

EXPERIENCE THE ADVANTAGE

A&B™

Powered by

host



NEW CONSTRUCTION

IDEAL LOCATION

The Pearl District's Innovative Office Community



A LIFESTYLE WORKPLACE

PROPERTY DETAILS

YEAR BUILT: 2018 



**ON-SITE BIKE STORAGE
AND REPAIR STATION**

2

ROOF TERRACES
with river views

A&B CENTER: CONFERENCE SPACE, CATERING KITCHEN AND LOUNGE

**LOCKER ROOM
WITH SHOWERS**



A&B FIT

tech-advanced
workout equipment

COOPERATIVA RESTAURANT, BAR AND MARKET

LEED® Silver certified

8 FLOORS

with ground-floor multifunctional lobby

**FIRST-RATE TENANT
SERVICES BY**

CBRE
GLOBAL
INVESTORS

SIGNAGE OPPORTUNITIES

A&B™ NEXT GENERATION WORKPLACE COMMUNITY

The image shows a large, modern interior space, likely a lounge or common area. The ceiling is made of horizontal wooden slats, and the walls are also clad in wood. A large, curved fireplace with a glass front is the central feature, with a fire burning inside. Several curved, light-colored sofas with orange and grey cushions are arranged around the fireplace. The floor is a light-colored, polished concrete. Large windows on the left side offer a view of a city at night. A long wooden bar or counter is visible in the foreground on the left. The overall atmosphere is warm and contemporary.

NEARLY

183,000
RSF TOTAL

7 FLOORS

OF OFFICE SPACE

4 Floors with 28,800 RSF Each



PRIME
creative office space



WRAPPED IN WINDOWS
for natural light



FLEXIBLE
and efficient floor plates



SEATING
density promotes collaboration



EFFICIENT

FLOOR PLATES

Availabilities



2ND FLOOR

**7,835 RSF
Spec Suite &
16,438 RSF**



FLOORS 3-5

28,800 RSF



6TH FLOOR

**22,600 RSF
+ Outdoor terrace**



**LEASED
1ST FLOOR**

20,525 RSF



**LEASED
2TH FLOOR**

**19,600 RSF
+ Rooftop deck**



ENHANCED SPACES COMFORTABLE PLACES

Powered by the Host app, A&B goes Above & Beyond to create convenience, drive productivity and facilitate tenant engagement.



A&B Center lounge



Outdoor roof deck



Multifunctional lobby



A&B Center conference



MULTIFUNCTIONAL
lobby and common rooms



A&B CENTER
with conference space,
catering kitchen and lounge



HUDDLE SPACES
in A&B Center and lobby
for meetings or plugging
in on the go



ROOF DECKS
with views



**COOPERATIVA
RESTAURANT,**
bar and market by
Irving Street Kitchen



Space.
Community.
Service.

“

**Our work environments should be places that connect
our personal and professional personas as well as
support and improve our well-being.**

— Julie Whelan, Head, Americas Occupier Research, CBRE

”



OUR A&B CULTURE

UNITES PEOPLE

NETWORKING EVENTS

and happy hours to increase
tenant collaboration

AT-YOUR-FINGERTIPS

workplace assistance that
anticipates your needs

PLATINUM-LEVEL

services offered exclusively to
top executives

PRIVILEGED ACCESS

to our network of property conference
space and facilities nationwide

host

Exclusive mobile app
seamlessly connects tenants
to amenities and services

Above & Beyond for Business

A&B is a next-generation workplace community that
brings people together to create, connect and thrive.

ALL-IN-ONE

RETAIL EXPERIENCE



Developed by the creative team at Irving Street Kitchen, Cooperativa's restaurant, bar and market concept creates an extraordinary retail experience on the ground level of Tanner Point.



An aerial night view of a city, likely Seattle, with a large mountain (Mount Rainier) in the background. The city lights are visible, and the sky is a mix of orange and blue. The text 'ROBUST URBAN' is underlined, and 'REVITALIZATION' is in a larger font.

ROBUST URBAN REVITALIZATION

The Energizing Pearl District



**TANNER
POINT**

WALK 0.35 MILES
TO PORTLAND MAX
LIGHT RAIL STATION



PORTLAND
INTERNATIONAL AIRPORT



PEARL DISTRICT

NW NORTHROP

NW LOVEJOY

NW 14TH

NW 13TH

NW 12TH

NW 11TH

NW 10TH

NW 9TH

NW BROADWAY

BROADWAY
BRIDGE

STEEL
BRIDGE

EASTBANK
ESPLANADE

BURNSIDE
BRIDGE

UNION STATION



NW GLISAN

NW EVERETT

W BURNSIDE

NW 6TH

TRANSIT MALL

NW 5TH

NW 1ST

TRANSIT MAP KEY



PORTLAND
STREETCAR LINES



MAX
LIGHT RAIL LINES



TRIMET BUS LINES

DOWNTOWN

84

MULTIPLE BUS STOPS
WITHIN BLOCKS OF
THE PROPERTY



RESIDENTIAL HAVEN

Living in the Pearl District

10⁺

MILES OF
BIKE ROUTES



9

ACRES OF PARKS AND
NATURAL AREAS



96

WALK SCORE



10,000⁺

EXISTING AND PLANNED
RESIDENTIAL UNITS

6,000⁺

RESIDENTS MOSTLY IN
CONDOS OR APARTMENTS

\$530K

MEDIAN HOME
SALES PRICE

“

Everything I need is within walking distance—my office, bank, grocery store, gym and places to eat. It's absolutely worth it having quick and easy access to everything and allows me to be more efficient and reduces my stress.

—Jimmy Douglas, Pearl District resident

”



PEARL DISTRICT APPEAL

Nearby Amenities, On Point

TANNER POINT

Neighborhood Guide

- EAT & DRINK
- BODY & MIND
- BANK & SAVE
- SHOP & BUY
- CUT & COLOR
- STAY & LIVE



5-MINUTE WALK

- Union Station
- Jamison Park
- The Hairy Lobster
- Chase Bank
- Lovejoy Bakers
- The Fields Bar & Grill

2-MINUTE WALK

- Tanner Springs Park
- Subway
- Tea Bar NW
- The Fields Park
- Pizzicato Pizza

10-MINUTE WALK

- Safeway
- Starbucks
- Cerulean Wine
- Daily Café
- REI

SHOPPING AND DINING MECCA

The Pearl District Playground



BOUTIQUE
fashion stores



GROCERY
Whole Foods Market
and Safeway



ART GALLERIES
featuring local artists



STYLISH
restaurants, bars
and cafes



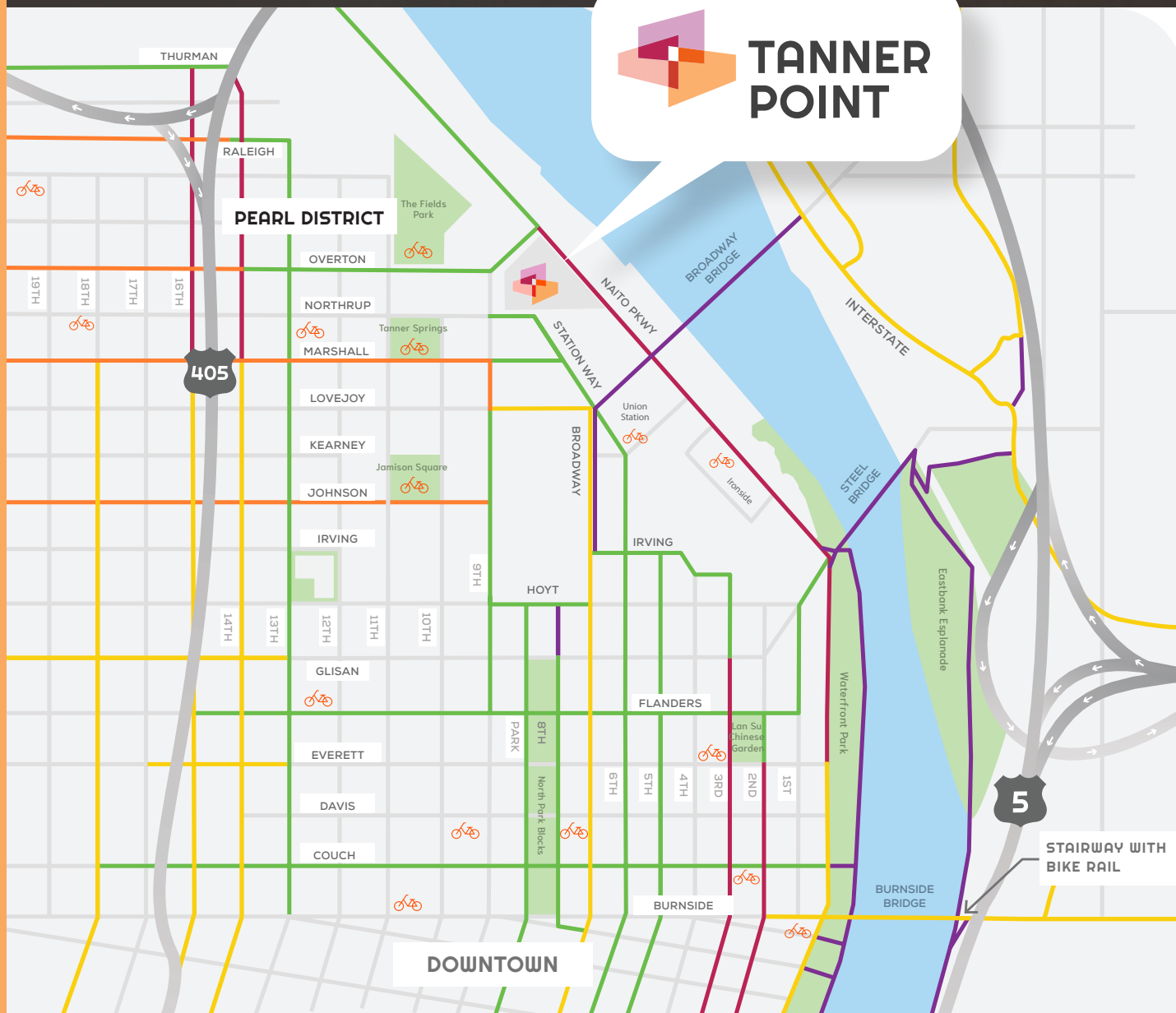
HOME DÉCOR
accessories & gifts

PERFECT FOR PEDALING







With Over 350 Miles of Bikeways



**TANNER
POINT**



BICYCLE MAP KEY

-  **MULTI-USE PATH**
Pedestrians and bikes only
-  **BUFFERED BIKE LANE**
Protected from motor vehicles
-  **MARKED BIKE LANE**
On wide shoulder
-  **BIKE BOULEVARD**
Neighborhood bike corridor
-  **SHARED ROADWAY**
Wider outside marked lane
-  **BIKETOWN STATION**
Portland's bike share network

UNDENIABLY PORTLAND

Tanner Point is Motivated by the Workday Rhythm



FIRST-RATE

tenant services by CBRE Global Investors



EASY ACCESSIBILITY

by public transit, car or bicycle



A&B EXPERIENCE

brings people together for networking and fun



COOPERATIVA

restaurant, bar and market by Irving Street Kitchen



HOST MOBILE APP

seamlessly connects tenants to amenities and services





EXPERIENCE

TANNER POINT

Where Innovation and People Preside

EXPERIENCE THE ADVANTAGE

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A&B[™] *host*

CBRE

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