

GUE
RRI
LLA
DEVELOPMENT CO



dumbbell.



Now Leasing.

Like, right now.

**A creative space for big ideas.
The first crowdfunded building in Oregon.
Keeping it real at the Burnside Bridgehead.**

Pricing

**We're handsome,
but not expensive.**

**\$28-31/sf NNN; NNNs
Capped at \$7.50/sf
for the first two years.
Divisible to +/- 2,000 - 16,000 sf**

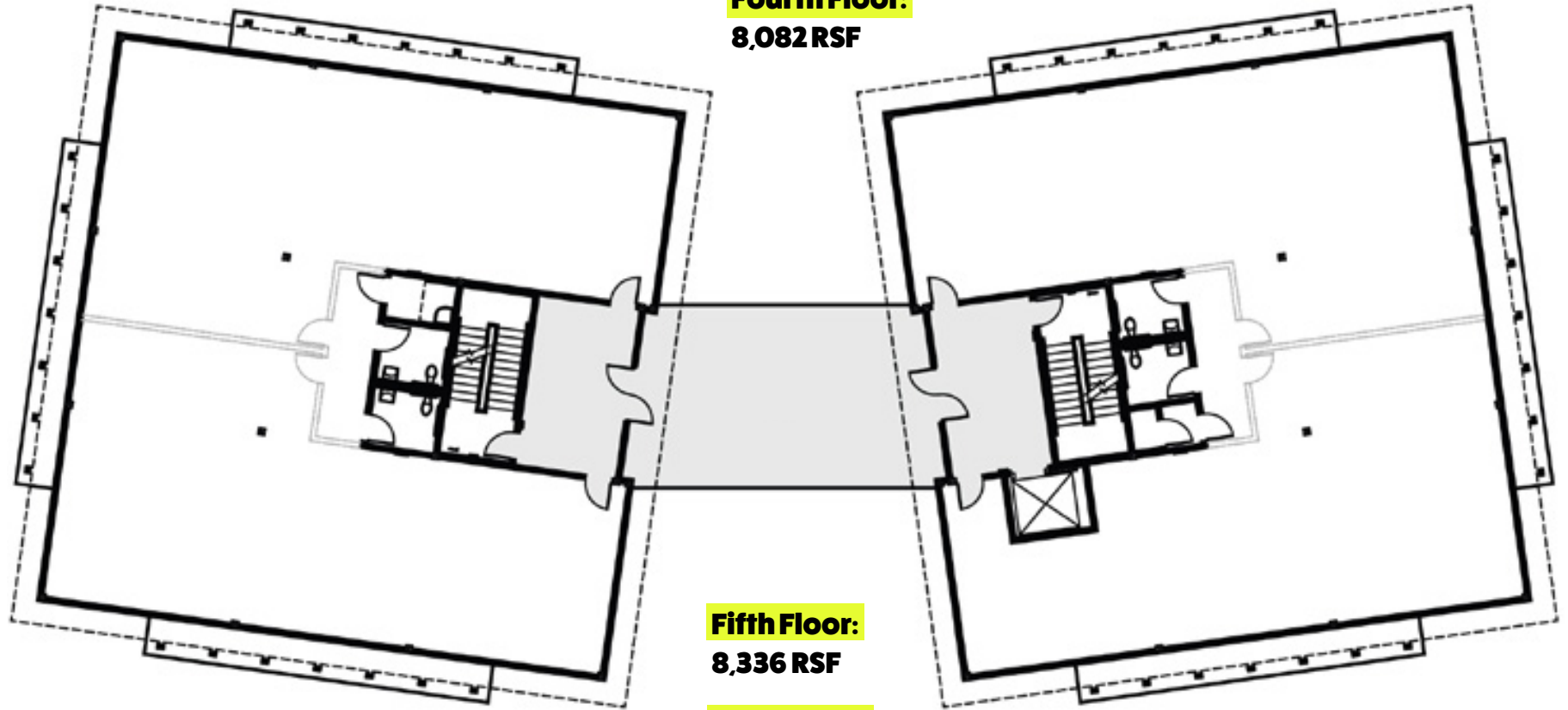


Third Floor:

7,838 RSF

Fourth Floor:

8,082 RSF



Fifth Floor:

8,336 RSF

Sixth Floor:

8,549 RSF

**A creative space
built for big ideas.**

**The Dumbbell isn't just another grey building.
We know you've seen the outside.
Just wait until you see the inside.**

Did you Know? The Dumbbell

is the **first crowdfunded building in Oregon**

(because development can be progressive too).

We've got **All The Views** of the city from every window and corner, not just the corner office.

Sky Bridges connect each floor. Renowned visual artist **James Jean** designed our handpainted mural.

Crema Coffee is right downstairs. We've reserved a floor just for **Small Teams** of 2-3 people with **Shared**

Kitchens and **Collaborative Spaces**. **Larger Teams**,

we'll work with you on a **Custom Buildout** to make your space (or whole floor) uniquely yours.

The entire building is designed for taking risks,

Keeping It Real, and making cool stuff together.

**Risk Takers.
Rule Breakers.
Culture Makers.**

**No
Fakers.**

Want to know more?

**A Portland Project Keeps
It Funky, With Design and
Funding**

New York Times

**Oregon Building Leads
Nation With Crowdfunded
Construction And
Psychedelic Design**

OPB State of Wonder

**Portland Finally Has
Architecture Worth
Arguing About**

Willamette Week

**Fair-Haired Dumbbell
building gets its final design
scheme and it's unlike
anything else in town**

Portland Business Journal

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