Beautiful inside and out.

Striking and innovative, Field Office offers top-of-the-market Class A office space to Portland’s expanding North Pearl District, with state-of-the-art technology and amenities, iconic architecture, indoor/outdoor spaces and Forest Park, Willamette River and Cascade Mountain views.
Designed with the collaborative work environment in mind, the Field Office campus offers two Class A office buildings joined with a large communal outdoor space and commuter-specific amenities.

200k rentable square feet of available office

- A commuter lounge for cyclists has a repair station, showers and lockers, state-of-the-art security with live commuter updates, and parking for over 200 bicycles.

- Onsite vehicle parking with an above standard 1.28/1,000 parking ratio, top-of-the-market valet service and dedicated spaces for car-sharing.

- The covered outdoor gathering area features movable seats and a fire pit.

- Field Office has three separate Biketown hubs and electric scooter charging stations, making it that much easier for tenants to stay green and commute to work.

- Located within the Enterprise Zone offering property tax abatement for select companies. Contact Newmark for additional details.
The Field Office campus is prominently located in Portland’s North Pearl District on Front Avenue, surrounded by some of Portland’s finest shops and restaurants. Two local favorites - the infamous Dockside and Cascadia Coffee Pub - are right next door.

The Field Office puts tenants within walking or commuting distance from a variety of restaurants and shops in The Pearl District and Slabtown, including the Emerald Line, Ovation Coffee, Smith Teamaker and Olympia Provisions.

So much to see and do.
The Field Office campus was designed with collaboration and creativity within a live/work environment. Outdoor deck space is available on every single floor of each building.

- The covered outdoor areas are perfect for informal gatherings, client events and outdoor meetings.
- The Commuter Lounge is a hub for employees who bike to work or who use mass transit for their commute, and includes lockers and showers.
- Curated on-site retail includes a Commissary Cafe, Children’s Garden daycare, and Formula 3 Fitness.
- The Field Office is a pet encouraged property.
You want it, you got it.

// FEATURES COMING SOON

- Ride share pick up/drop off points
- Dedicated car share stalls
- Indoor/outdoor games
- State-of-the-art vending machines
- Laundry lockers
- New media & technology upgrades
- Spec suite build-outs
Field Office is first-of-its-kind for the North Pearl District

In addition to its large, flexible floorplates and on-site management, the Field Office campus has now been awarded both LEED Platinum Certification and “2019 Development of the Year” by Daily Journal of Commerce and is fully compliant with all seismic codes.

Field Office can accommodate virtually any sized Tenant. The East Building is ideal for a large HQ user and the West Building is the multi-Tenant opportunity.

### Available Space

**EAST BUILDING** 1895 NW Front Ave.

<table>
<thead>
<tr>
<th>Suite</th>
<th>RSF</th>
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<tr>
<td>600 E</td>
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<tr>
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<tr>
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**WEST BUILDING** 2035 NW Front Ave.

<table>
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* Contiguous to 117,150 RSF

* Contiguous to 64,792 RSF
Site Plan.

1. Children's Garden Childcare
2. Commissary Cafe
3. Biketown hub
4. Curated Retail
5. Ride share pick up / drop off point
6. Formula 3 Fitness
7. Electric Scooter Corrals
8. Curated Retail
9. Forth Mobility
10. Shuttle pick up / drop off point
In The Enterprise Zone.

// Tax abatement incentives available to select companies through Prosper Portland

WHO QUALIFIES?

If your business is headquartered in Portland, produces software, or is involved in E-commerce you may qualify.

WHAT ARE THE POTENTIAL SAVINGS?

Property tax abatement for the first 5 years of the lease term. These savings could equate to between $2.00 - $5.00 per RSF per year. For example, if a qualified company leases the entire 5th floor of the West Building (32,248 RSF) they can expect to save between $64,496.00 - $161,240.00 annually for the first 5 years of lease term.

HOW DO I FIND OUT MORE?

Contact Newmark Knight Frank and we will put you in touch with the appropriate people at Prosper Portland for more information.
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