



WHERE
WORK & LIFE
ARE CENTERED

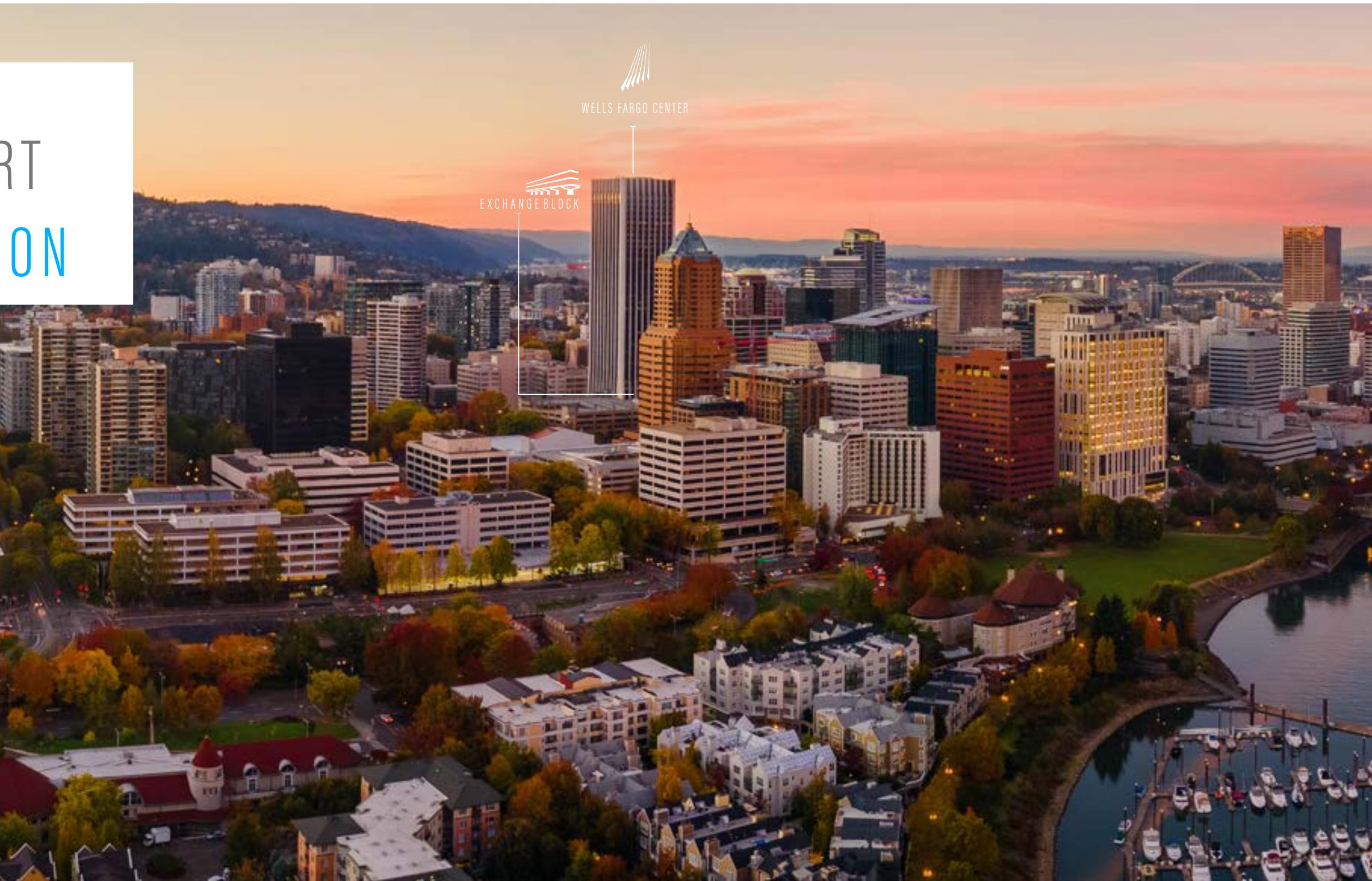


WELLS FARGO CENTER + EXCHANGE BLOCK

AT THE HEART OF THE ACTION

Two distinct architectural statements that combine to create a single office experience like nothing else in Downtown Portland.

Occupying two full city blocks in the heart of Portland's rapidly evolving south CBD, Wells Fargo Center and Exchange Block are the epitome of the modern workplace. With high-end interiors, luxury amenities and efficient floorplates, the two buildings offer everything you need to maximize your company's work style.





WELLS FARGO CENTER + EXCHANGE BLOCK

CONSIDER THE BAR RAISED

*The best of downtown
Portland and beyond.*

Centrally located in Portland's
amenity-rich south CBD

Transit oriented location with direct
access to MAX and bus

3 levels of secure underground parking,
with additional parking available in
surrounding neighborhood

Convenient destination dispatch
express elevator system

Water Avenue Coffee located
in lobby

On-site property management and
round-the-clock security

Brand new building app for tenants

Best-in-class connectivity
and infrastructure

Shared amenity access between Wells
Fargo Center and Exchange Block

Panoramic mountain, river, and
city views





ABOUT WELLS FARGO CENTER

CENTERED AROUND ENJOYMENT

With 40 stories of Class A office space, Wells Fargo Center is Oregon's tallest building. Towering over Downtown Portland, the building offers unmatched views of the Portland skyline, Mt. Hood and the Willamette River.

1300 SW 5th Avenue
Portland, OR 97201

wellsfargocenterportland.com

 Click here to view
virtual tour





ABOUT EXCHANGE BLOCK

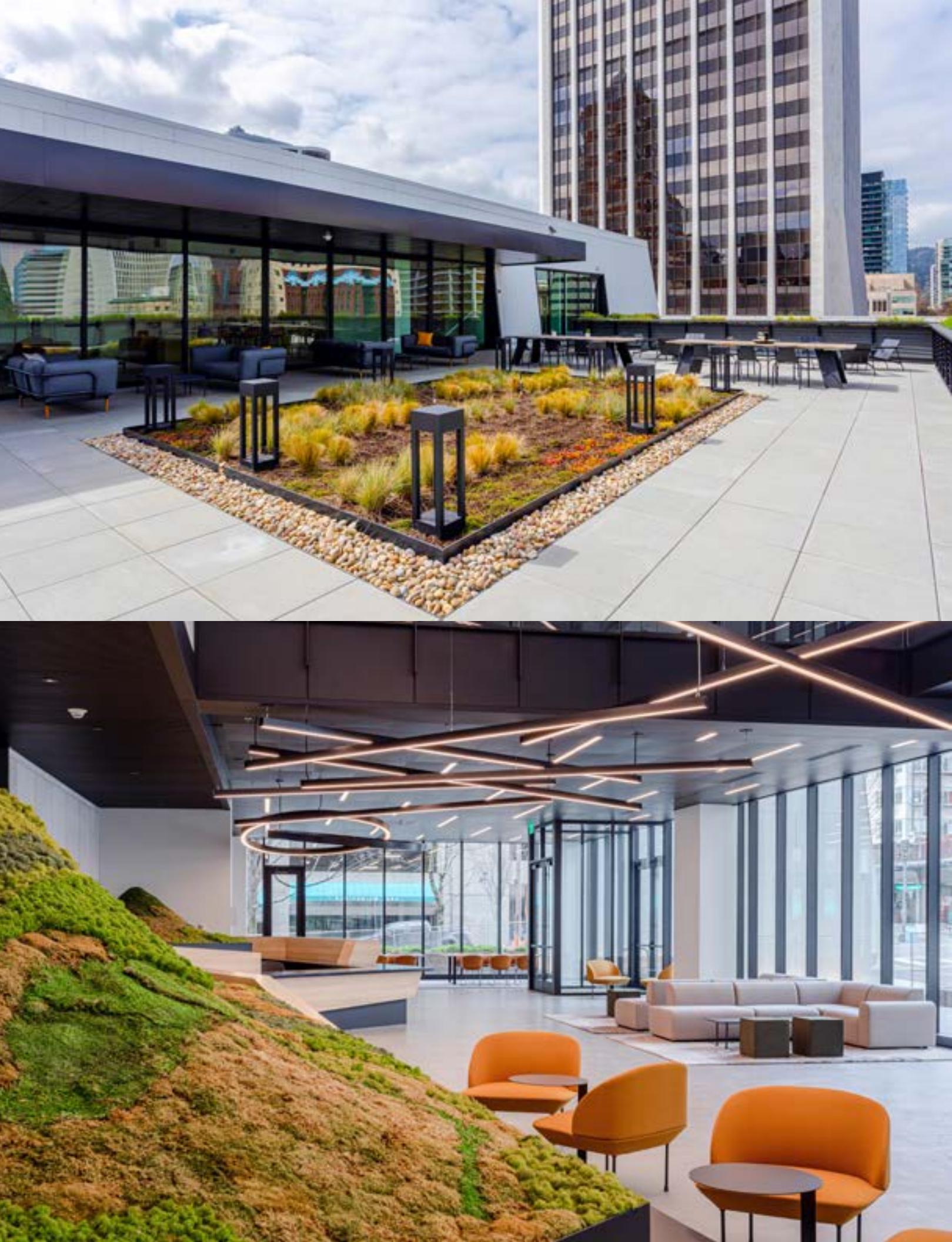
WORKPLACE EXPANDED

As the largest contiguous block available in Downtown Portland, Exchange Block offers 163,000 RSF of fully renovated Class A office space perfect for creative and traditional uses. With efficient floor plates and excellent expansion capabilities through Wells Fargo Center, Exchange Block has everything you need to grow your business in Portland.

■
1350 SW 4th Avenue
Portland, OR 97201

wellsfargocenterportland.com

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WELLS FARGO CENTER + EXCHANGE BLOCK

WORLD CLASS AMENITIES

*Unmatched quality with
forward-thinking design features.*

Beautifully redesigned lobbies

Activated outdoor areas

Brand new conference facility

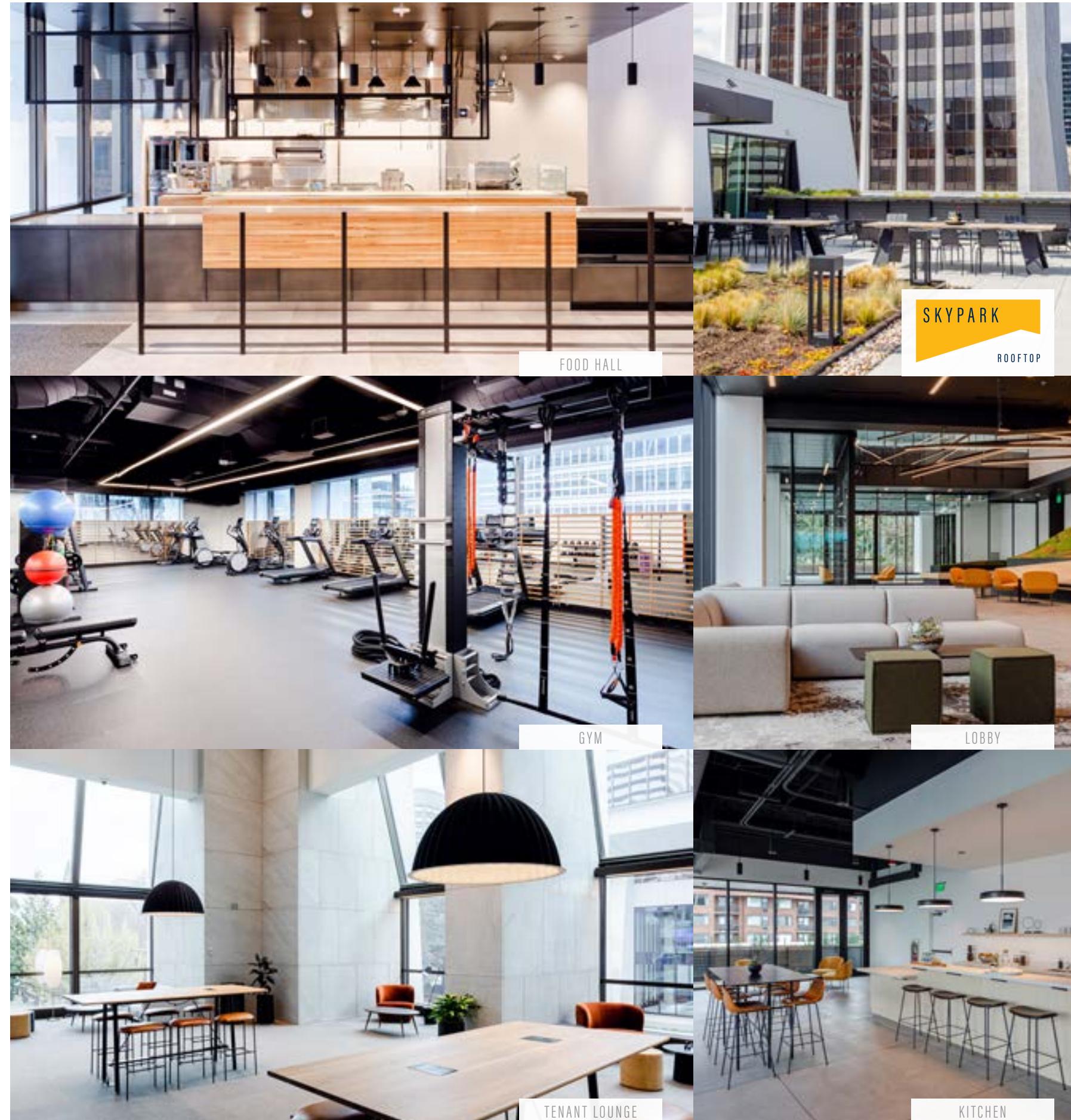
Tenant lounge

On-site food hall with coffee
shop and wine bar

Secure bike parking

State of the art fitness center
& yoga/group fitness room
with showers and lockers

Exclusive access to Skypark
rooftop deck for Exchange
Block tenants





NEIGHBORHOOD AMENITIES

ALL ON YOUR DOORSTEP

Close to everything that makes the city move, Wells Fargo Center + Exchange Block place you at the center of commerce, hospitality, entertainment, transit, retail & so much more.

1. Starbucks
2. Press Release
3. Bridge City Café
4. Less and More Coffee
5. Diaspora Café
6. Caffè Umbria
7. Barista
8. Water Avenue Coffee

1. Portland City Hall
2. Keller Auditorium
3. Oregon Historical Society
4. Portland'5 Center for the Arts
5. Pioneer Courthouse
6. Arlene Schnitzer Concert Hall
7. Portland Art Museum

A blue square icon containing a white silhouette of a double bed.

1. Hotel Zags
2. Hilton
3. The Heathman
4. Portland Marriott
5. Radisson Red
6. River Place Hotel
7. AC Hotel
8. The Porter Hotel

 RESTAURANTS

1. Higgins
2. Via Delizia
3. Bridge City Café
4. Luc Lac Vietnamese Kitchen
5. Morton's The Steakhouse
6. Q Restaurant
7. Mizu Sushi
8. Fogo de Chao
9. Murata
10. Potbelly
11. Evergreens Direct
12. Poke Bar
13. House of Ramen PDX
14. Portland Kettle

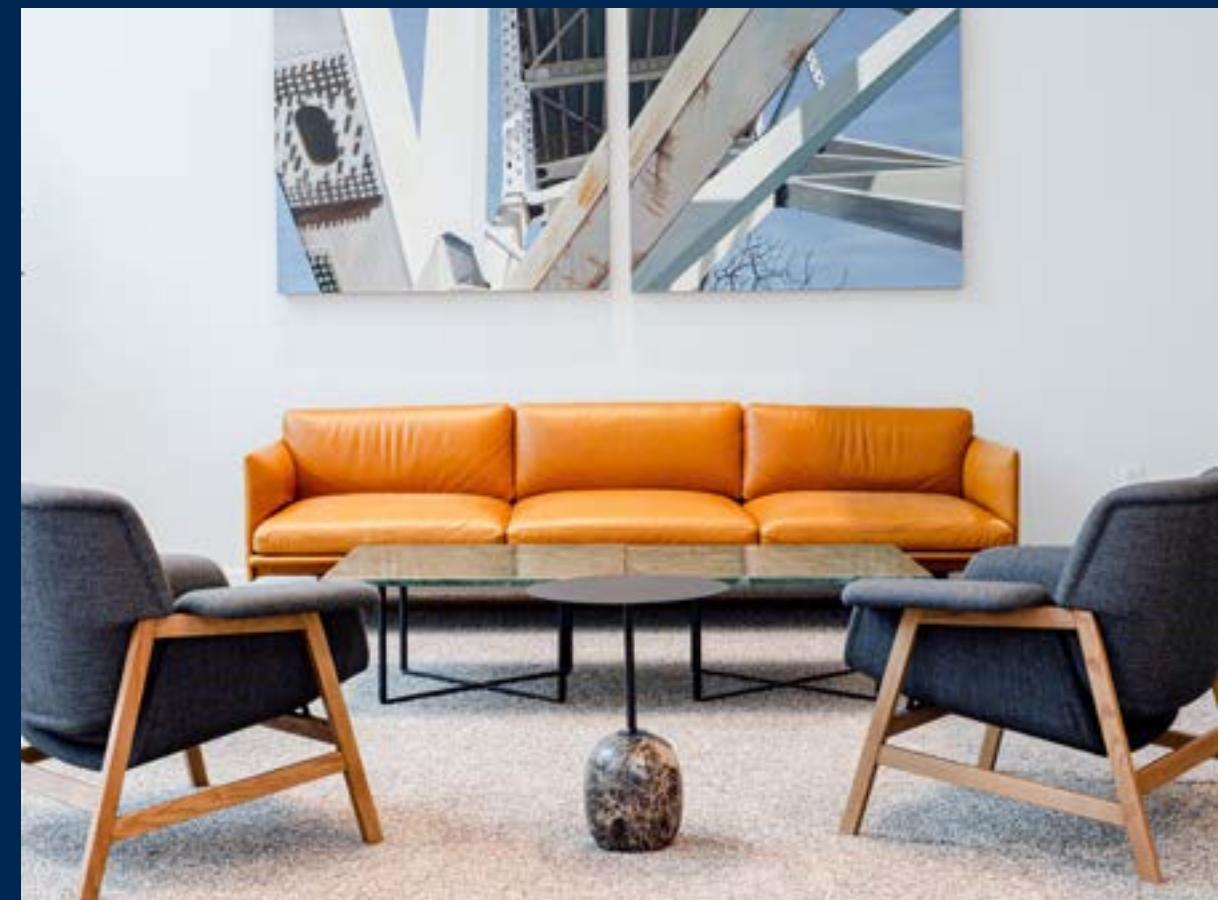
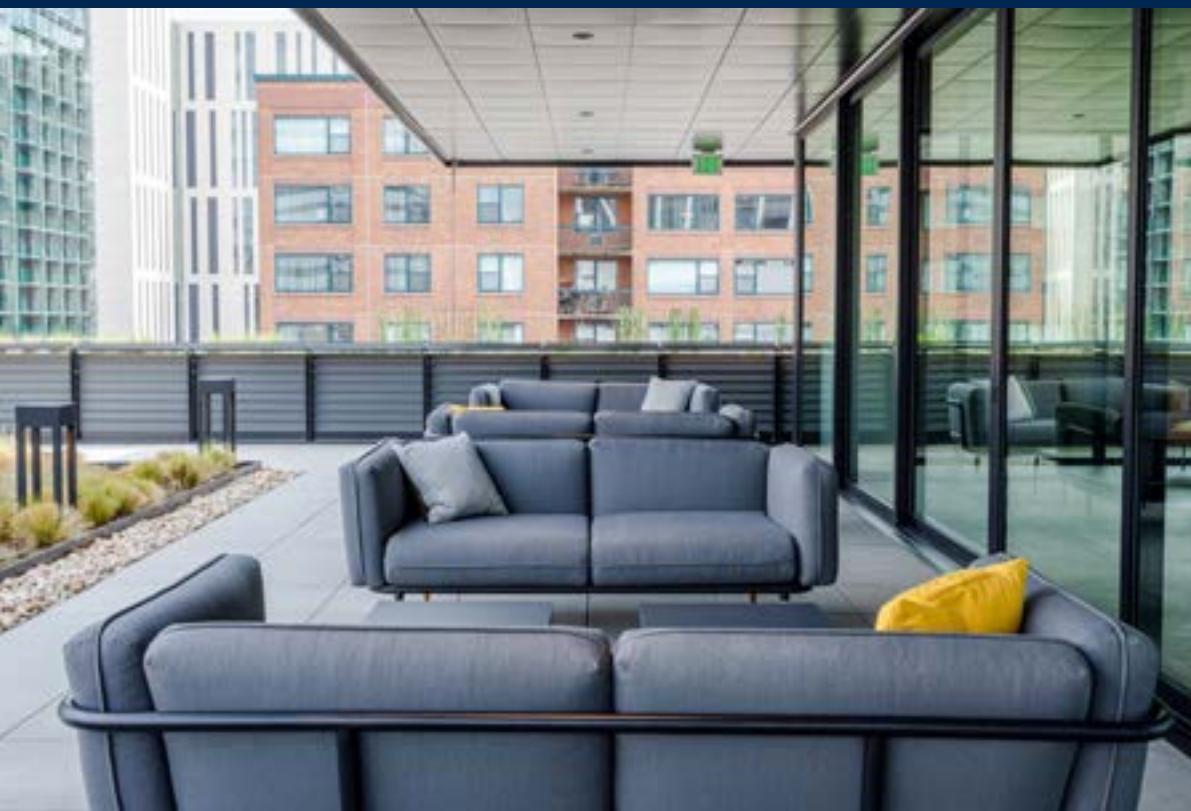
CURRENT AVAILABILITY



<u>SUITE 500</u>	16,789 RSF
<u>SUITE 600</u>	16,815 RSF
<u>SUITE 700</u>	16,815 RSF
<u>SUITE 800</u>	8,600 RSF
SUITE 825	4,536 RSF
SUITE 850	3,568 RSF
<u>SUITE 1203 (spec suite)</u>	7,242 RSF
SUITE 1600	3,452 RSF
SUITE 1650	3,927 RSF
<u>SUITE 2800</u>	1,521 RSF
<u>SUITE 2815</u>	1,947 RSF
<u>SUITE 2850</u>	2,455 RSF
SUITE 3050	5,239 RSF
SUITE 3150	3,369 RSF
<u>SUITE 3750 (spec suite)</u>	4,886 RSF



<u>LEVEL 5</u>	42,930 RSF
<u>LEVEL 4</u>	43,218 RSF
<u>LEVEL 3</u>	24,666 RSF
<u>LEVEL 2</u>	18,577 RSF
<u>LEVEL 1</u>	19,986 RSF



GET IN TOUCH

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