

808^{on}
Alder

34,253 RSF FOR LIFE SCIENCE INNOVATION TO THRIVE

FOR LEASE | PORTLAND, OREGON



808 SE ALDER STREET | PORTLAND, OREGON 97214



BUILDING OVERVIEW

TOTAL PROJECT SIZE:
+/-34,253 RSF

Day Lit Lower Level: +/-7,806 RSF
Ground Floor: +/-7,831 RSF
Second Floor: +/-9,306 RSF
Third Floor: +/-9,310 RSF

- Intentionally Designed for BSL2 Lab and Offices
- Flexible Floor Plates to Accommodate a Variety of Sizes – Full Floor or Partial Floor Tenants
- Full Building Renovation – 2021
- Seismic Retrofit to Oregon Structural Specialty Code Standards
- Second and Third Floors Have Views of Downtown Portland
- Common Area Building Showers and Bike Storage
- Common Area Conference Room

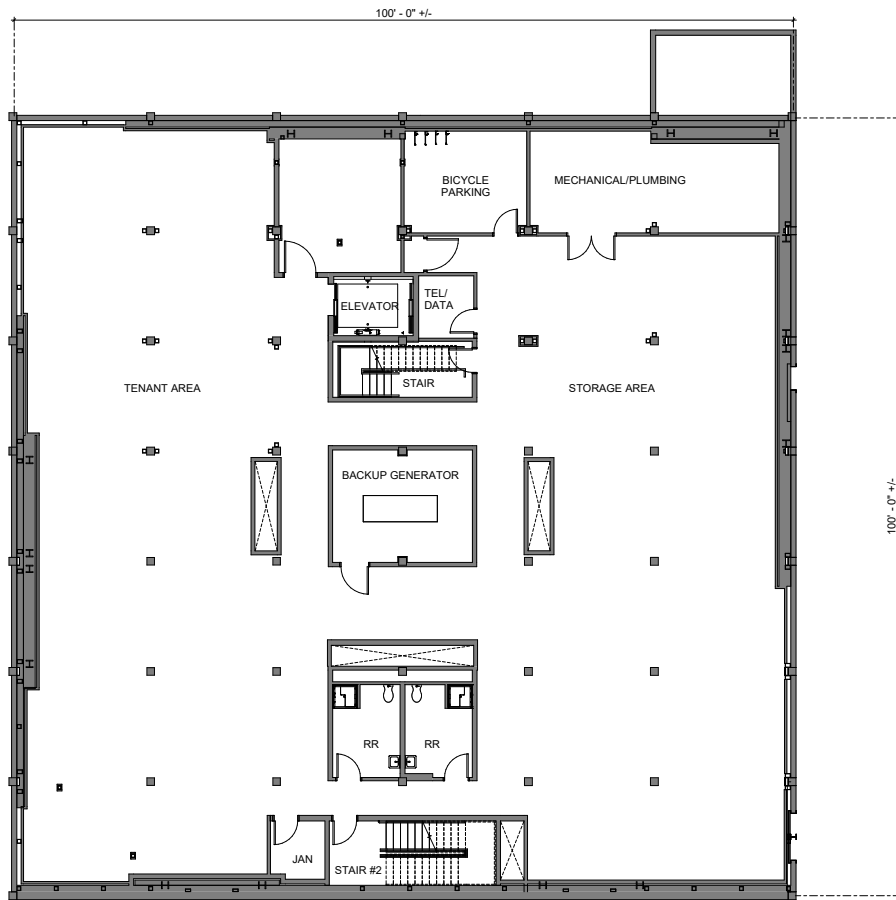
BUILDING SYSTEMS AND SPECS

BUILDING INFRASTRUCTURE ACCOMMODATES LAB USE

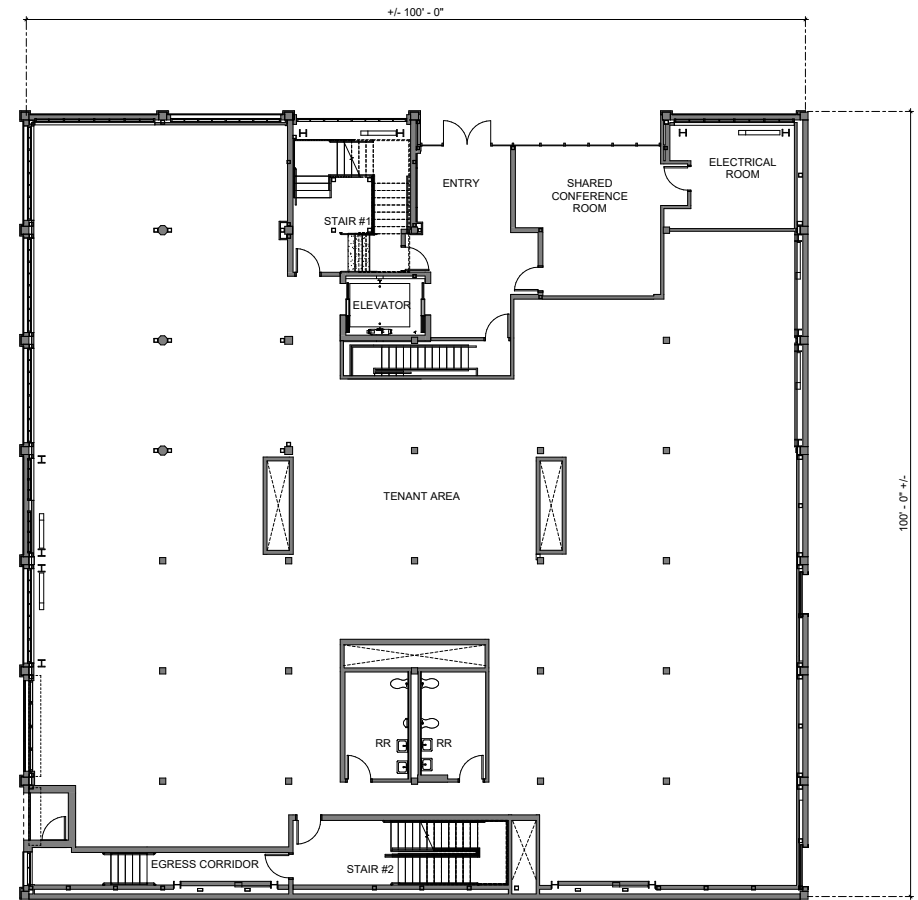
- 225-amp 208v 3-Phase Service; Individual Meters
- Dedicated Outdoor Air System (DOAS) Providing 60 Tons of Cooling and Heat
- HEPA Filtration System with MERV 13 Filtration – 18,000 CFM to Building
- Rough-in for Make-up Air and Exhaust Systems
- 225-amp 208v Natural Gas Backup Generator
- Chemical Acid Neutralization Tank in Lower Level
- Polypropylene Pipes for Chemical Disposal
- Class A Loading Elevator – Rated Capacity: 4000 Pounds

FLOOR PLANS

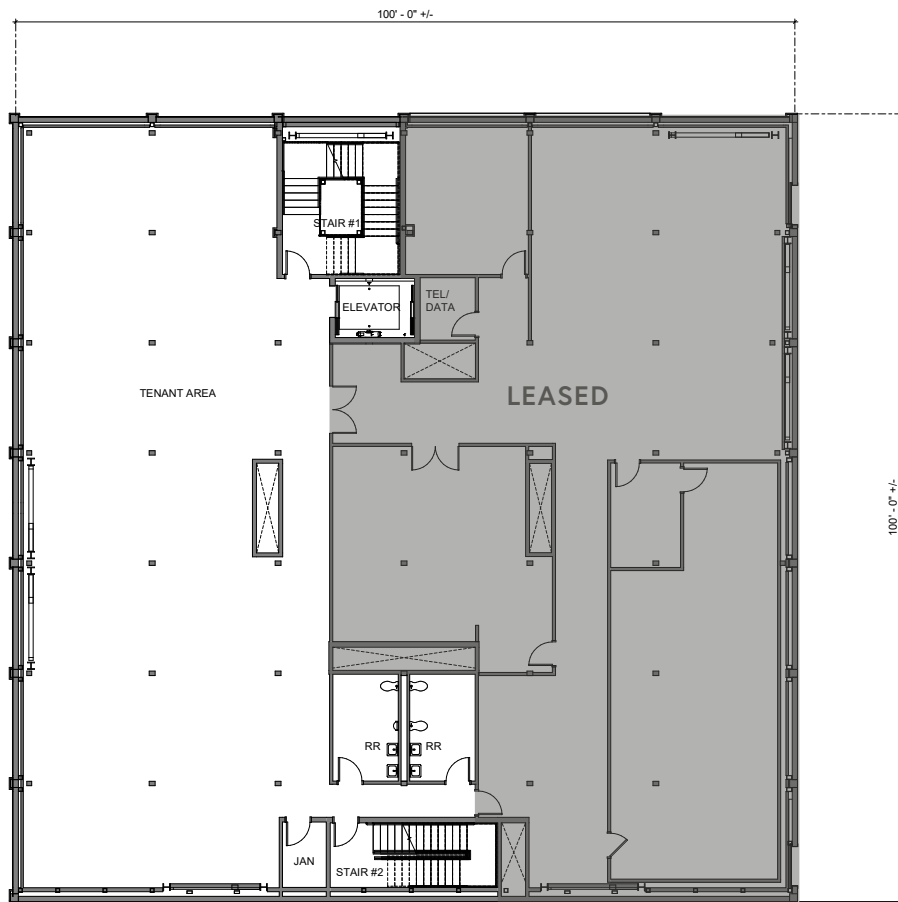
DAY LIT LOWER LEVEL +/-1,233-4,278 RSF



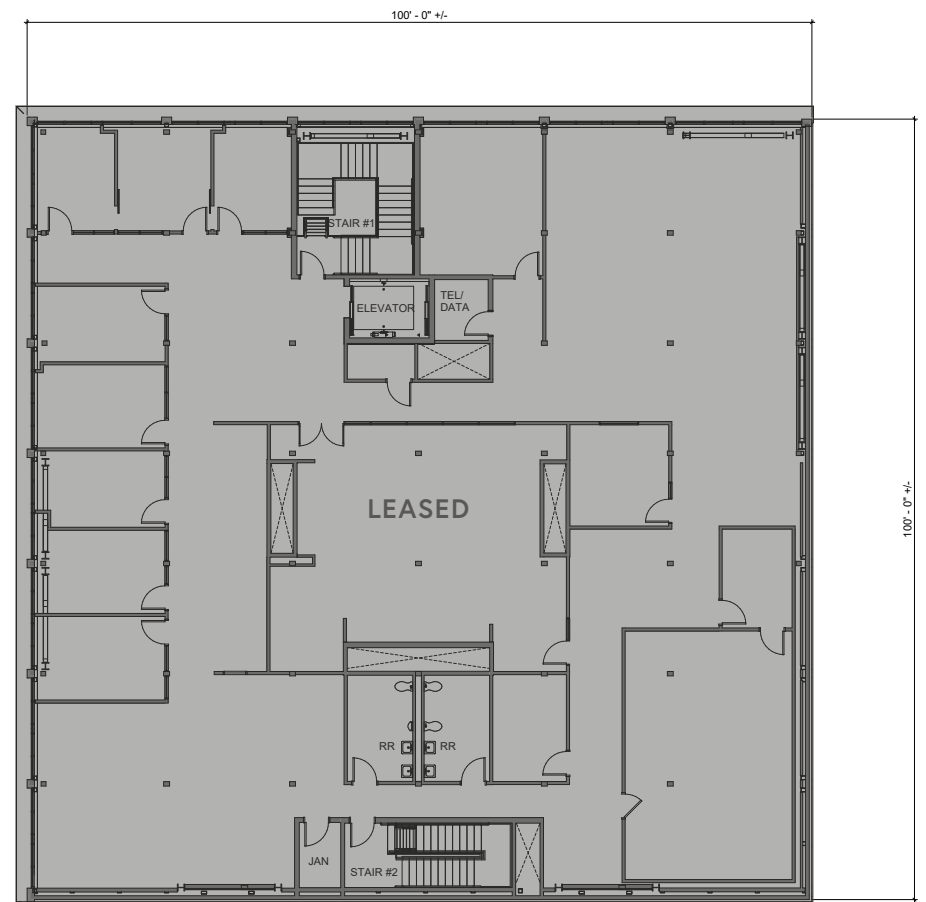
GROUND FLOOR +/-7,831 RSF



SECOND FLOOR +/-2,000-3,848 RSF



THIRD FLOOR LEASED



THE PORTLAND BIO BRIDGE

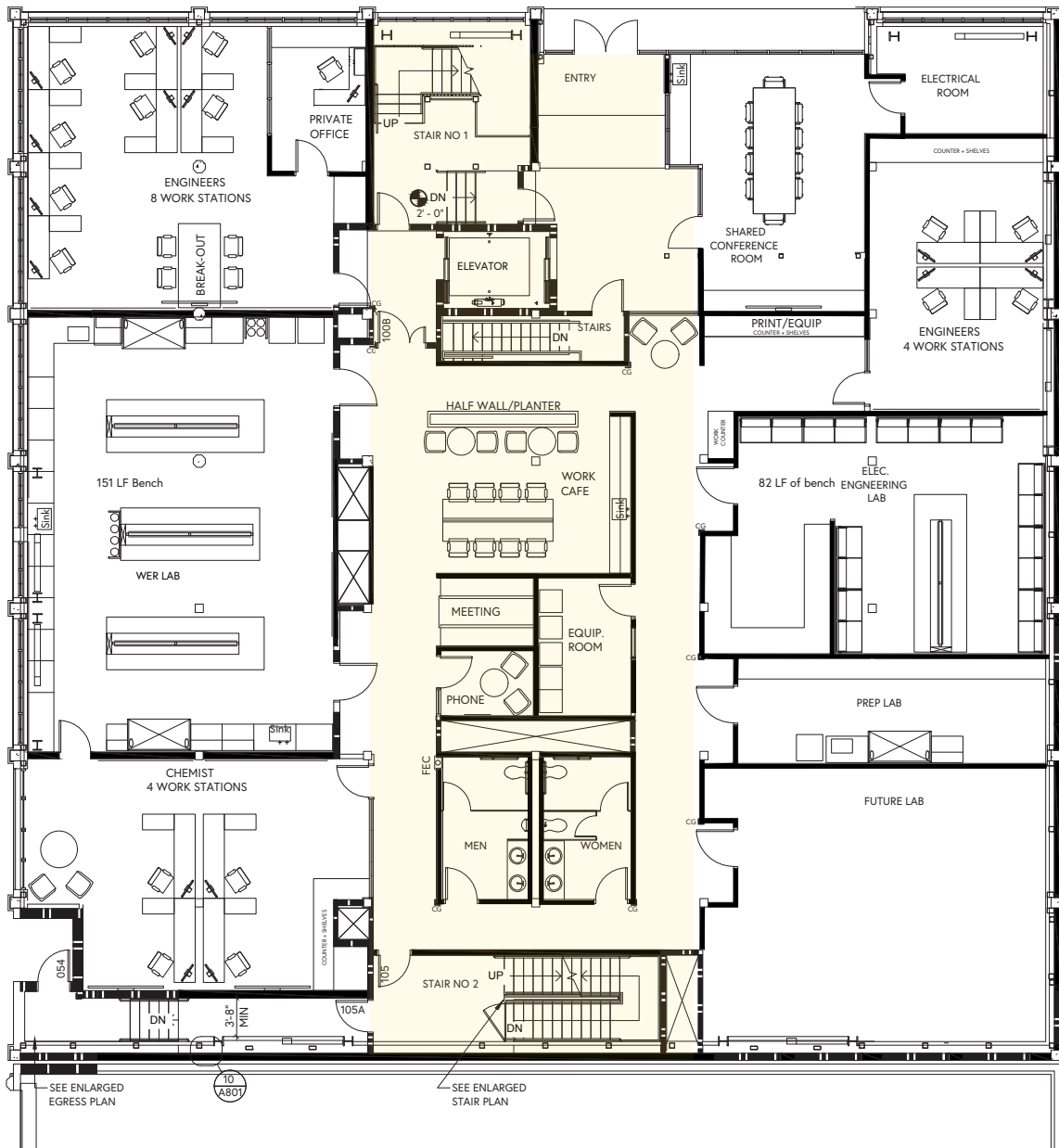
Innovation happens through proximity, not isolation. Welcome to the first dedicated Bioscience development in Portland, with innovation and collaboration at its core.

808 on Alder has been designed with a layered approach to better meet the needs of researchers, executives, and administrative teams. The building features a modular core and shell layout to allow for growth and flexibility, with building systems designed specifically for bioscience companies to thrive.

Warm Shell delivery is scheduled for October 2021 with customized build-outs available for your business; 808 on Alder is the "Bio Bridge" for Oregon's lab-based bioscience startups that are ready to scale up from incubator space.



SAMPLE TEST FIT – GROUND FLOOR



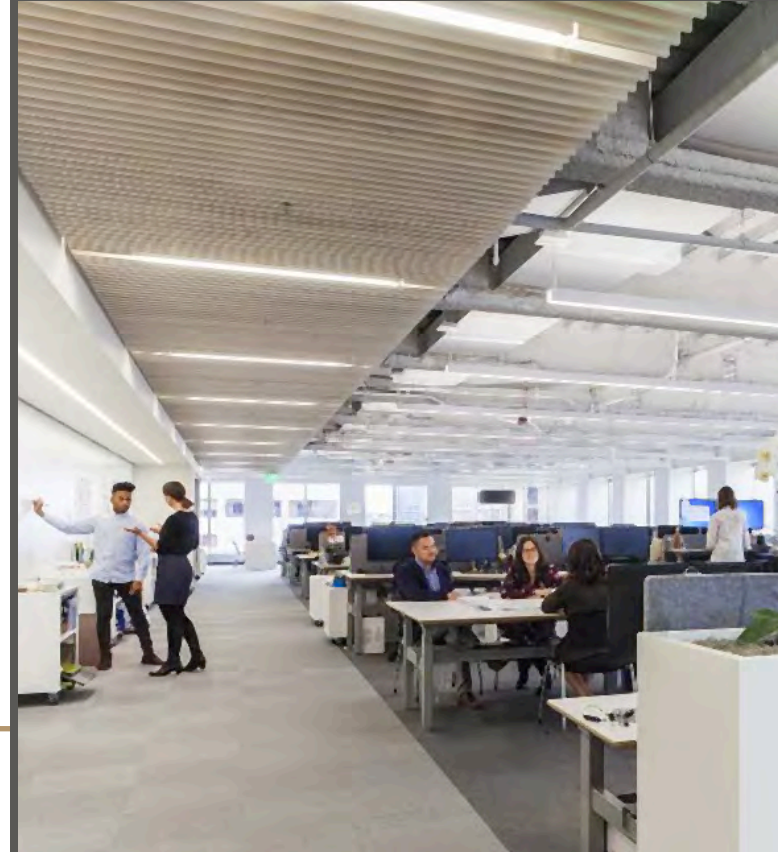
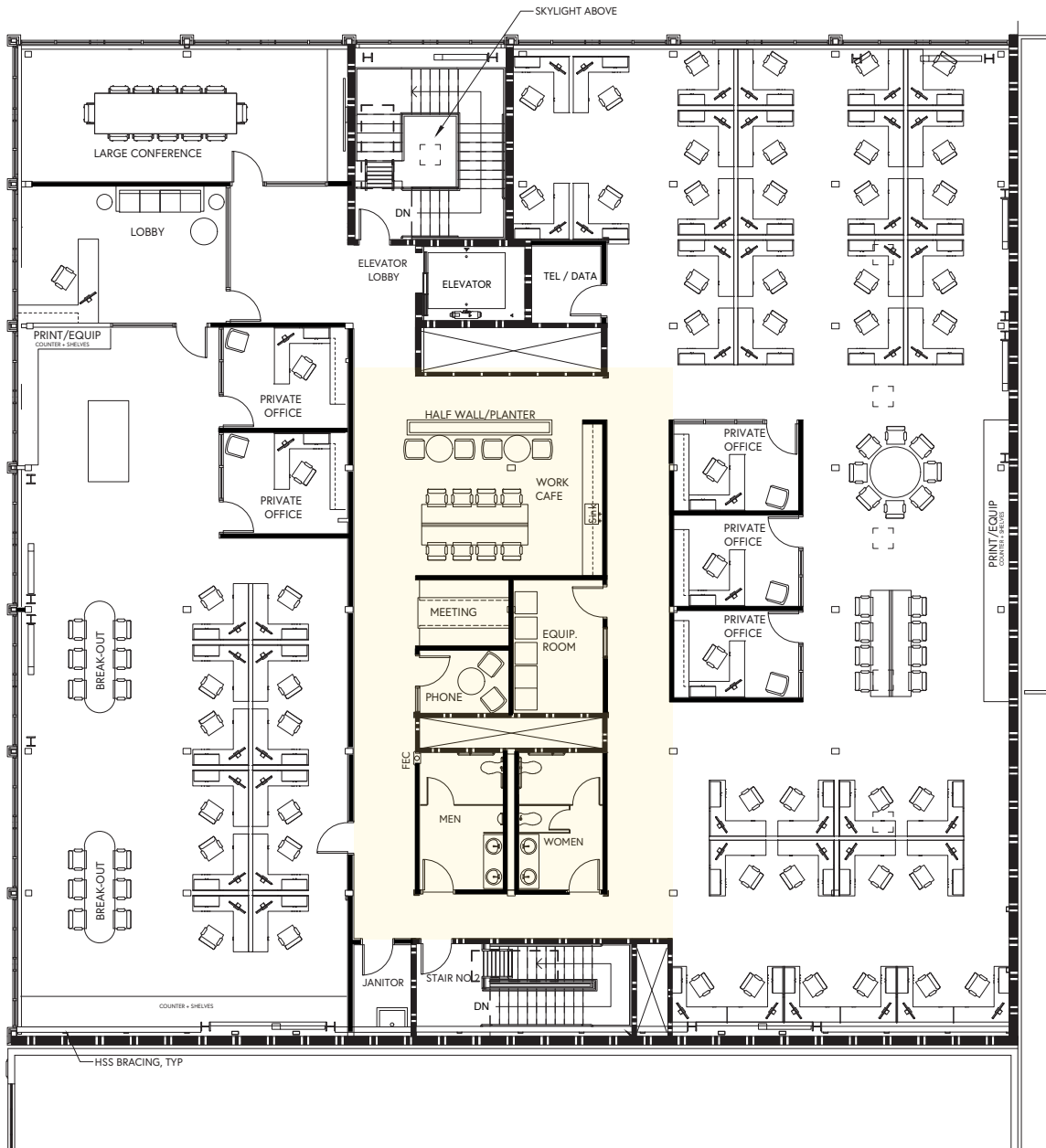
SAMPLE TEST FIT – SECOND FLOOR



DESIGNED TO INTEGRATE
LAB AND OFFICE TO
PROMOTE INNOVATION



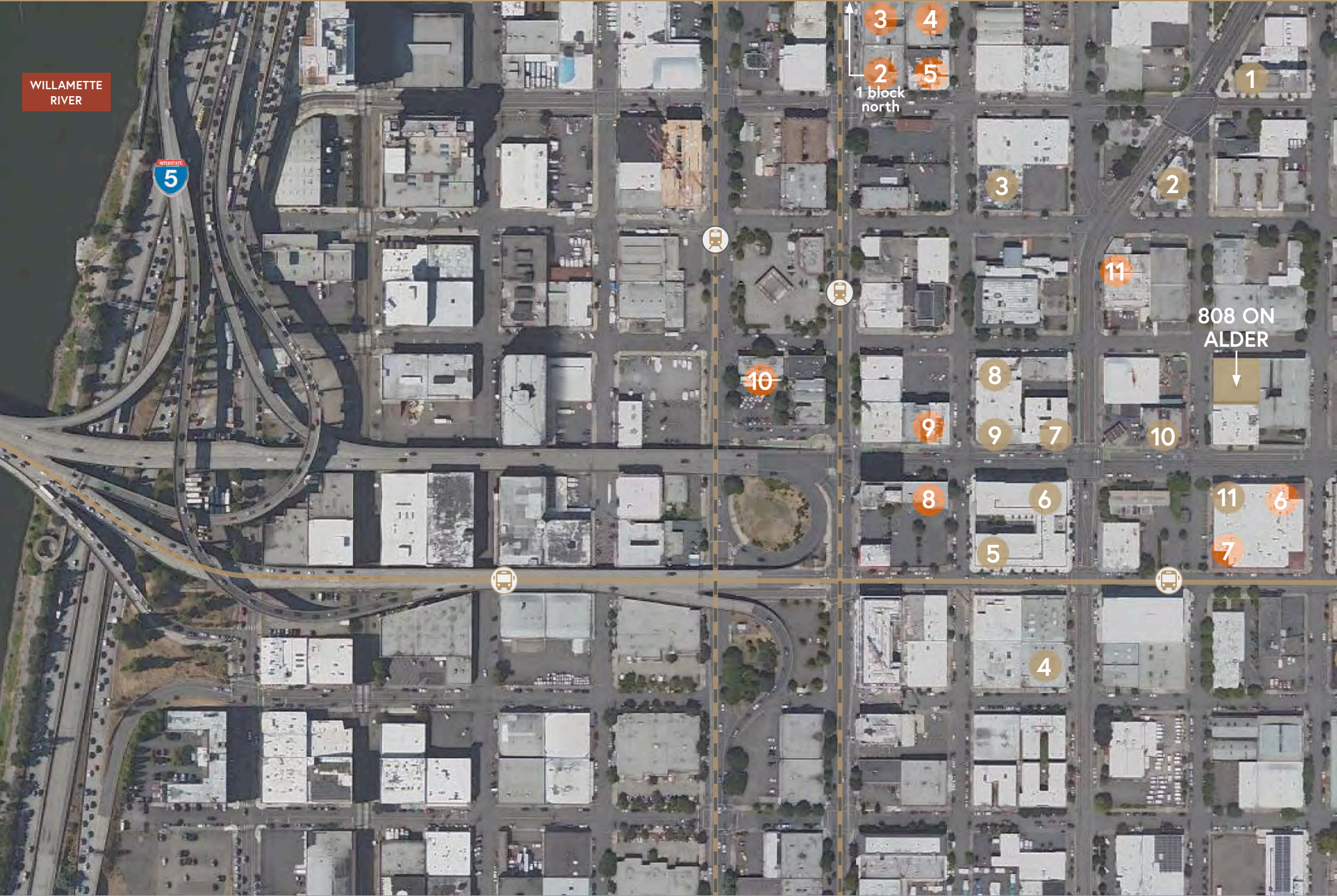
SAMPLE TEST FIT – THIRD FLOOR

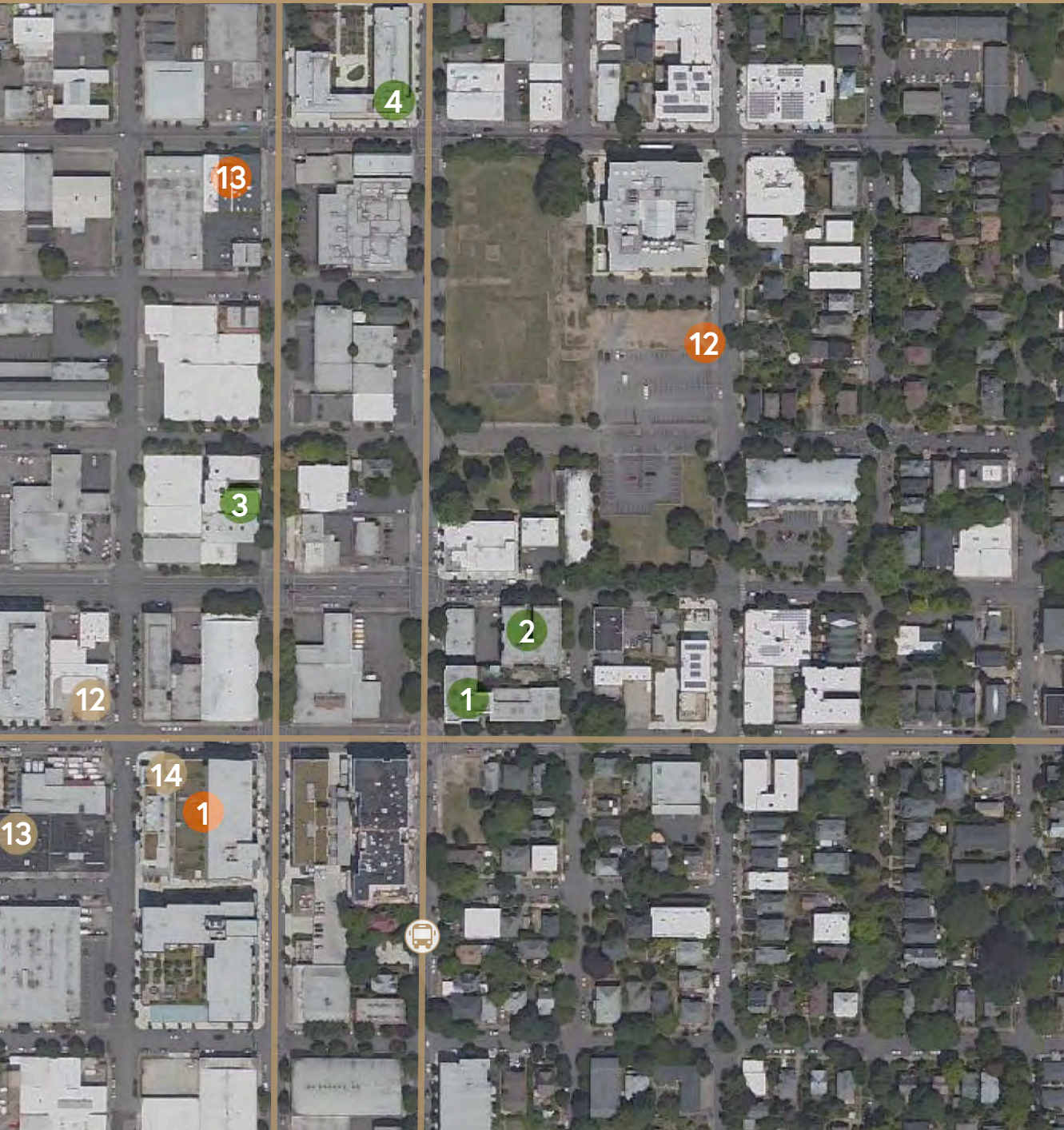


WILLAMETTE RIVER



808 ON ALDER





RESTAURANTS

1. Danwei Canting
2. Rum Club
3. Stellar Cellars
4. AFURI IZAKAYA
5. Hat Yai Belmont
6. Brunch Box
7. Star Bar
8. Loyal Legion
9. RoboTaco
10. HOME, A Bar
11. Central Kitchen Food Hall
12. Cascade Brewing Barrel House
13. Rogue Eastside Pub
14. Schilling Cider House



AMENITIES

1. Market of Choice
2. Andy & Bax Outdoor Sports
3. Modo Yoga
4. AFRU Gallery
5. Milagro
6. Core Power Yoga
7. Venus Allure Salon & Spa
8. Bart's Barbershop
9. Mother Focucault's Bookshop
10. River City Bicycles
11. Next Adventure Sports Center
12. Biketown PDX
13. Flux Salon



HOUSING

1. Ritzdorf Apartments
2. Rex Arms Apartments
3. Melcliff Apartments
4. St. Francis Park Apartments



Walk Score
96



Transit Score
74



Bike Score
100



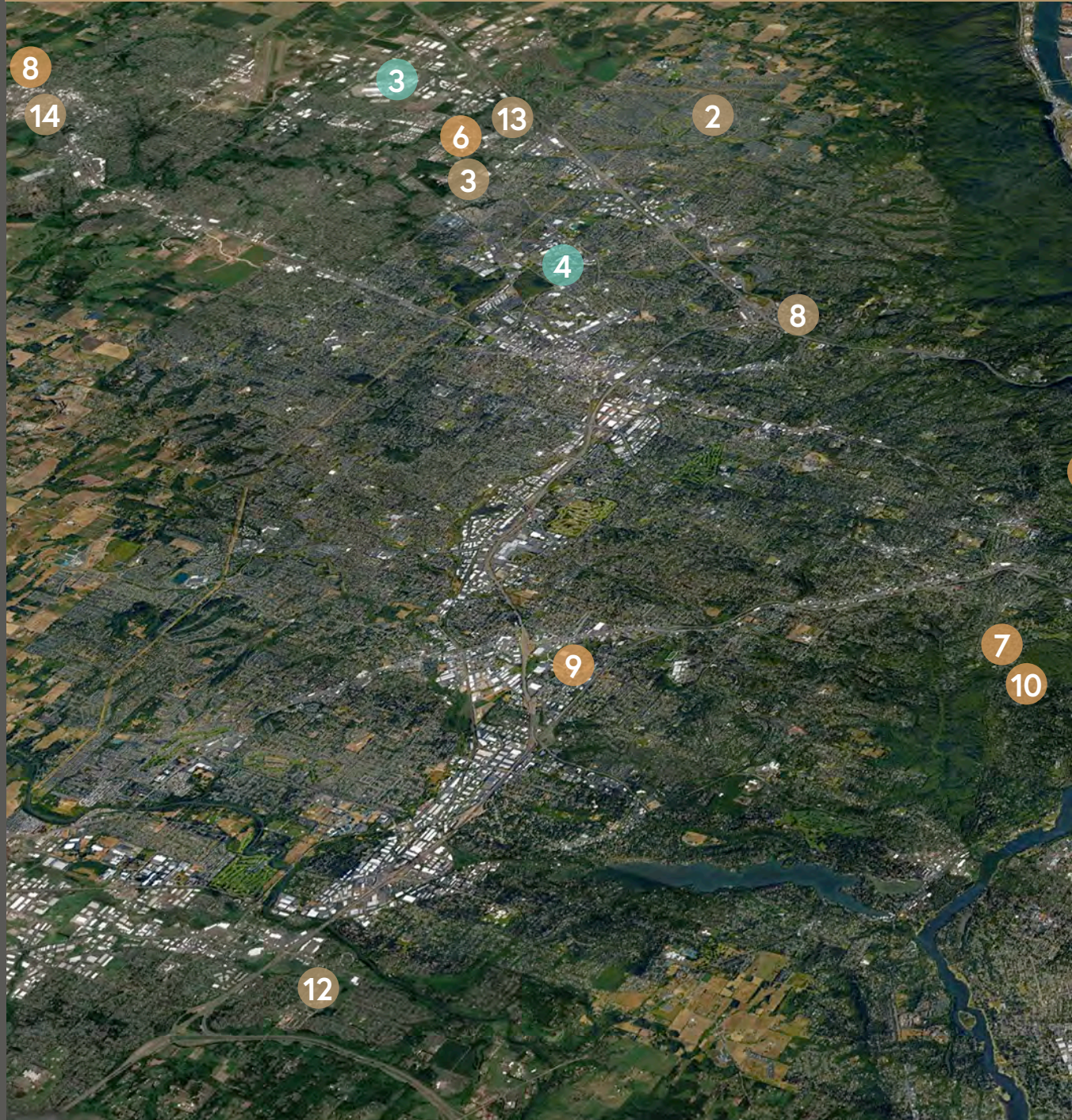
HOSPITALS

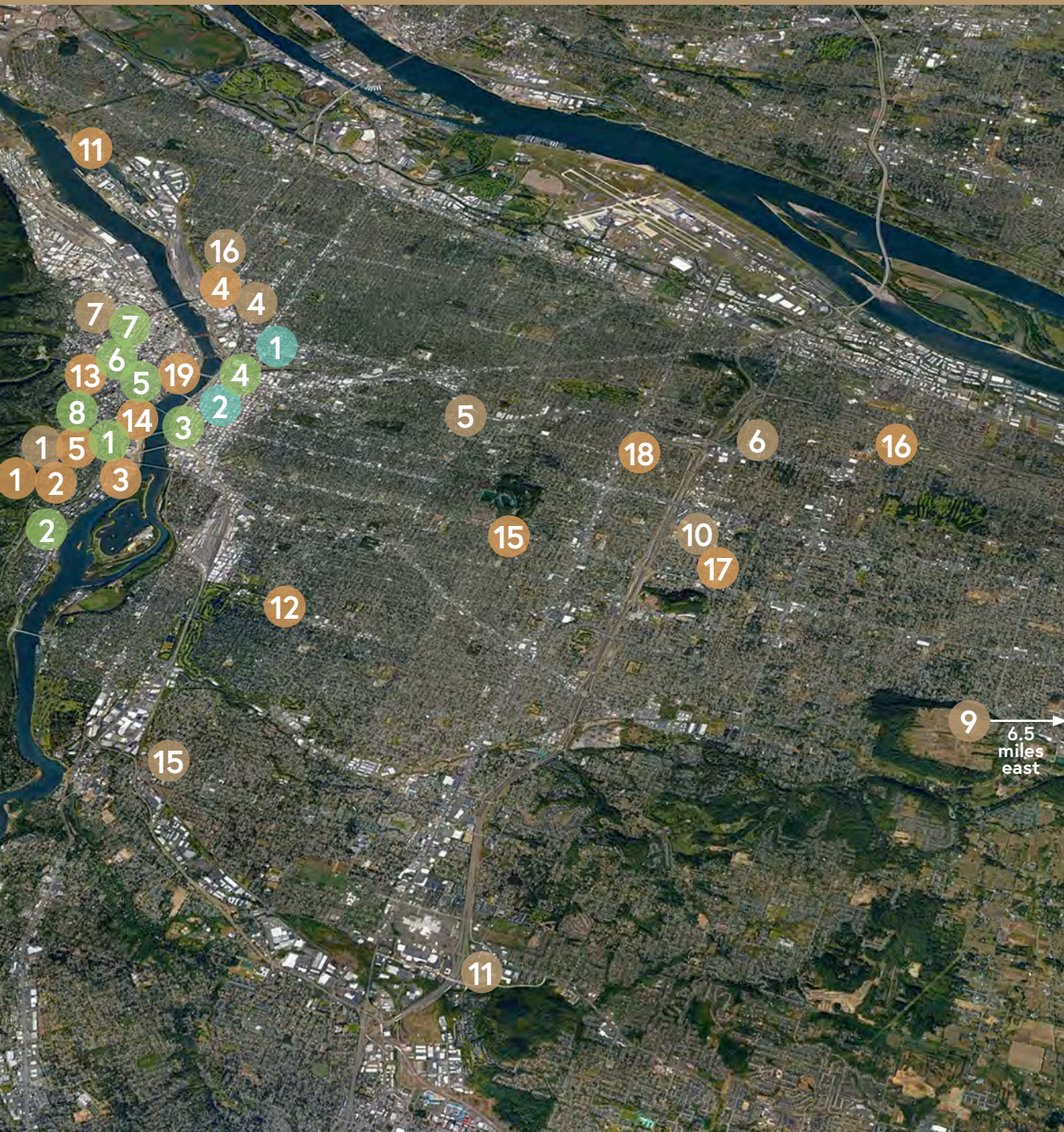
1. Oregon Health & Science University Hospital
2. OHSU Doernbecher Children's Hospital
3. OHSU Vaccine and Gene Therapy Institute
4. Legacy Emanuel Hospital
5. Providence Hospital Portland
6. Vibra Specialty Hospital
7. Legacy Good Samaritan
8. Providence Hospital St. Vincent
9. Legacy Mount Hood Hospital
10. Adventist Medical Center
11. Kaiser Permanente Sunnyside
12. Legacy Meridian Park Hospital
13. Kaiser Permanente Westside
14. Hillsboro Medical Center
15. Providence Hospital Milwaukie
16. Kaiser Permanente Eastside



EDUCATION

1. Oregon Health & Science University (OHSU)
2. Doernbecher Children's Teaching Hospital
3. OHSU School of Dentistry
4. Legacy Emanuel Teaching Hospital
5. Shriners Hospital University
6. Oregon Graduate Institute School of Science & Engineering
7. Lewis & Clark Law School
8. Pacific University
9. George Fox University
10. Lewis & Clark College
11. University of Portland
12. Reed College
13. Portland State University
14. National University of Natural Medicine
15. Warner Pacific College
16. Western States Chiropractic College
17. Walla Walla University Portland Campus
18. Multnomah University
19. Oregon College of Oriental Medicine





ORGANIZATIONS

1. Oregon Bioscience Association
2. OTRADI Bioscience Incubator
3. Oregon Museum of Science & Industry (OMSI)
4. Technology Association of Oregon
5. Oregon Venture Fund
6. Oregon Entrepreneurs Network
7. Catalyze
8. Innovate Collaborate Oregon



BUSINESSES

1. Kaiser Permanente
2. Autodesk Inc
3. Intel Research & Development Campus
4. Nike World Headquarters

PORTLAND IS READY FOR BIOTECH



22 Life Scientists
Per 1,000 Employees



\$306MM/547 Awards
2019 NIH Funding



52.8%
Bachelors Degree+

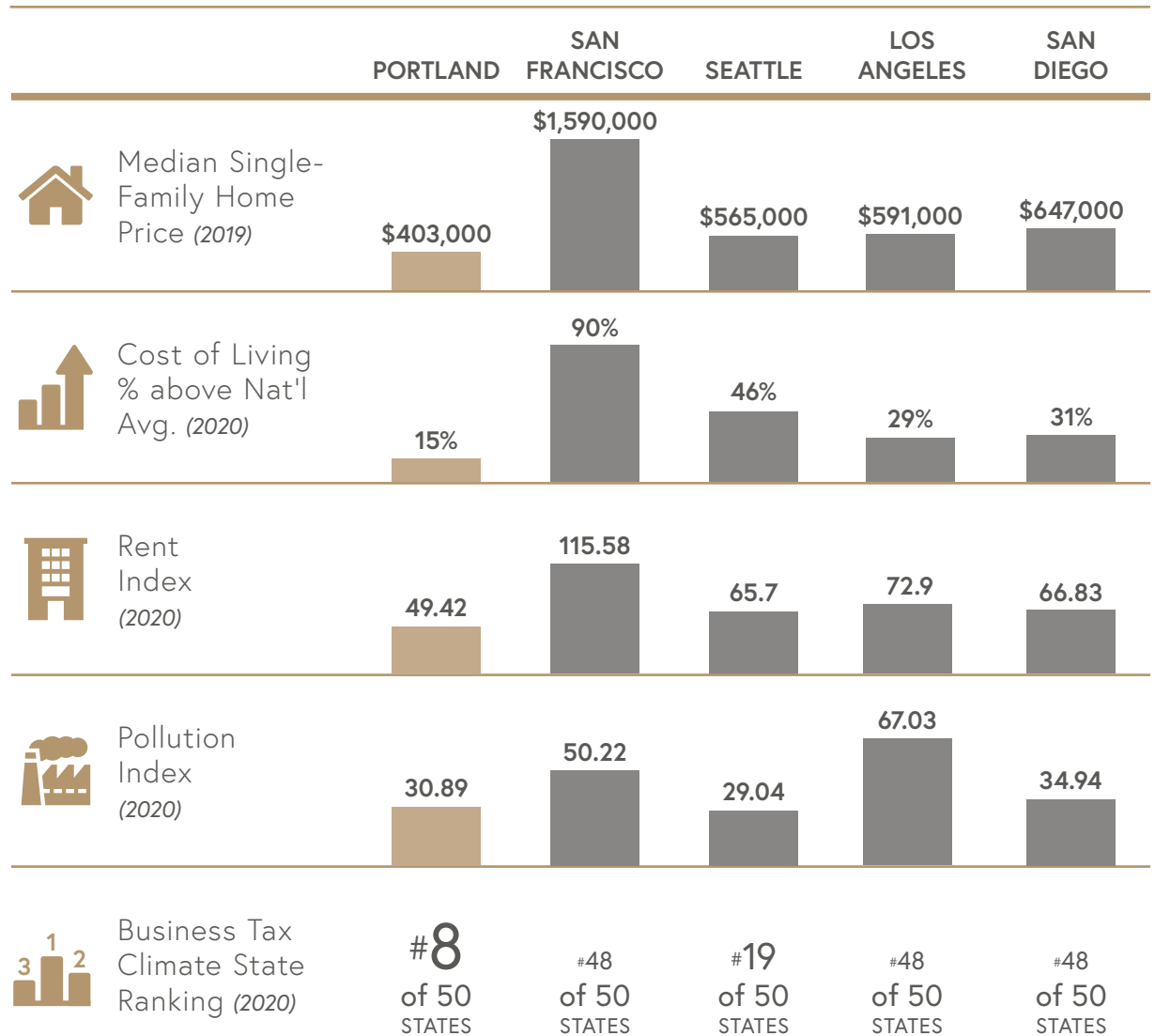


\$0.0645/KWh
Electricity Cost

Market Overview

The vibrant west coast city in the heart of the mountains is calling for you. Over 150 miles of hiking trails, the largest independent bookstore in the world, and endless restaurants are all accessible with ease in Portland. Undeniable beauty and quality of life is all around! Furthermore, Portland slashes the cost of living compared to other major West Coast metros; including, San Francisco, Seattle, Los Angeles, and San Diego.

PORTLAND VS THE WEST COAST



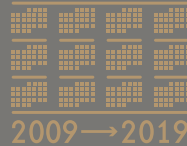
“Sustainability and environmental protection are a cornerstone of Portland's culture...”

TRIMET AND SUSTAINABILITY

Sustainability and environmental protection are a cornerstone of Portland's culture. Portland General Electric tied for 2nd in J.D. Power Sustainability Index – Climate of 2020, not only reflecting PGE's commitment to improving its carbon footprint, but also the responsiveness of Portland residents to these sustainability policies. In addition to utilities working toward a greener future, Portland's public transportation helps reduce the city's carbon footprint. Covering over 533 square miles across the Portland MSA, with over 60 miles of light rail tracks and 87 stations, Portland's Trimet is a master class in public transportation. Nearly three quarters of all adults in Portland ride Trimet at least once per year and the system serves over 100 million riders annually. Trimet continues to focus on increasing its electric fleet to curb carbon emissions and help keep the Portland air clean for generations to come.

100,087,557

Average Yearly Rides 2010-2019



308,491

Average Weekday Rides FY2019



74% of Adults

Ride Trimet 1+ Times Per Day



533

Square Miles of Service Area



87

Lightrail Stations



6,742

Bus Stops



WHO'S MOVING TO PORTLAND?

The highest proportion of inbound migration is people ages 18-44 due to strong job growth and a diverse economy; there are opportunities across the board for people in their peak working and earning years. Additionally, 49% of adults in Portland have earned a bachelor's degree or higher; this ensures that businesses have access to an educated workforce. In addition to an educated workforce, Portland is home to the #1 family medicine program in the nation at Oregon Health & Sciences University and the #1 Environmental Law program at the Northwestern School of Law at Lewis & Clark College. Undergraduate programs range to the nationally accredited Portland Community College and Portland State University, and private universities such as the University of Portland and Reed College.

► 65% Millennials ◀

1,093 (4.2%).....Children (ages 1-17)

6,854 (26.6%).....College-Age (ages 18-24)

9,808 (38.1%).....Root-Setting (ages 25-34)

3,578 (13.9%).....Peak Working (ages 35-44)

1,220 (4.7%).....Peak Earning (ages 45-54)

2,039 (7.9%).....Peak Earning (ages 55-64)

1,159 (4.5%).....Retirees (ages 65+)

25,750TOTAL
Out of State Inbound Migration to Portland (2018)

49.1%

25+ Population has Bachelor's Degree or higher

19.7%

25+ Population has Graduate Degree

24.2%

Growth in Educated Millennial Population from 2010-2015

over 50%

Of higher education alumni remain in Portland

Lewis & Clark Law School



#1 in Environmental Law

Northwestern Law at Lewis & Clark College (2019)



OHSU

#1 Family Medicine Program

Oregon Health & Science University (2020)



REED COLLEGE

#1 Classroom Experience

Reed College (2020)

University of Portland 

#2 in Regional Universities West

University of Portland (2019)



Portland State UNIVERSITY

#4 in Best College Locations in US

Portland State University (2021)



Portland Community College

National Top 20 Community College

Portland Community College (2019)

PORTLAND IS IN BUSINESS

Oregon offers generous business tax policies, low startup costs, and no sales tax; as a result, Oregon is 8th in Best State Business Tax Climate of 2020. Moreover, businesses based in Portland have a logistical advantage through direct access to major distribution channels by land, sea, and air. Also, the Portland International Airport is 1st in J.D. Power Airport Satisfaction Index for large airports in the United States. Consequently, Portland is the ideal atmosphere for entrepreneurs and investors of all degrees.

LARGE EMPLOYERS

- Precision Castparts Corp
- Intel
- Providence Health & Services
- Oregon Health & Science University
- Nike
- Trimet
- Adidas
- Vigor
- Boeing Co.
- Vacasa
- AirBnB

EMPLOYMENT BY INDUSTRY (May 2019) % of Workforce/Avg. Hourly Wage

| | |
|---|---------------|
| MANAGEMENT AND SALES..... | 15.9%/\$55.52 |
| OFFICE AND ADMINISTRATIVE SUPPORT..... | 12.7%/\$21.06 |
| PRODUCTION, INSTALLATION, AND MAINTENANCE | 9.7%/\$23.18 |
| HEALTH CARE | 8.5%/\$32.54 |
| TRANSPORTATION..... | 8.1%/\$19.55 |
| BUSINESS AND FINANCIAL OPERATIONS..... | 6.2%/\$36.89 |
| EDUCATION | 5.4%/\$31.49 |
| COMPUTER AND MATHEMATICAL | 3.7%/\$44.62 |
| ARCHITECTURE AND ENGINEERING | 3.1%/\$40.50 |
| COMMUNITY AND SOCIAL SERVICES | 1.7%/\$27.00 |

#1

**Best State Business Tax
Climate – West Coast**

—US Tax Foundation, 2020



#1

**Airport Satisfaction –
Large Airports**

—J.D Power, 2019



#1

**Big City to
Start a Career**

—GoBankingRates, 2017



#2

**Best Resources and Economic
Support for Early Education**

—WalletHub, 2020



#2

**PGE
Sustainability Index – Climate**

—J.D Power, 2020



#3

**Best Cities for
Outdoor Activities**

—Niche.com, 2020



#5

**Best Places for Business
and Careers**

—Forbes, 2019



#5

**Fastest Income
Growth Rate**

—BestPlaces.net, 2010-2018



#8

**Best Cities to Live
in America**

—Business Insider, 2020



CITY OF ROSES

Undoubtedly, Portland is the city to move to, no matter what you want from your next chapter in life. Are you setting down some roots? Yes! Starting a business? Absolutely! Want easy access to nature and a stunning city skyline? Portland has everything you could need and so much more. You'll never run out of exploration or adventures in Portland and the beautiful Pacific Northwest!



POWELL'S BOOKS

Largest Independent Book Store in the World



PBOT BIKETOWN

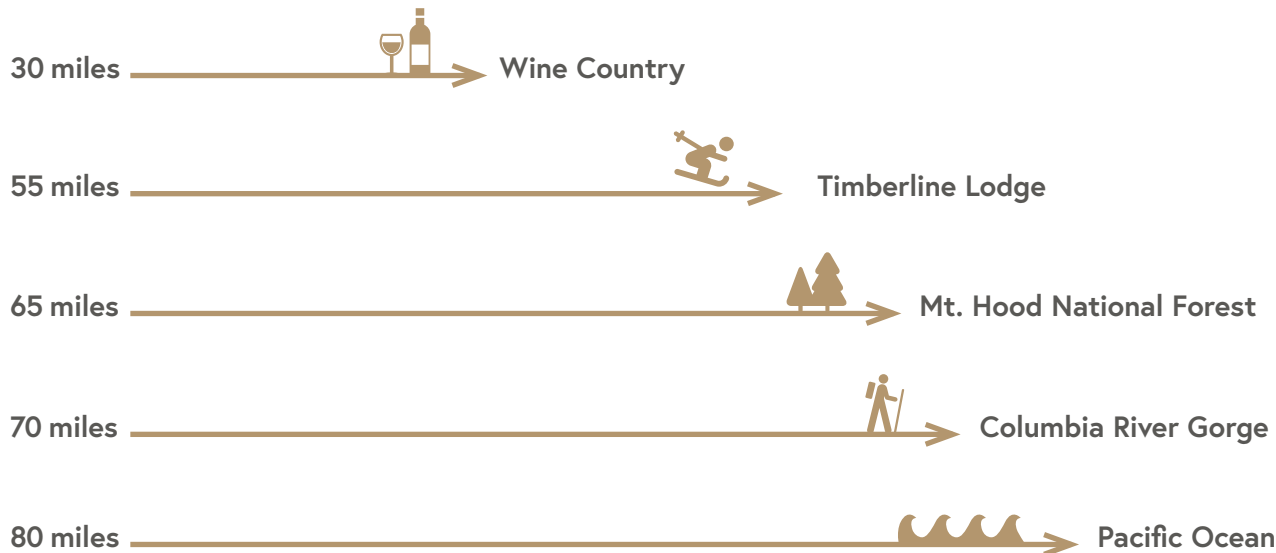
Over 1500 E-Bikes in Portland



FARMER'S MARKETS

14 Independently Run Farmers Markets

PORTLAND → THE OUTDOORS



238+ Waterfalls

The Pacific Crest Trail stretches 460 miles across Oregon

Portland alone boasts 152 miles of trails

EASTSIDE INDUSTRIAL HUB LIFE SCIENCE INNOVATION STARTS HERE

FOR MORE INFORMATION PLEASE CONTACT:
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ecacre.com

Licensed in Oregon and Washington



GBD ARCHITECTS

- #3 – 2023 DJC Oregon & SW Washington Architecture Firms
- Over 2.5 million square feet of LEED Platinum work along with the
- First commercially sized, mixed-use Passive House building in US
- 2 times Winner of AIA 2030 Award
- Most IIDA Workplace Category awards in the last 3 years

• Whit Middlecoff, AIA | Principal



SUMMIT DEVELOPMENT GROUP

- First and Only BioTech Developer in Portland

Christopher Marsh | CEO & Founder



OREGON BIOSCIENCE ASSOCIATION