



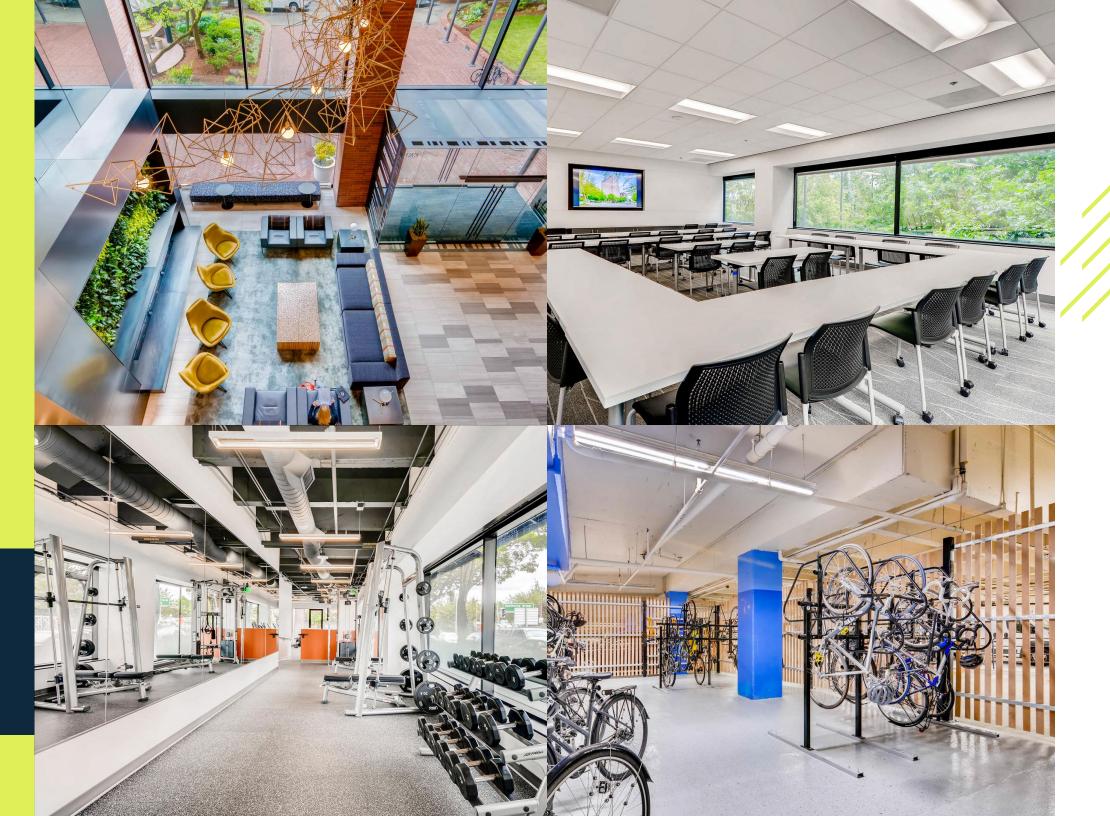
The Bright Spot of the Central Core Amenities | Waterfront | Access

CBRE

A Portland Landmark

Umpqua Bank Plaza is a landmark office building offering sweeping views of the Portland waterfront, Willamette River, the mountains of the Cascade Range and downtown Portland. One of the most notable addresses in the downtown market, Umpqua Bank Plaza delivers the unique combination of amenity rich convenience and timeless design.

The Bright Spot of // the Central Core



Property Highlights

- Gateway to downtown Portland with immediate access from major transportation arterials
- Umpqua Bank retail location, Gastro Mania Mediterranean Bistro
- Three-level automated parking garage with valet and a designated visitor parking area
- Conference center with kitchenette, training room and medium conference room with technology and
- >> Flexible seating configurations
- Fitness center with expansive locker rooms, cardio, TRX and weight listing equipment, direct card key access
- Secure bicycle hub with repair station and direct street access
- Professional onsite property management and engineering staff
- WELL Health Safety Rating
- LEED Gold and Energy Star rated
- Wired Score Certified



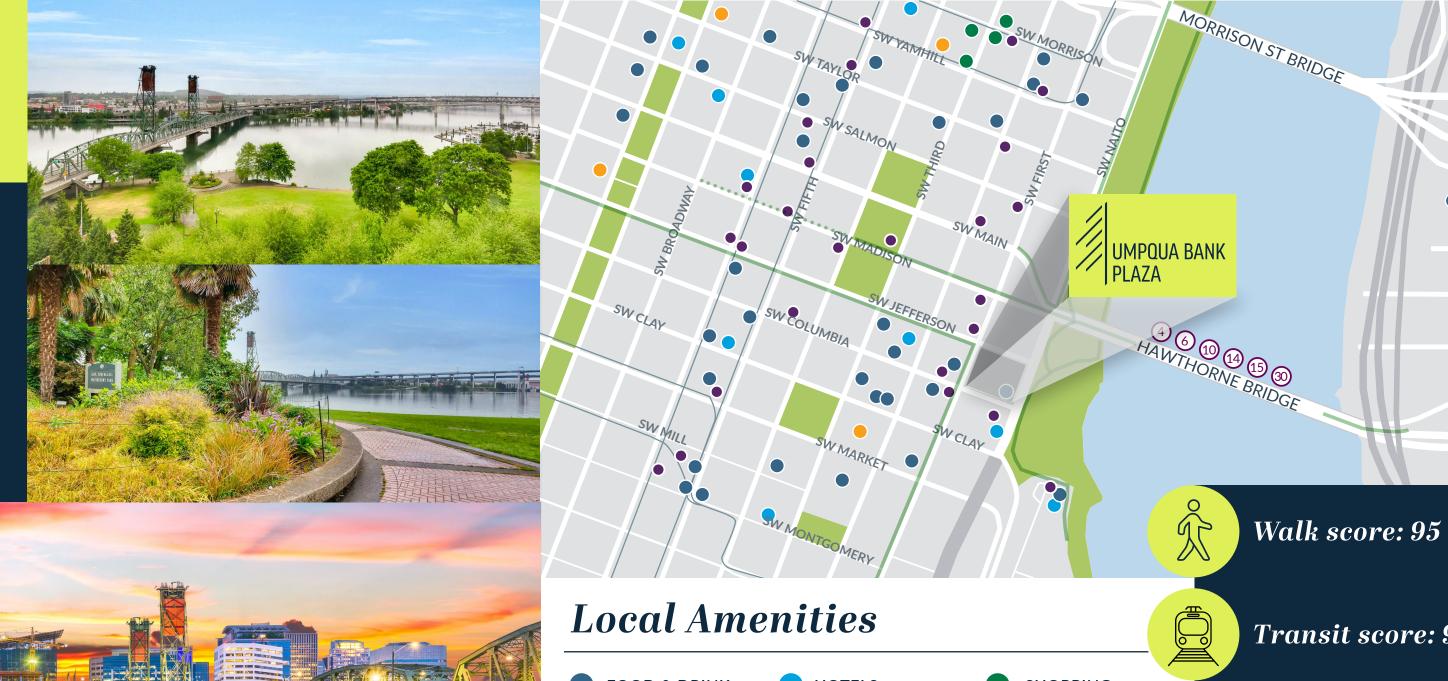
| | 1 | | |
|------------------|----------|--------|---------------------------|
| Floor | Suite | RSF | 3D tour |
| 18 th | 1800 | 17,456 | |
| 16 th | 1680 | 1,362 | |
| 15 th | 1500 | 17,632 | |
| 11 th | 1120* | 3,486 | |
| | 1110* | 2,378 | |
| | 1100* | 2,815 | |
| 10 th | 1050 | 3,464 | |
| | 1000 | 3,799 | (Divisible to 966 RSF) |
| | 1010 | 966 | |
| 7 th | 730* | 1,573 | |
| 6 th | 640* | 3,835 | |
| 5 th | 500 | 15,205 | (Divisible to 2,517 RSF) |
| | 520 | 2,517 | |
| | 550 | 6,507 | |
| | 560 | 2,019 | |
| 4 th | 475 | 2,655 | |
| | 458 | 1,925 | |
| | 440 | 2,063 | |
| | 435* | 1,769 | |
| | 430 | 2,277 | |
| *New Snec | Suites | | |

w Spec Suites



Location.

Located at the gateway to downtown, and steps away from the entrance to the Portland Waterfront and extensive cycling and pedestrian paths.



FOOD & DRINK

HOTELS

SHOPPING

ENTERTAINMENT

PUBLIC TRANSIT



Transit score: 94



Bike score: 93



UMPQUA BANK PLAZA

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