



EXPERIENCE THE
ADVANTAGE



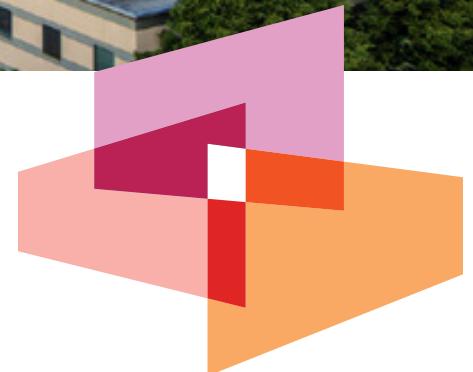
A&BTM

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



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

20,525 RSF



LEASED

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.





ROBUST URBAN

REVITALIZATION

The Energizing Pearl District



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



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

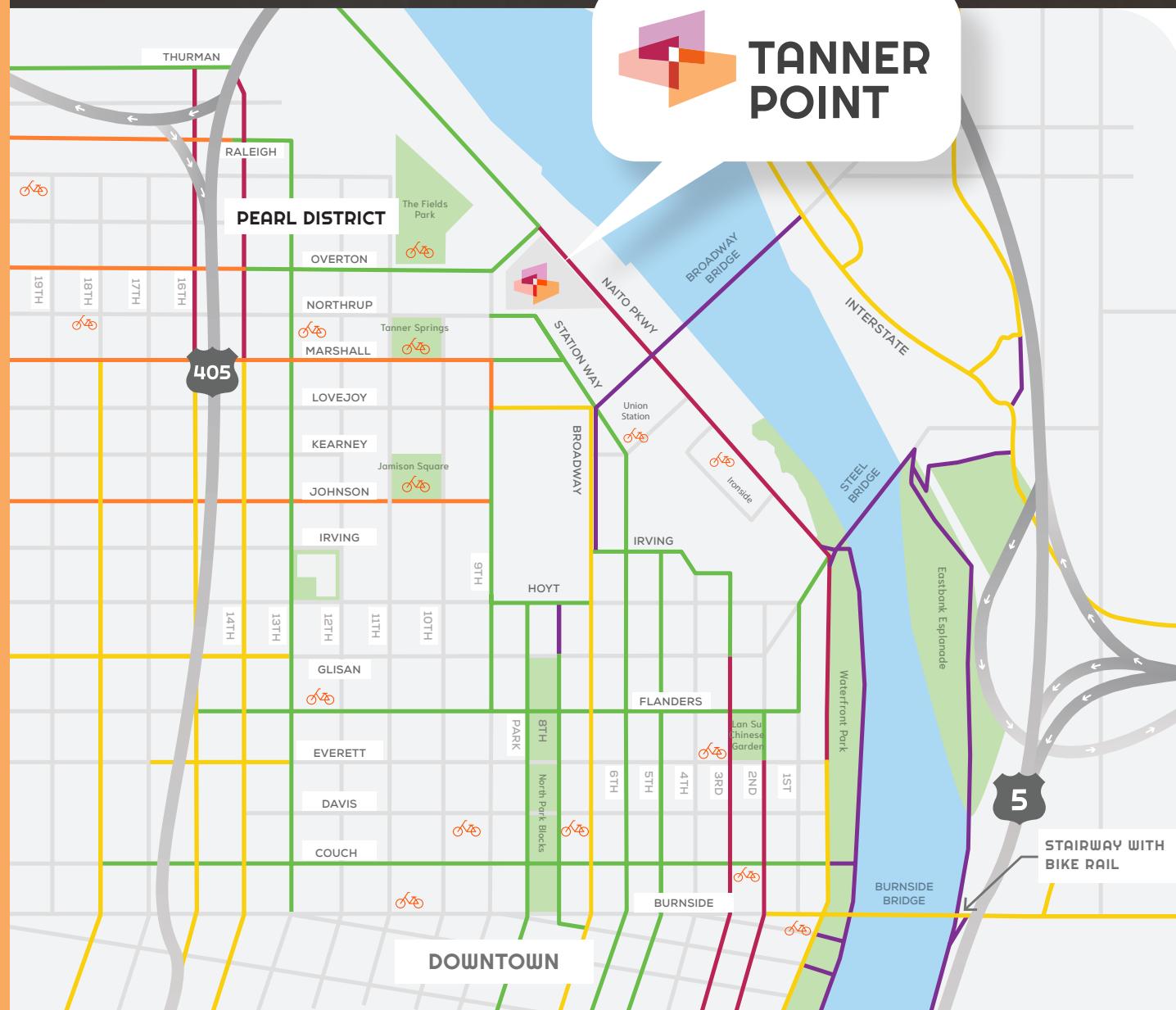


HOME DÉCOR

accessories & gifts

PERFECT FOR PEDALING

With Over 350 Miles of Bikeways



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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CBRE

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