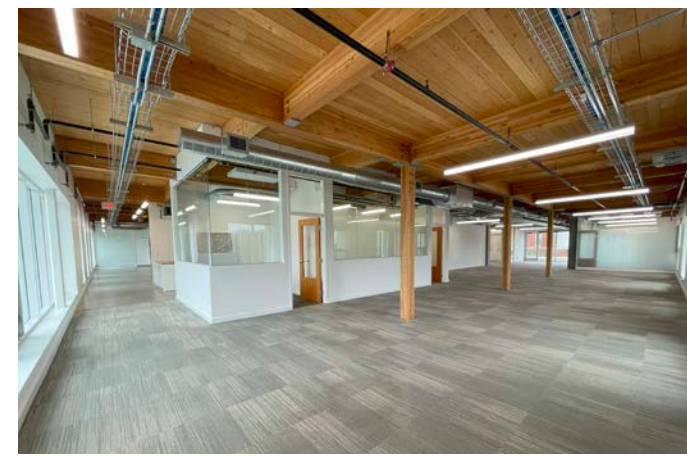
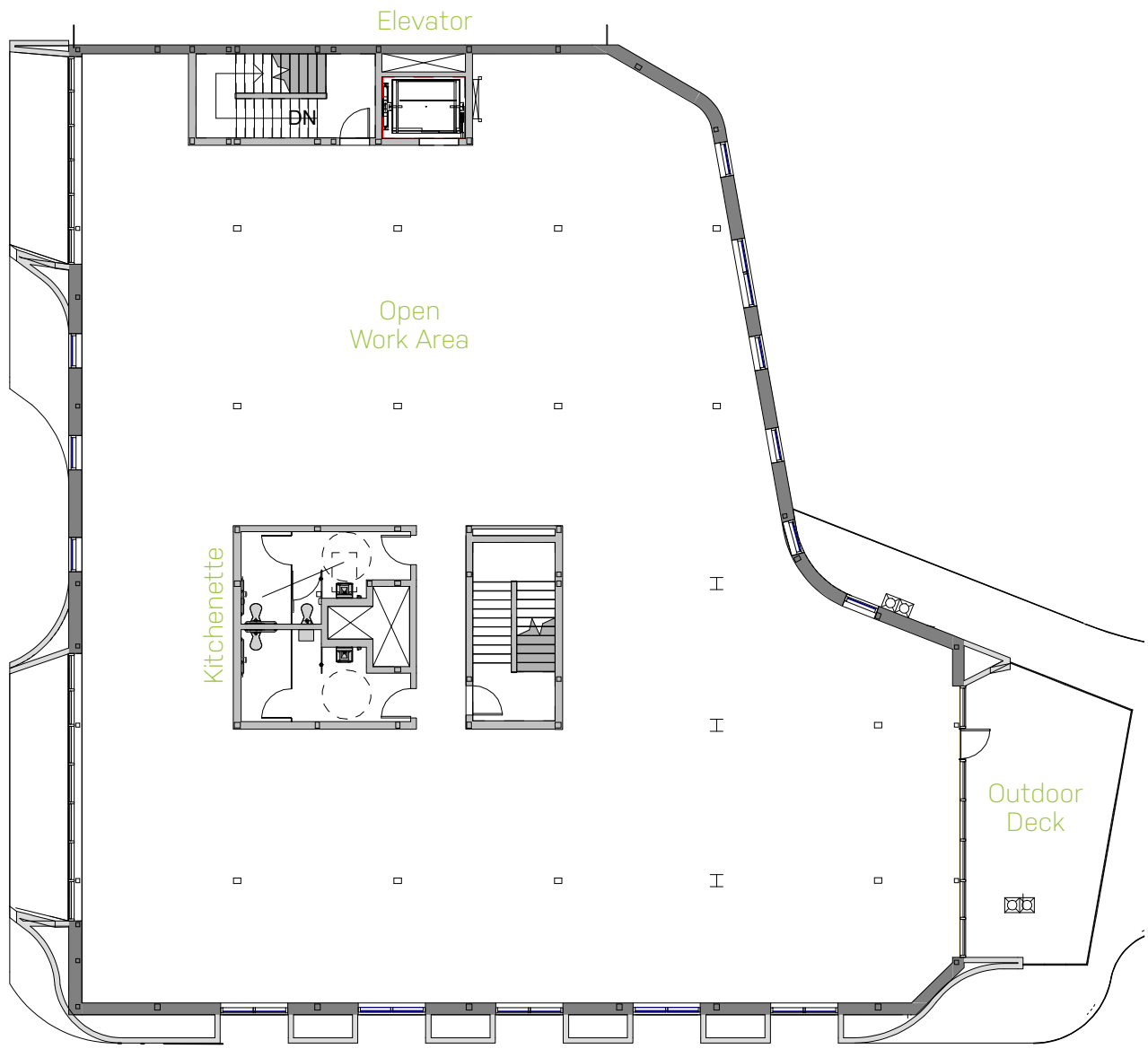
The third floor boasts the building's signature exposed timber, high ceilings, modern finishes, and large windows. Kitchettes are also conveniently located in each suite. This is an excellent creative workspace for any user.



Floor plan subject to change & may not reflect current build-out

ONE NORTH WEST FOURTH FLOOR

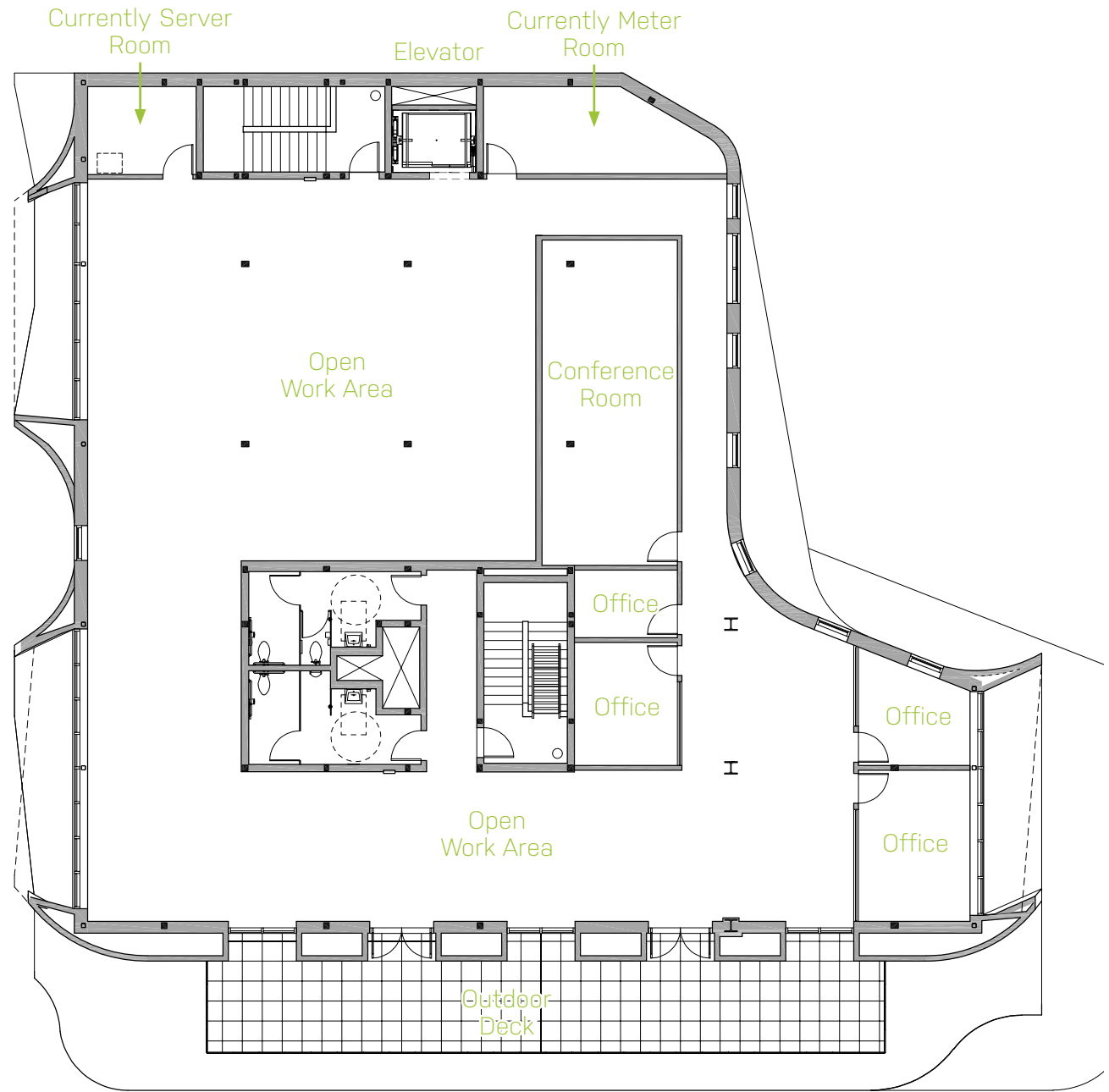
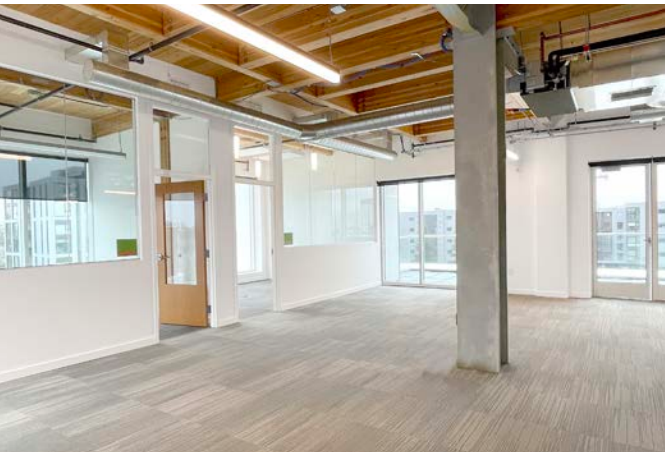
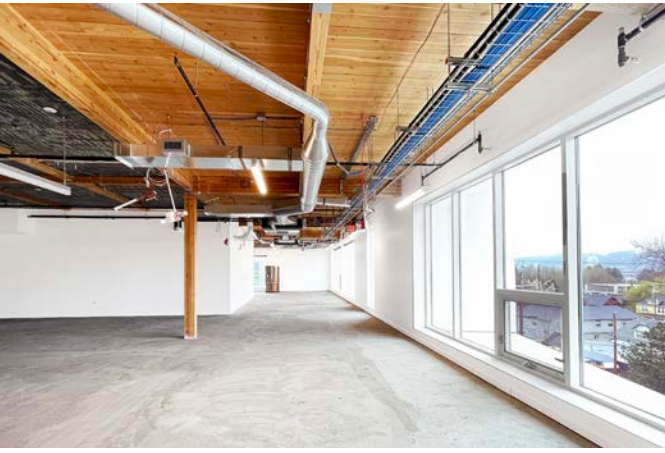
This full floor opportunity offers a move-in ready workspace with modern finishes, conference room, and open work areas mixed with glass lined offices that allow natural light to filter throughout. The private outdoor patio overlooks the courtyard and is a perfect spot to take a break.



Floor plan subject to change & may not reflect current build-out

ONE NORTH WEST FIFTH FLOOR

The top floor of One North West offers incredible natural light and the luxury of a large private outdoor deck. This ± 6,858 RSF space is in warm shell condition with a great build-out in-place, just ready for the final customizations and tenant improvements.



Floor plan subject to change & may not reflect current build-out

ONE
NORTH
EAST

EXCELLENT LOCATION ON N VANCOUVER AVENUE CORRIDOR



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