



710 OREGON SQUARE

710 NE HOLLADAY STREET | PORTLAND OR 97232



AMERICAN
ASSETS
TRUST

Leases of 4+ years may qualify for the recently enacted Portland Business License Tax Rebate

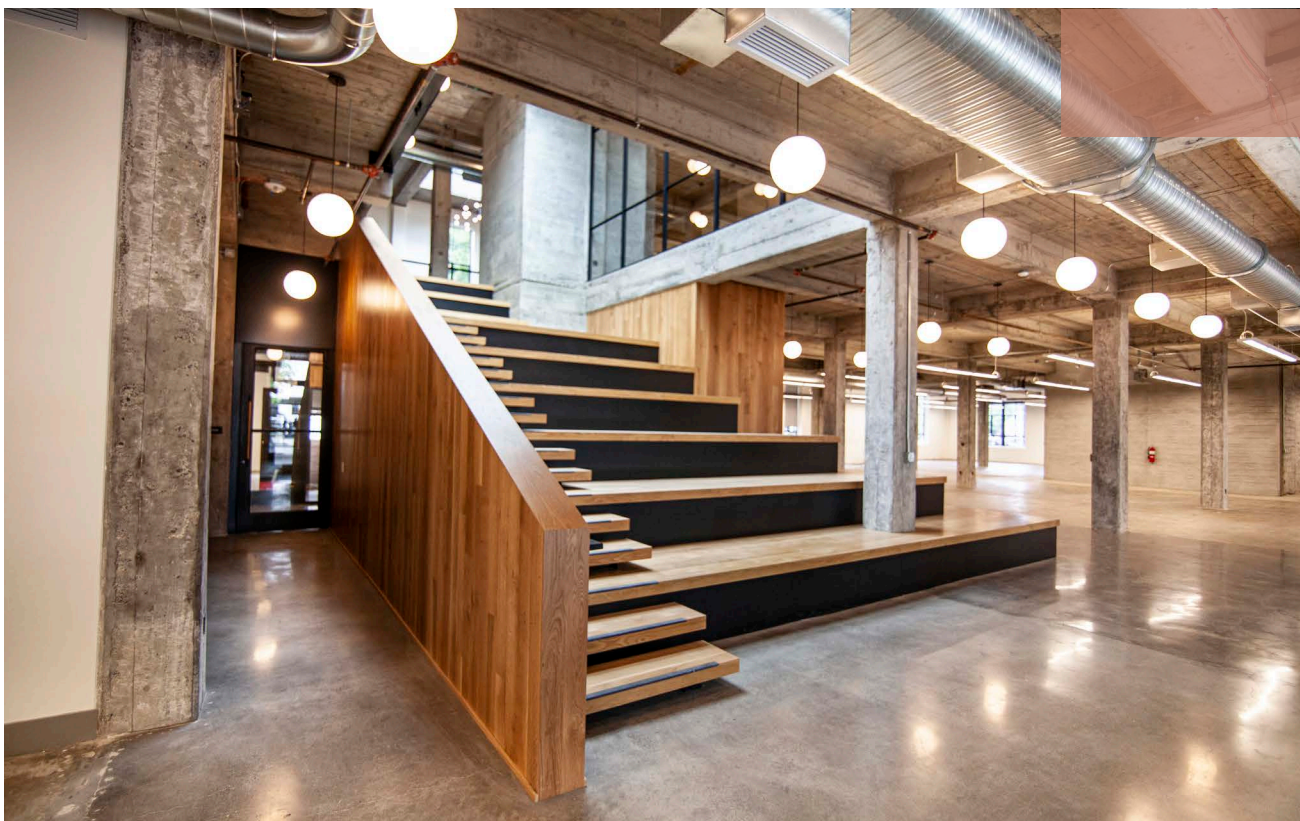
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CONTINUING THE TRANSFORMATION OF THE WORKPLACE

The best workplaces aren't confined to four walls and a desk. We love renovations that get you to move out of the cube and take your work with you. Recharge, refresh and change your view, not your vision.


The renovations for the 710 Building, completed in the second quarter of 2021, fed off of the highly successful renovation of the 830 Building which is 100% leased. The 710 Building provides excellent proximity to amenities, transportation options, and downtown Portland.





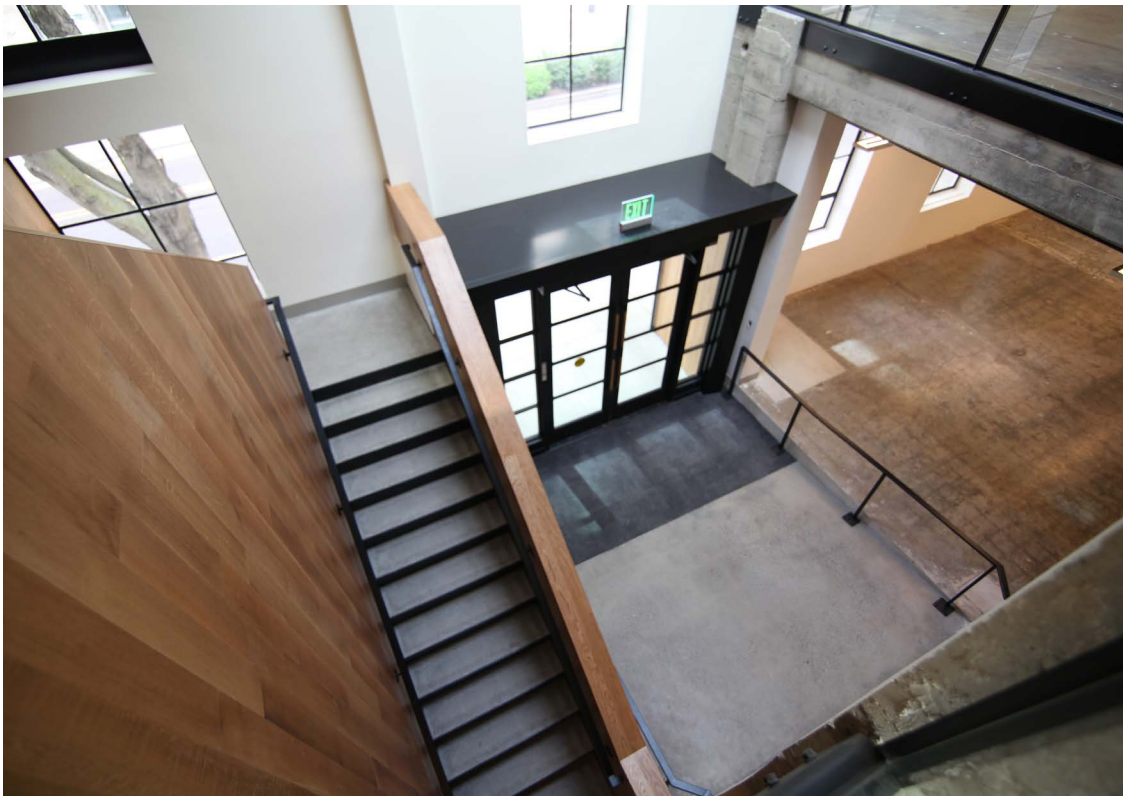
17,187 SF
2 LEVELS

- Amazing Natural Light
- 12' Window Head Height
- 14' Deck-to-Deck Height

OREGON SQUARE - A creative office community adjacent to American Assets Trust's award winning  Hassalo on Eighth at Lloyd.

BENEFITS

Consider the myriad of features combined with the project's location, amenities, access and office availability, and we think you will agree that 710 Oregon Square represents one of NE Portland's finest office leasing opportunities.



710 OREGON SQUARE FEATURES

- » Just under 32,000 SF of Class A Office creative space on two floors
- » Parking at 2 Spaces per 1,000 RSF
- » New Stairwell light wells and roll-up door for an enhanced environment
- » Adjacent courtyard and gardens with year-round Lloyd Farmers Market every Tuesday
- » New outdoor bocce ball and ping pong tables
- » Proximity to Hassalo on Eighth Retail



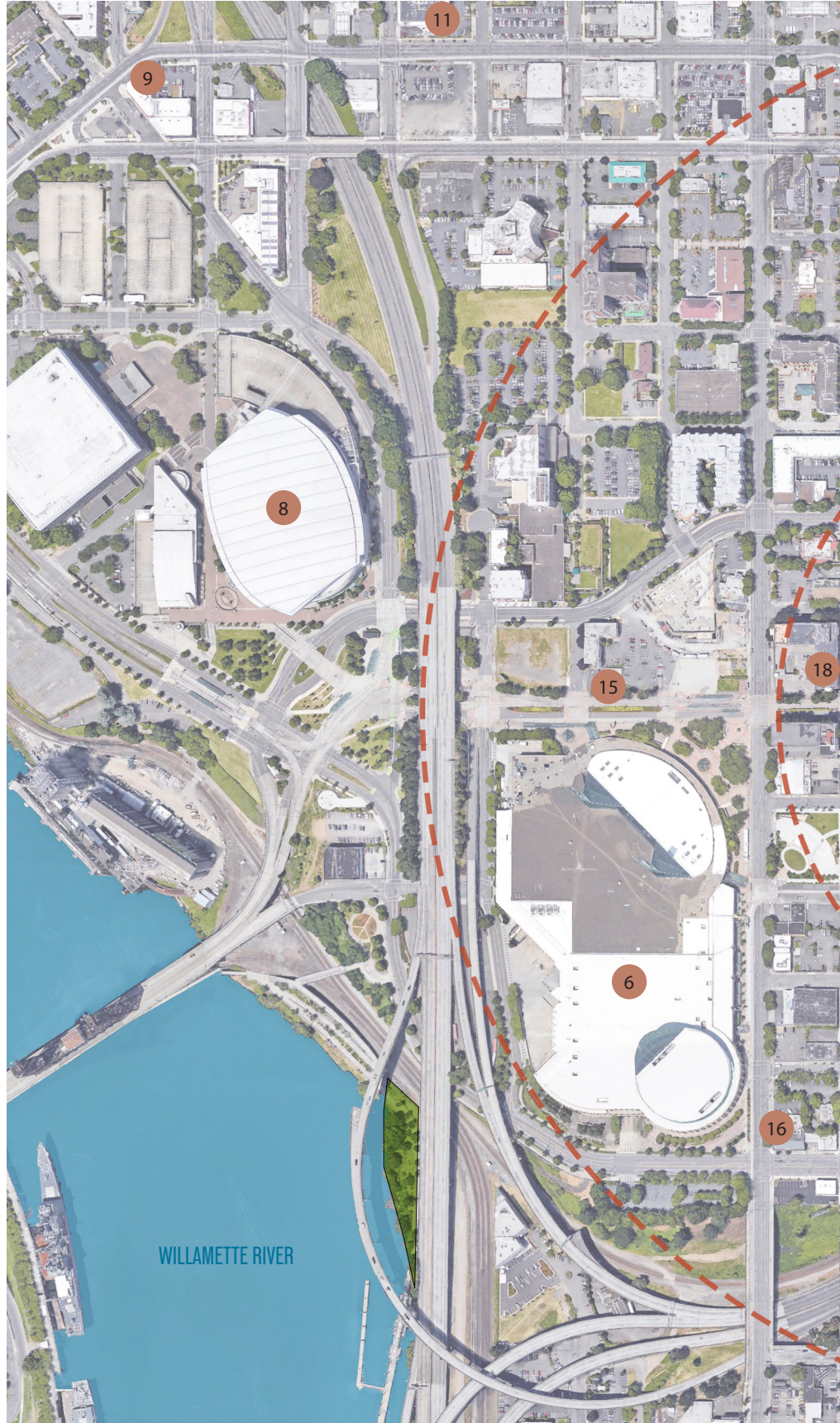
Bistro Elysium
Cafe Yumm!
Xocalo PDX
DoubleTree Hotel
Cafe 700
Hotel Eastlund
J Cafe
Red Robin Gourmet Burgers
Orangetheory Fitness
Providence Medical Group
Point West Credit Union
Fidelity National Title
Block Advisors
Sola Salon Studios
WeWork
WellnessMart MD

- » Immediate access to East/West TriMet Max line and the Portland Streetcar
- » Walk or bike to hotels, business services, Lloyd Center, Oregon Convention Center and Moda Center
- » Easy access to freeways and Downtown Portland
- » Managed by American Assets Trust located at Lloyd 700 with 14 building engineers and technicians serving our Lloyd customers



THINGS TO DO AND SEE

1. GREEN BRIDGE COFFEE
2. BUCKMAN FIELD
3. ESAN THAI FOOD CART
4. FRANK'S NOODLE HOUSE
5. CAFE TODAY
6. OREGON CONVENTION CENTER
7. SWIFT LOUNGE
8. MODA CENTER
9. UPRIGHT BREWING
10. BLACK WATER BAR
11. PINE STATE BISCUITS
12. HOLLADAY PARK
13. PORTLAND TENNIS CENTER
14. MCMENAMIN'S BROADWAY PUB
15. CONVENTION CENTER HOTEL
HYATT REGENCY
16. SPIRIT OF '77 BAR
17. LLOYD CYCLE STATION
18. HOTEL EASTLUND





HASSALO ON EIGHTH

OREGON SQUARE

5 MIN BIKE
15 MIN WALK

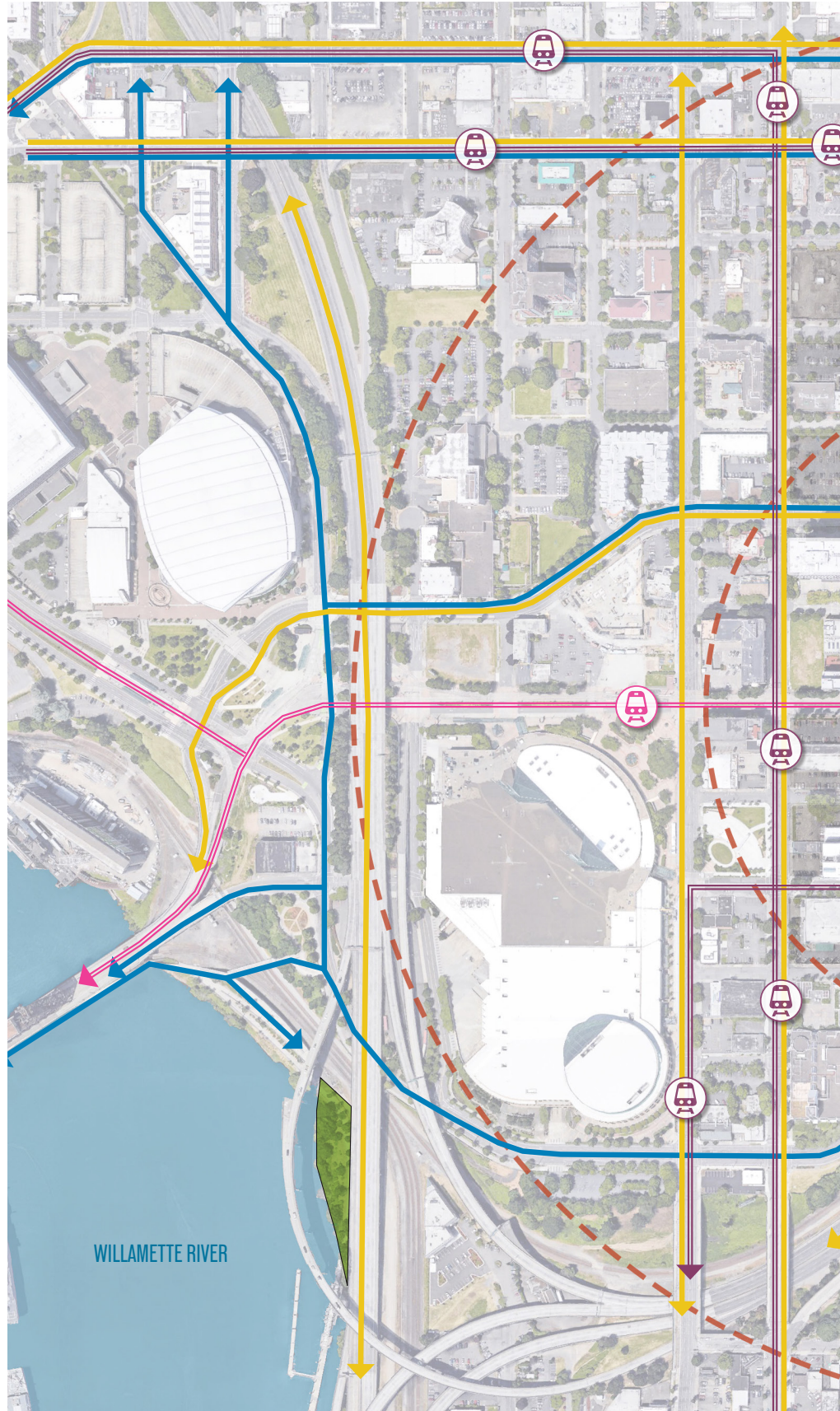
19 MIN BIKE
30 MIN WALK

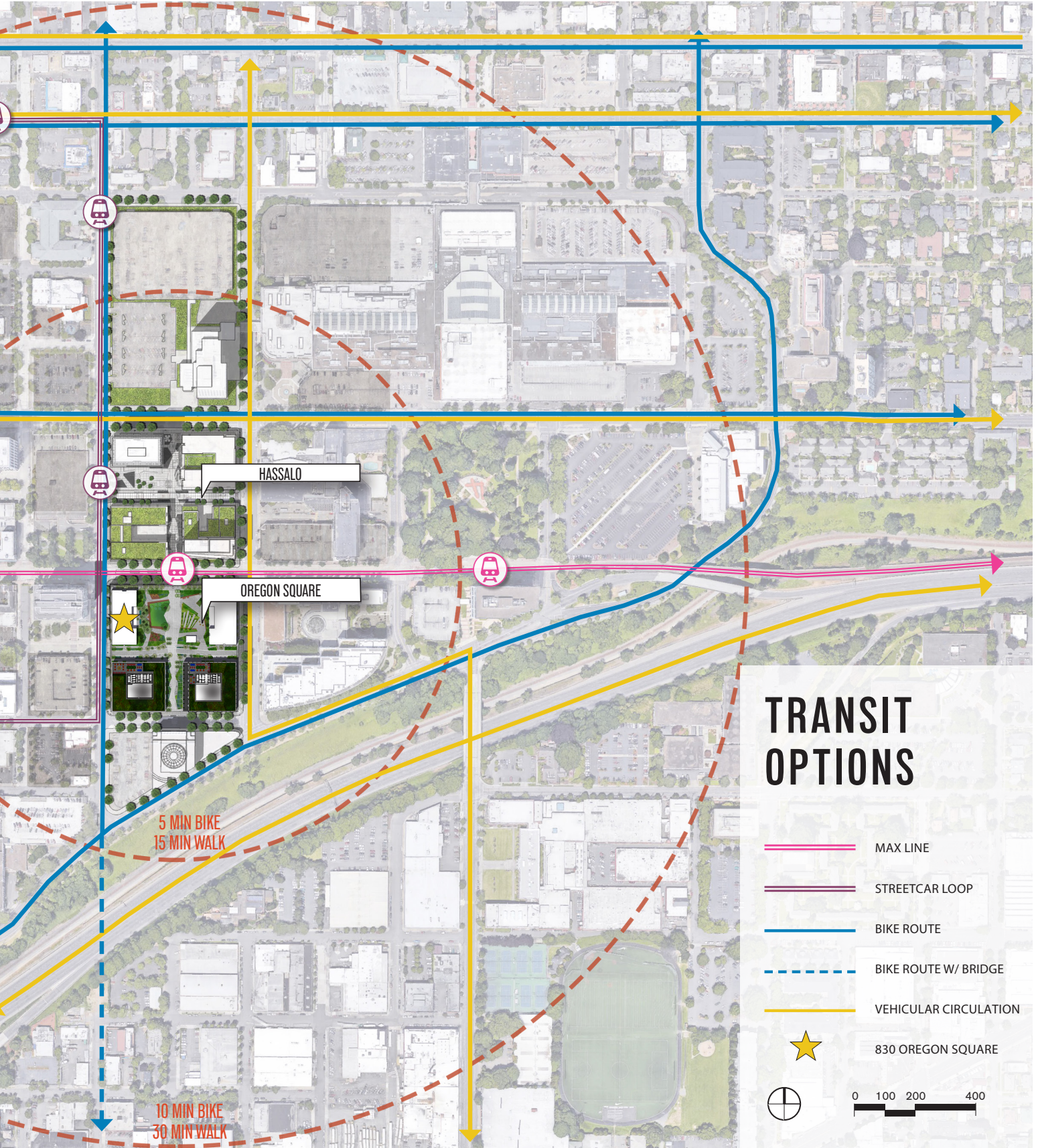
0 100 200 400

TRANSPORTATION

This neighborhood has been built as a transit hub. Catch the bus, max, or streetcar within one block. Ride your bike to Lloyd Cycle Station - Portland's largest bike hub. If you drive, you'll find that parking is plentiful. But best of all, once you've arrived you'll find so many reasons to stay.

Lloyd is home to a growing number of buffered and protected bike lanes, hosts over 12,000 bike parking spaces, and has a dedicated transportation management association, Go Lloyd, to assist residents, employees and businesses with their individual transportation needs. Through these initiatives and the work of the local neighborhood association, Lloyd Community Association, Lloyd is working towards achieving its goal to "create one of the most desirable and innovatively sustainable urban neighborhoods in the nation."





TRANSIT OPTIONS

- MAX LINE
- STREETCAR LOOP
- BIKE ROUTE
- - - BIKE ROUTE W/ BRIDGE
- VEHICULAR CIRCULATION
- ★ 830 OREGON SQUARE



5 MIN BIKE
15 MIN WALK

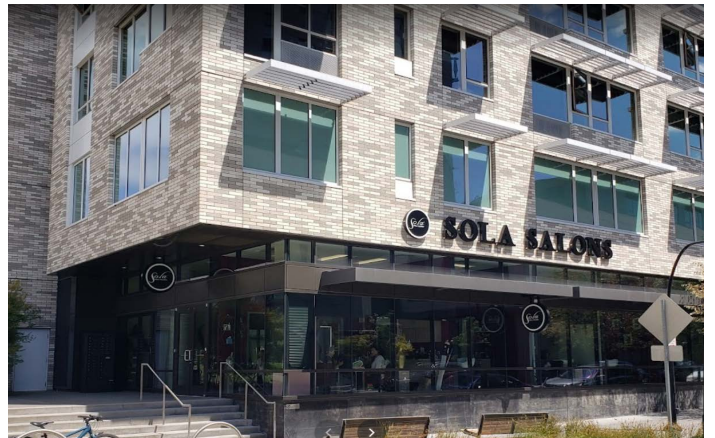
10 MIN BIKE
30 MIN WALK

HASSALO

OREGON SQUARE

HASSALO ON EIGHTH

Just one block to the north of Oregon Square, the development of Hassalo on Eighth has fundamentally transformed this neighborhood of strictly commercial office into a vibrant place for people to live, work and play.





GREAT EATS

Bistro Elysium
Cafe Yumm!
Xocalo PDX
Cafe 700

SWEAT IT OUT

Orangetheory Fitness

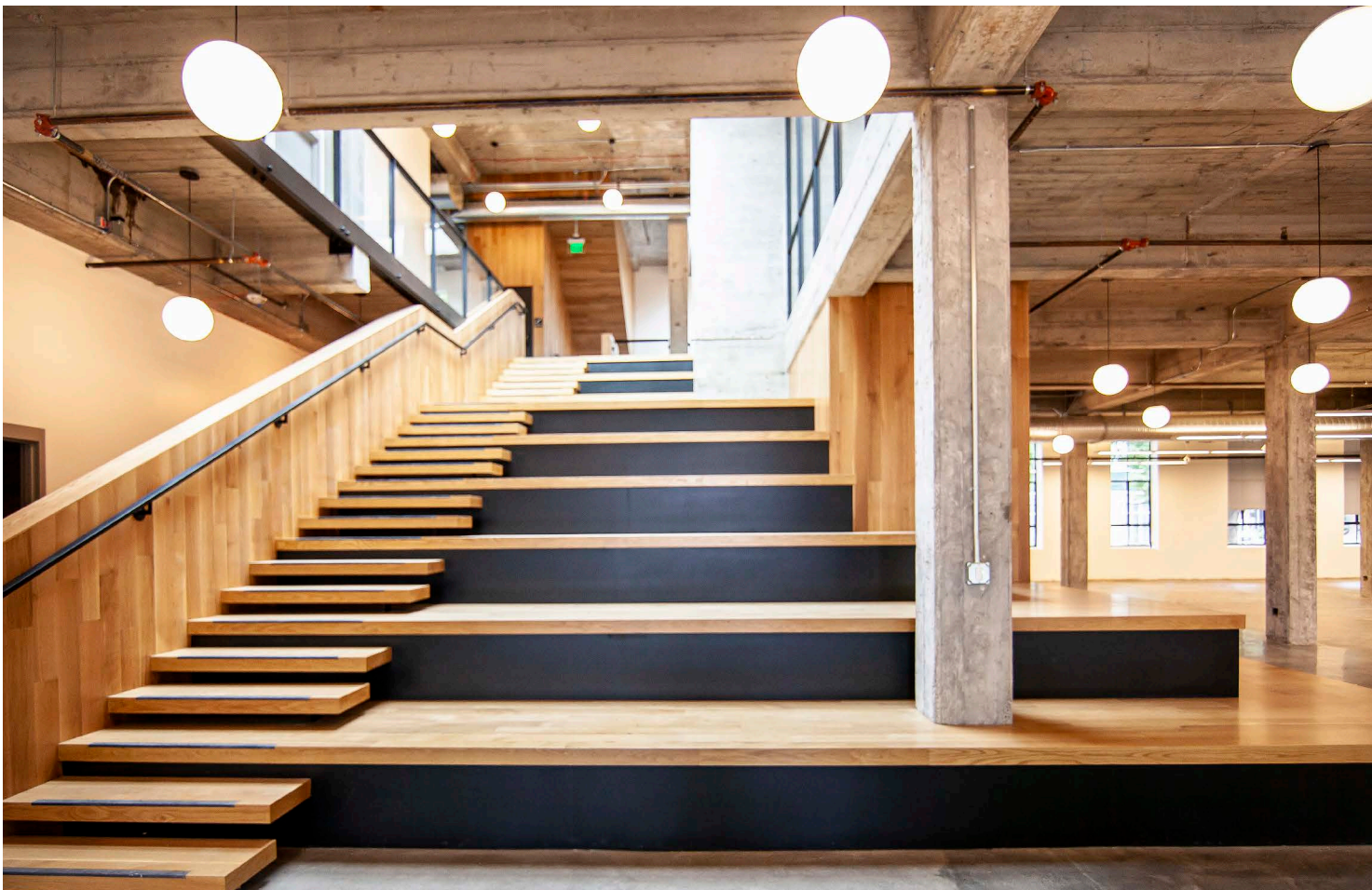
SHOPS / SERVICES

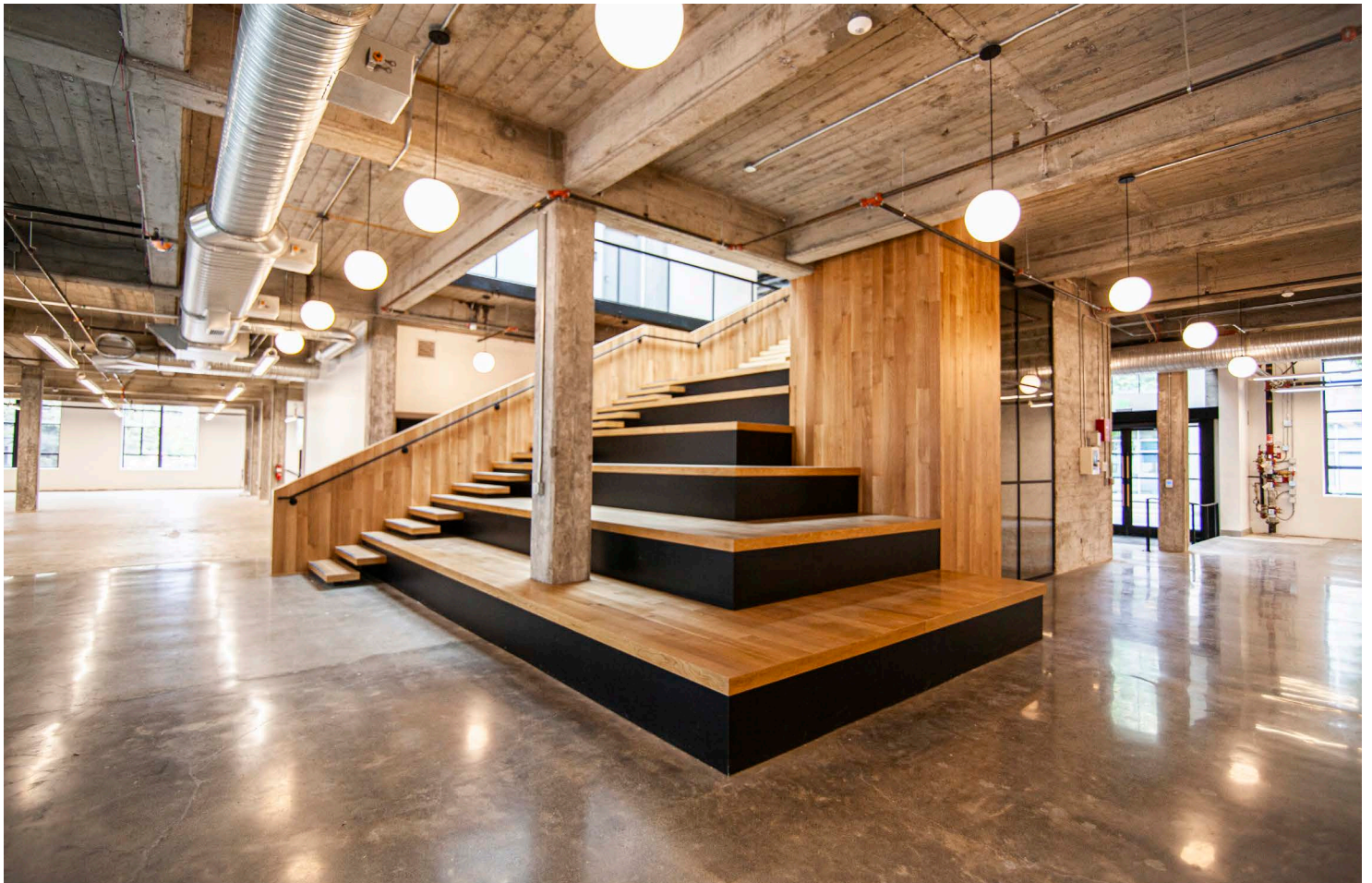
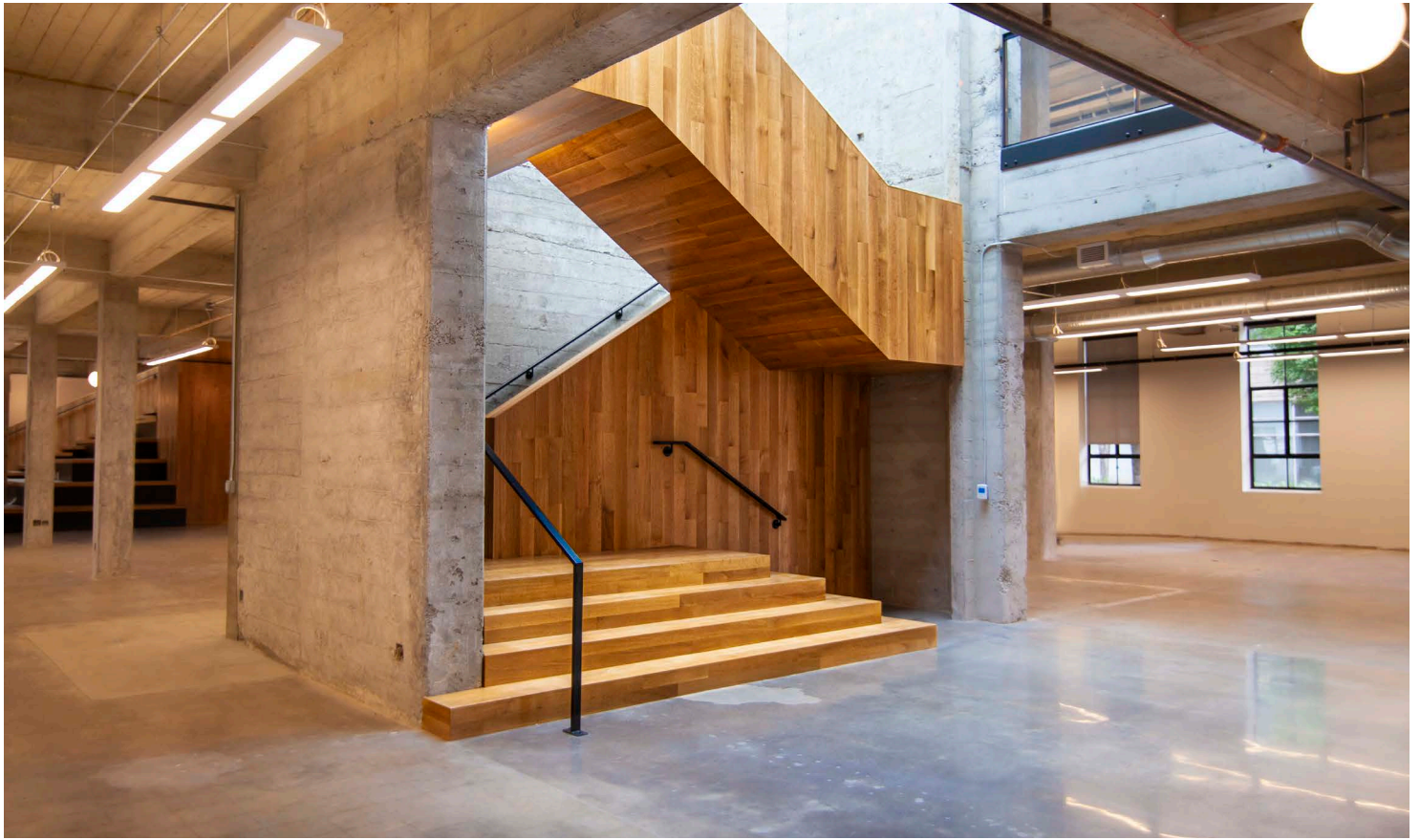
Providence Medical Group
Point West Credit Union
Fidelity National Title
Block Advisors
Sola Salon Studios
WeWork
WellnessMart MD



FEATURES

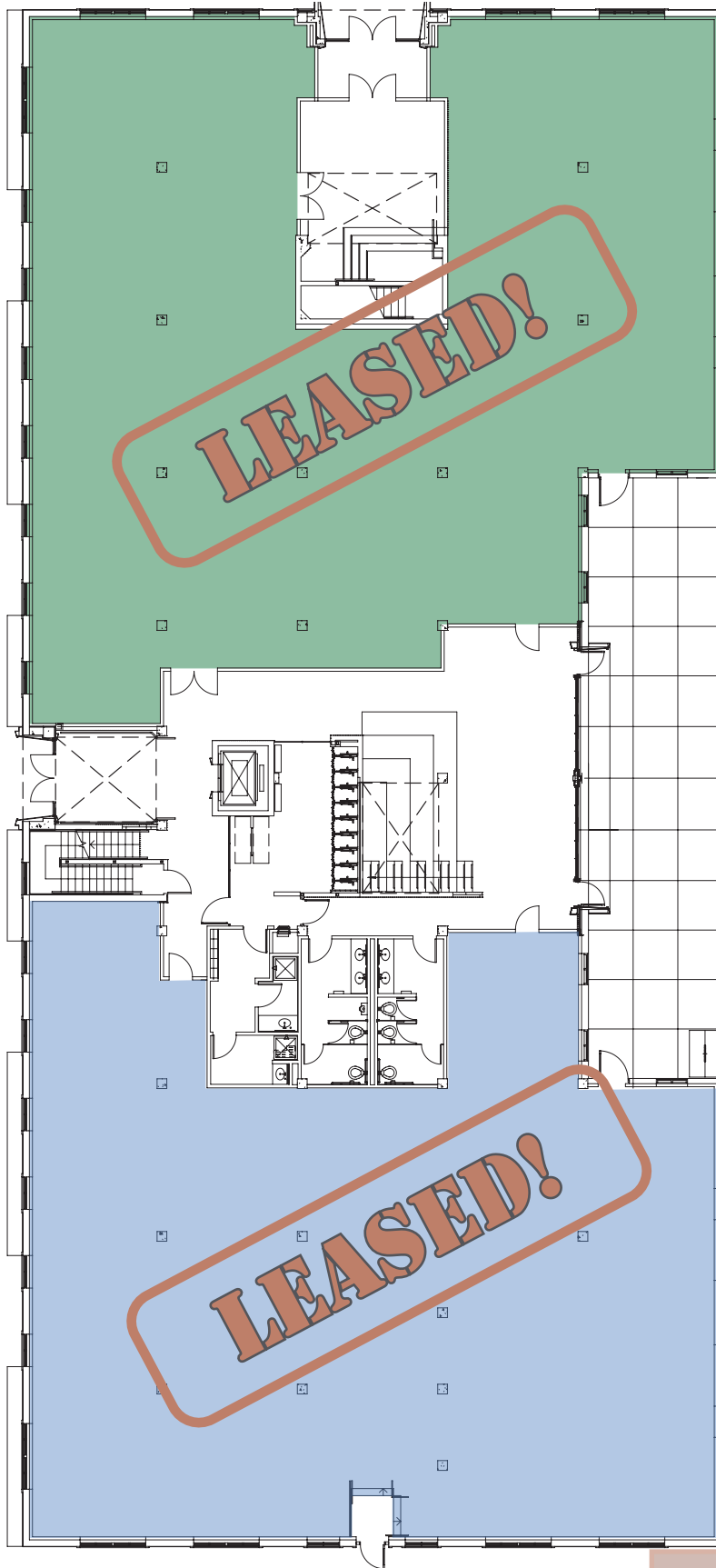
Stairwells and lobby
entrance enhancements.





FIRST FLOOR SPACE PLAN
14,749 RSF

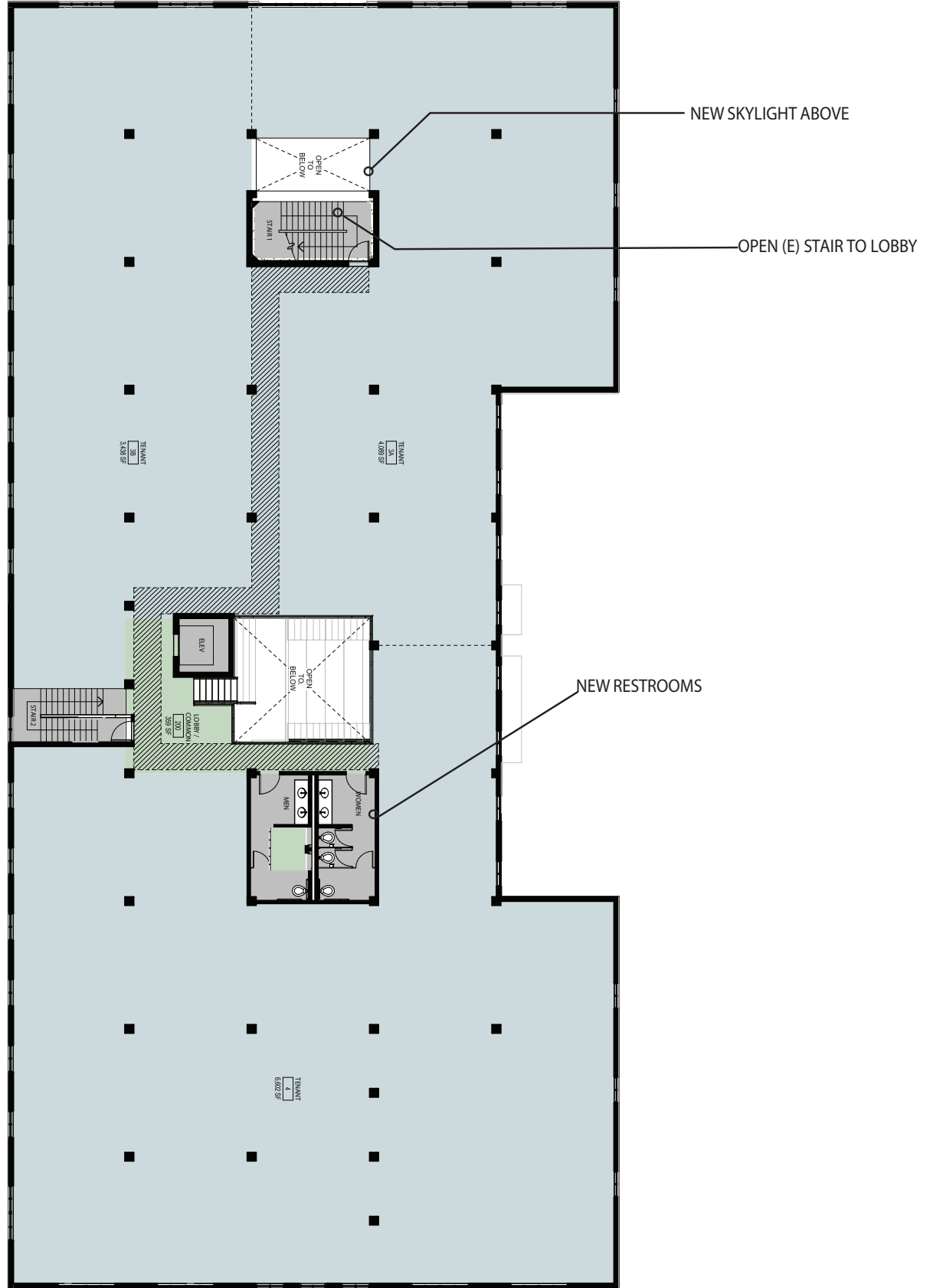
SUITE 120
7,502 RSF



SUITE 121
7,247 RSF

SECOND FLOOR SPACE PLAN

17,187 RSF



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CONTACT



OFFICE LEASING

Jeff Falconer: 503.542.4346
jeff@capacitycommercial.com

McCoy Doerrie: 503.517.7120
mccoy@capacitycommercial.com

CONTACT



Steve Center: 858-350-2897
scenter@americanassets.com