



# Fremont Place I & II

121,558 RSF | 1750 & 1650 NW NAITO PKY | PORTLAND, OR

FOR LEASE OR OWNER-USER SALE | FULL BUILDING OPPORTUNITIES

**CBRE**

# Full Building Opportunities

**FP I: TWO STORIES, 57,321 RSF**

**FP II: THREE STORIES, 64,237 RSF**

**5.05 AC SITE**

Fremont Place is a two building office complex located in Portland's Pearl District, one of the city's most sought-after areas for both business and residential life.

The property features modern two-story lobbies with glass entryways designed for transparency and natural light. Located along the Willamette River, Fremont Place offers an expansive outdoor pergola covered deck with stunning views of the river, mountains, bridges and the Portland skyline.

Tenants will enjoy a variety of amenities including a newly renovated fitness center. Full floor spaces range from 23,670 to 29,949 square feet, accommodating a variety of business needs and sizes.

Conveniently located near thousands of apartments, breweries, shops and some of Portland's top dining destinations, Fremont Place blends work and lifestyle. It is easily accessible, with on-site surface parking of 2.34/100, bike storage with lockers, showers, and proximity to i-405 and the Willamette River.





# Property Highlights

RENOVATIONS 100% COMPLETE



New pergola at the outdoor plaza with direct access to riverwalk trail along the Willamette Riverfront



Newly completed conference space, fitness and bike center with showers and lockers



Fully renovated restrooms, entrances and lobbies



Renovated common corridors



Surface parking, 292 onsite spaces, 2.34/1000 parking ratio



Zoning: EX-DEG



Built in 1987 | Renovated in 2022

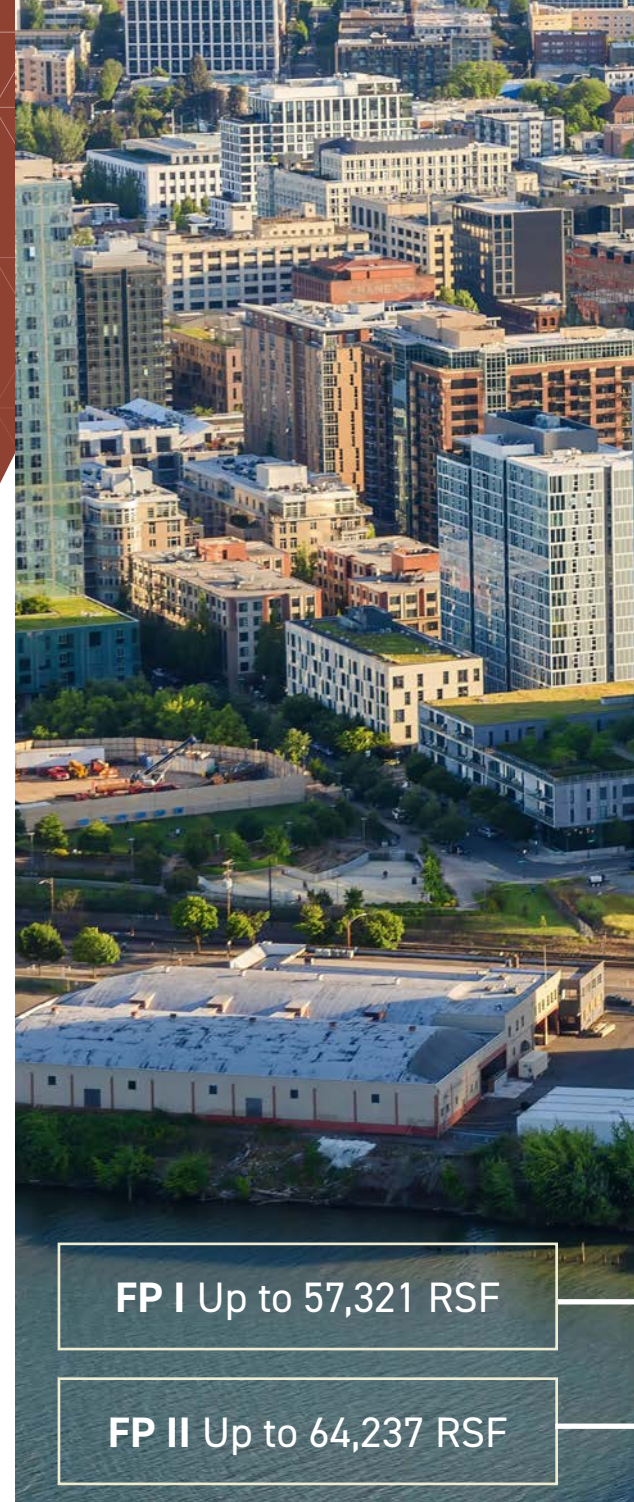
# FOR LEASE OR OWNER-USER SALE FULL BUILDING OPPORTUNITIES



Fremont Place I



Fremont Place II



**FP I Up to 57,321 RSF**

**FP II Up to 64,237 RSF**

5.05 AC SITE

INTERSTATE  
405

INTERSTATE  
405

Fremont Place II

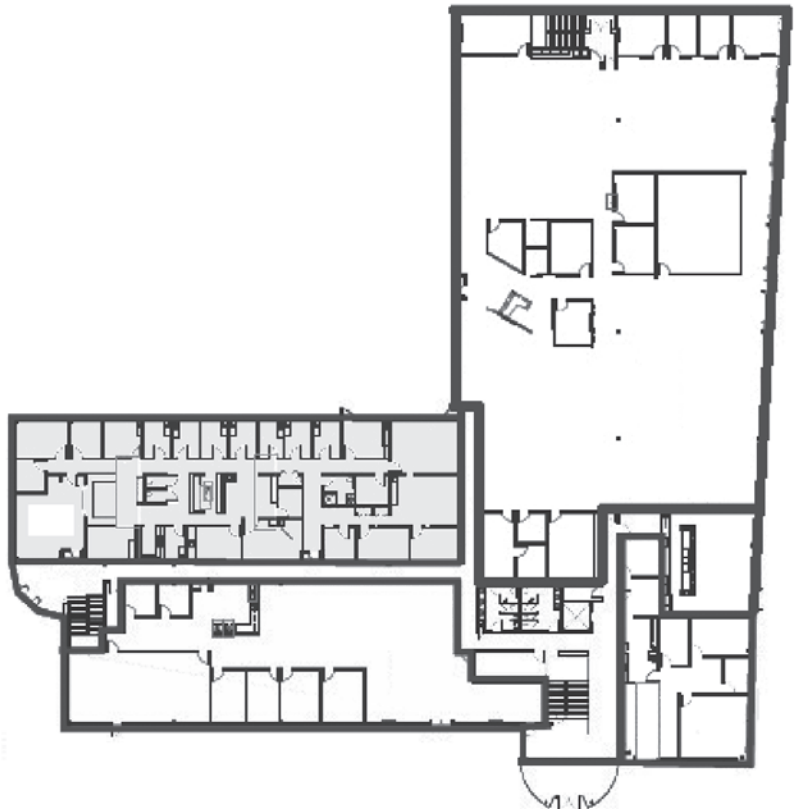
Fremont Place I



# Fremont Place I

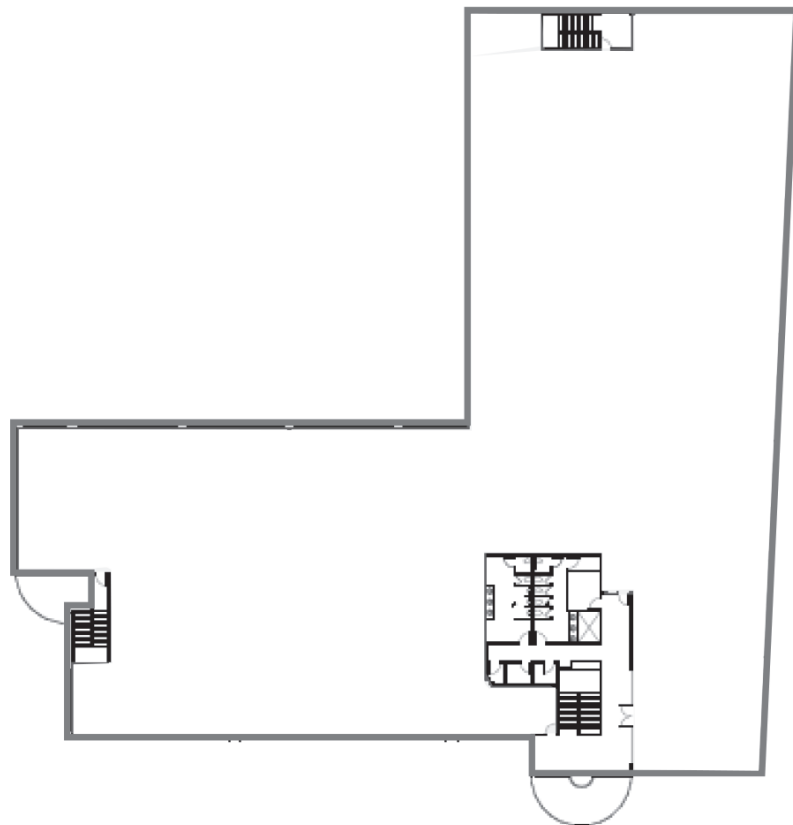
FLOORPLAN  
UP TO 57,321 RSF

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FIRST FLOOR 28,272 RSF

SECOND FLOOR 29,049 RSF



# Fremont Place II

FLOORPLAN  
UP TO 64,237 RSF

SECOND FLOOR 22,197 RSF



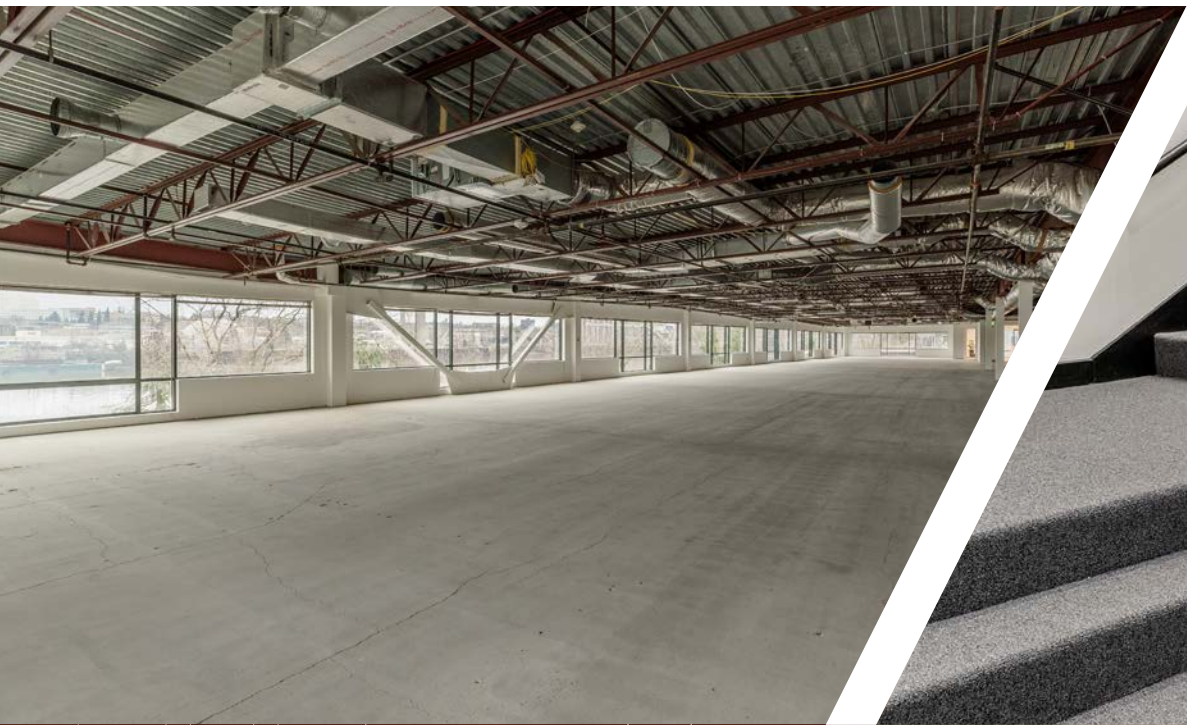
FIRST FLOOR 20,576 RSF

BIKE STORAGE & GYM

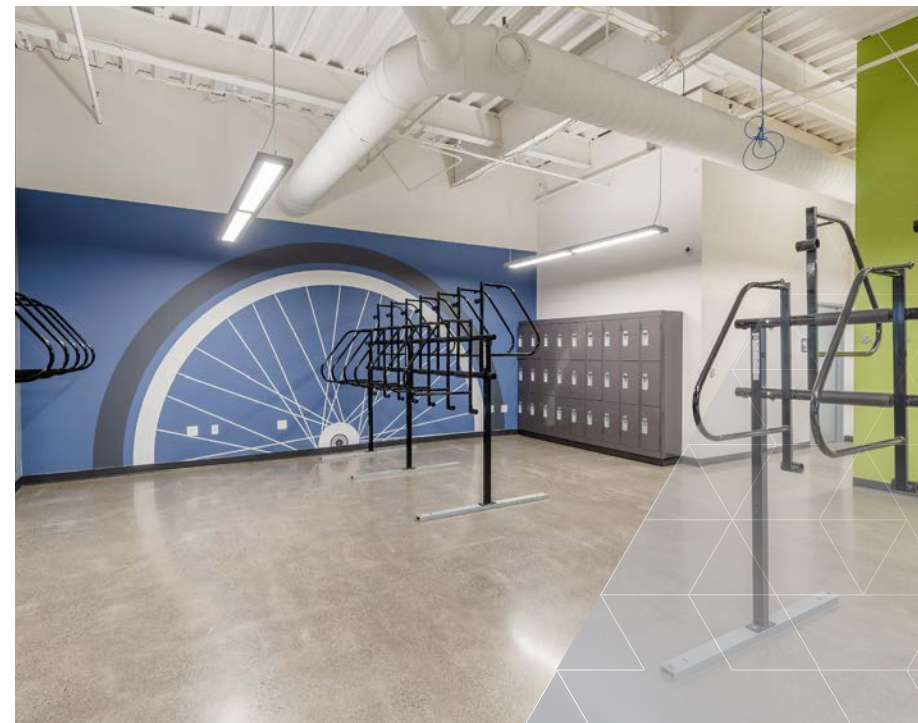
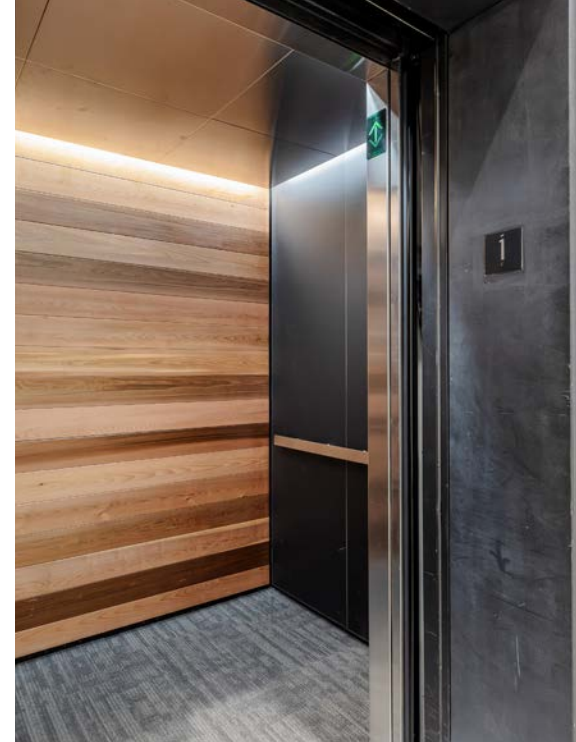


THIRD FLOOR 21,464 RSF





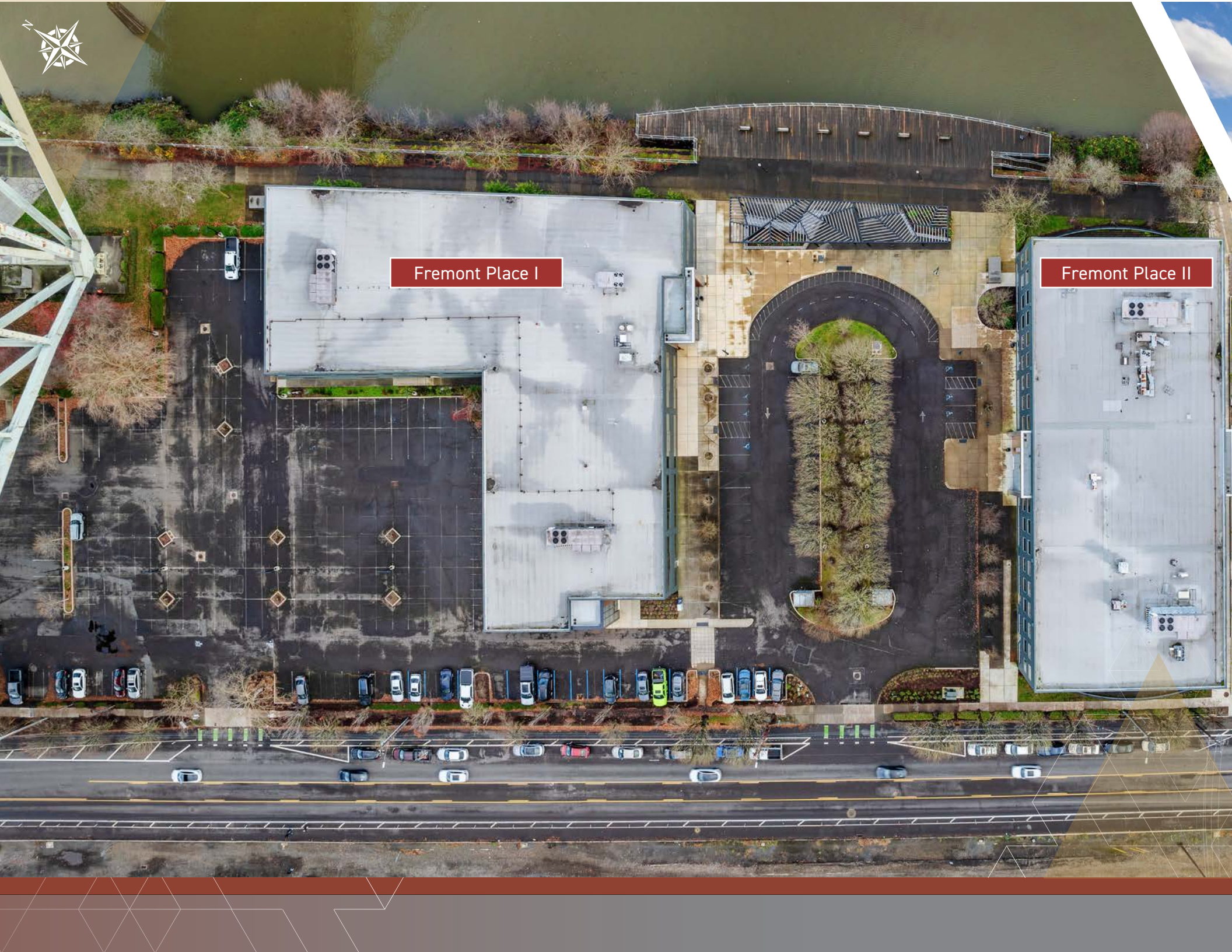




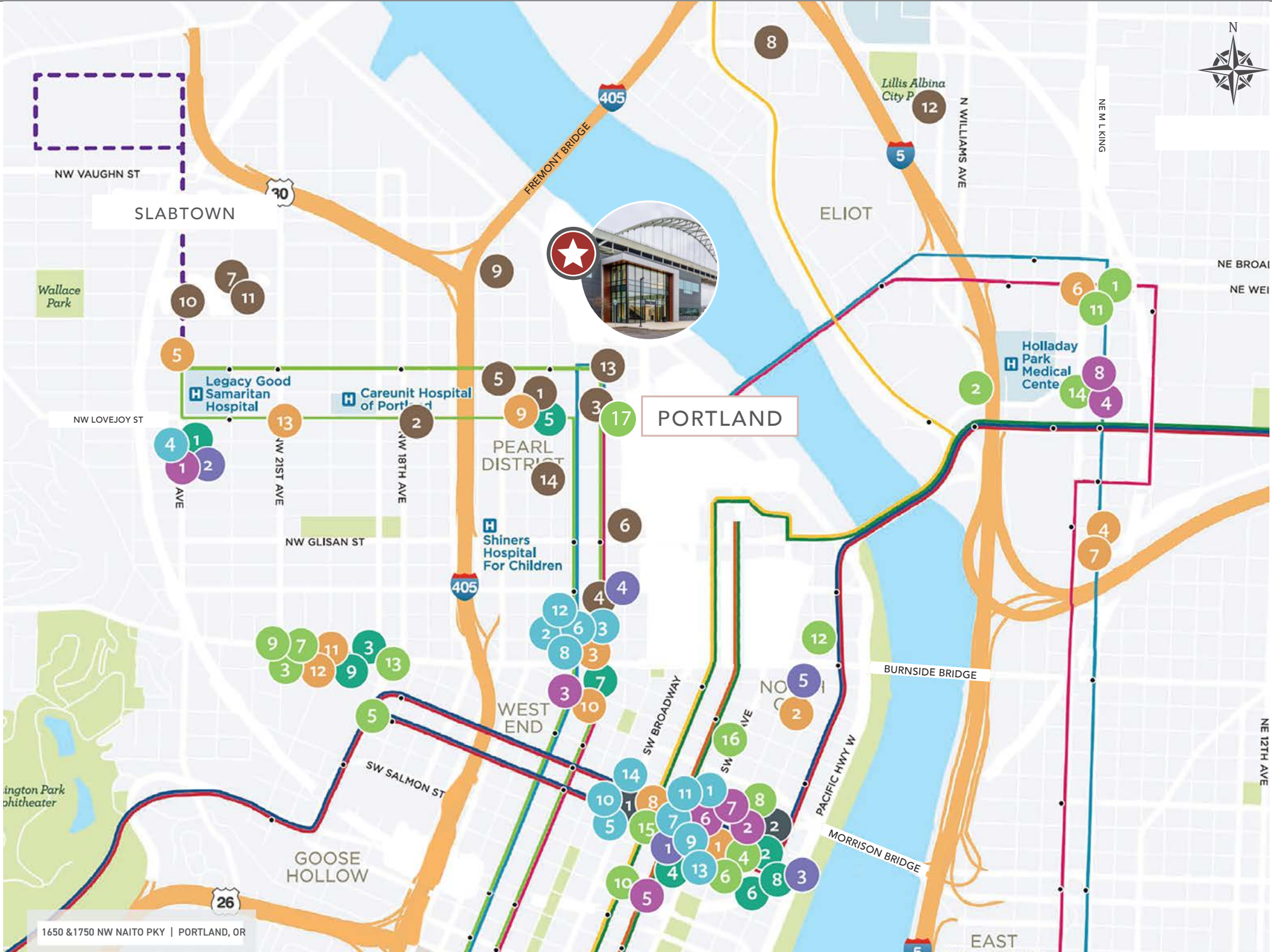


Fremont Place I

Fremont Place II







# Amenity Map

## Department Store

- 1 Nordstrom
- 2 Nordstrom Rack

## Restaurant - Fast Casual

- 1 Little Big Burger
- 2 Chipotle Mexican Grill
- 3 Chipotle Mexican Grill
- 4 The Veggie Grill
- 5 Chipotle Mexican Grill
- 6 MOD Pizza
- 7 Shake Shack
- 8 Great Harvest Bread Co.
- 9 Next Level Burger

## Gyms + Fitness Facilities

- 1 Pure Barre
- 2 CrossFit
- 3 barre3
- 4 Orangetheory Fitness
- 5 LA Fitness
- 6 The Bar Method
- 7 Orangetheory Fitness
- 8 CrossFit
- 9 StretchLab
- 10 CorePower Yoga
- 11 Yoga Six
- 12 CrossFit
- 13 Barry's Bootcamp
- 14 24 Hour Fitness

## Restaurant - Coffee/Tea

- 1 Kung Fu Tea
- 2 Stumptown Coffee Roasters
- 3 Starbucks US
- 4 Starbucks US
- 5 Starbucks US

- 6 Starbucks US
- 7 Dutch Bros Coffee
- 8 Starbucks US
- 9 Starbucks US
- 10 Stumptown Coffee Roasters
- 11 Starbucks US
- 12 Dutch Bros Coffee
- 13 Starbucks US

## Restaurant - QSR/Fast Food

- 1 McDonald's US
- 2 Killer Burger
- 3 Subway
- 4 Raising Cane's
- 5 Killer Burger
- 6 Subway
- 7 Taco Bell
- 8 Killer Burger
- 9 Wingstop
- 10 Subway
- 11 Wendy's
- 12 Subway
- 13 McDonald's US
- 14 Burgerville
- 15 Potbelly Sandwich Works
- 16 Steak Escape Sandwich Grill
- 17 Subway

## Restaurant - Bakery/Desserts

- 1 Ben & Jerry's
- 2 Salt & Straw
- 3 Cookie Plug
- 4 Ben & Jerry's

## Restaurant - Casual

- 1 Bamboo Sushi
- 2 Punch Bowl Social
- 3 Bamboo Sushi
- 4 Denny's
- 5 The Melting Pot Restaurant
- 6 Din Tai Fung
- 7 Buffalo Wild Wings
- 8 Red Robin Gourmet Burgers

## Clothing

- 1 Dior
- 2 Anthropologie
- 3 Reformation
- 4 Title Nine
- 5 Gucci
- 6 Free People
- 7 Gucci
- 8 Madewell
- 9 Tory Burch
- 10 Longchamp
- 11 Dior
- 12 Free People Movement
- 13 Louis Vuitton International
- 14 Dior

-  **MAX Blue Line**  
Hillsboro/City Center/Gresham
-  **MAX Green Line**  
Clackamas/City Center/PSU
-  **MAX Orange Line**  
Milwaukie/PSU/City Center
-  **MAX Red Line**  
Airport/City Center/Beaverton
-  **MAX Yellow Line**  
Expo Center/City Center/PSU
-  **WES Commuter Rail**  
Wilsonville/Beaverton
-  **Portland Streetcar A Loop**  
PSU/City Center/Lloyd Center/OMSI
-  **Portland Streetcar B Loop**  
PSU/OMSI/Lloyd Center/City Center
-  **Portland Streetcar North South Line**  
NW 23rd/City Center/South Waterfront
-  **Proposed Streetcar Expansion**



88  
Walk Score



96  
Bike Score



65  
Transit Score

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