

HISTORIC + HIGH-FUNCTIONING

Welcome to the all-new Historic Bank Block where classic architecture provides the backdrop for thriving modern business. Extensive renovations underway.

- 1 city block, 3 buildings
- 215,950 SF of office space
- 2,500 – 35,000 SF flexible floorplates
- Full floors average 9,000 SF
- \$10M in proposed upgrades includes engaging tenant amenity spaces



FEATURES + FLEXIBILITY

From boutique-size to full floor, variable floorplans offer rare flexibility for growth and expansion. Interior courtyard provides unique opportunities for 360° of light-filled spaces.

- Full city block of contiguous space
- Opportunity for full floor identity
- Full floors average 9,000 SF
- Spacious ceiling heights with option for drop or open
- Extensive windowlines offer significant natural light
- Operable double-hung wood sash windows
- Upper floors with panoramic city views





FEATURES + FLEXIBILITY
*Variable floorplans provide you
the perfect space*





BEAUTY + BRAWN


Strength of materials provides the foundation for a creative approach to tenant improvements and build-outs. With beauty and brawn built-in, your thoughtful approach will bring your company culture to life in your new space.

- Historic character, modern finishes
- Class A standard finish packages
- High-functioning space prepped for custom TI's
- Mechanical upgrades support modern office design
- Space for high-productivity, collaborative open office
- Attract and retain talent at your company



BEAUTY + BRAUN

Historic details provide you the perfect mix of old and new

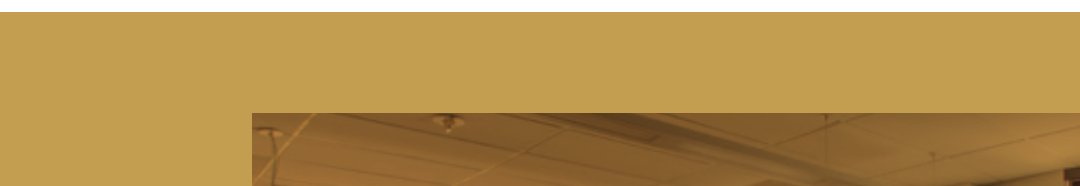


When you're a high-performing business, world-class communication is not a luxury, it's a necessity. Recent building upgrades provide tenants with the cutting-edge infrastructure needed to power modern business.

- Nexus of the Portland Tech Triangle
 - All fiber nodes within 2 city blocks
 - All-new HVAC system and BOH upgrades
 - Extensive fire and life safety upgrades
 - Buildingwide improvements to elevator cabs, corridors and restrooms
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PROGRESSIVE
+ POWERED





PROGRESSIVE + POWERED

*Cutting edge infrastructure
built to power your business*

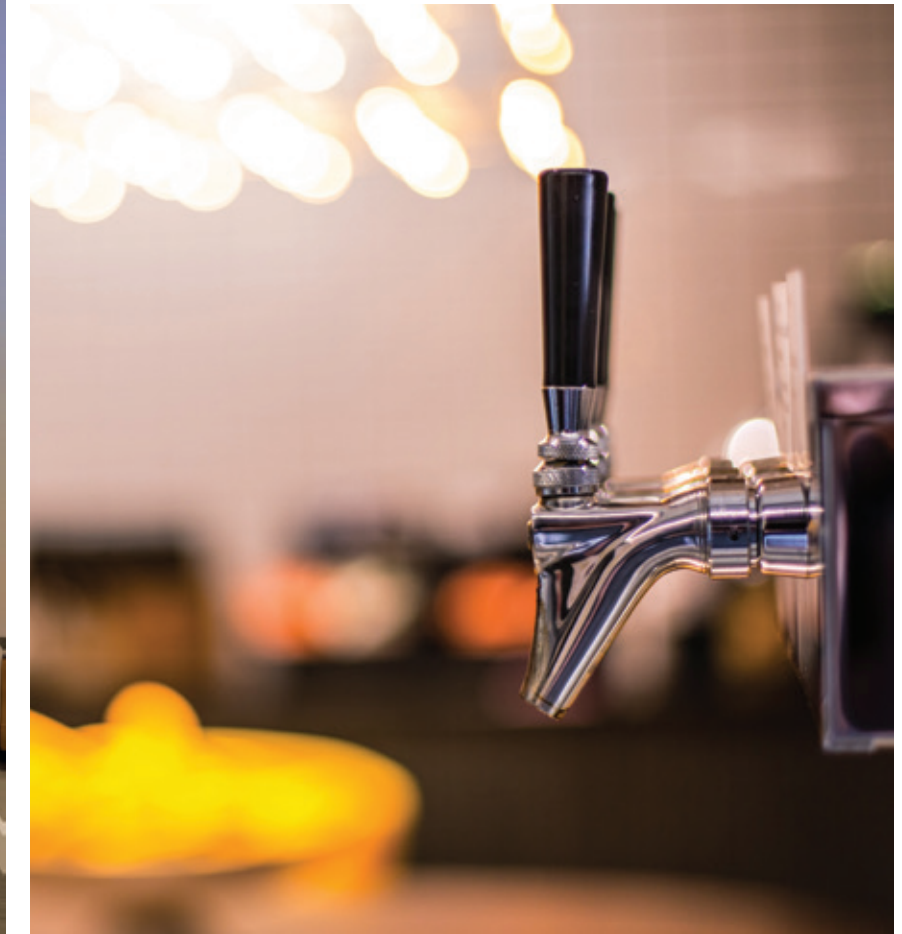


SUPPORTED + SUPPORTIVE

With property managers who welcome you daily, and services and amenities designed to boost productivity, HBB is a dynamic setting for you to conduct business and elevate interactions.

- On-site property management and customer service
- Versatile tenant social lounge
- Fitness center with video-enabled yoga room
- Resort-style shower and changing rooms
- Vintage boardroom with modern A/V gear
- High-speed wi-fi in common areas
- Controlled access
- Fully staffed security during business hours





SUPPORTED + SUPPORTIVE
*Modern amenities and services
let you focus on your business*

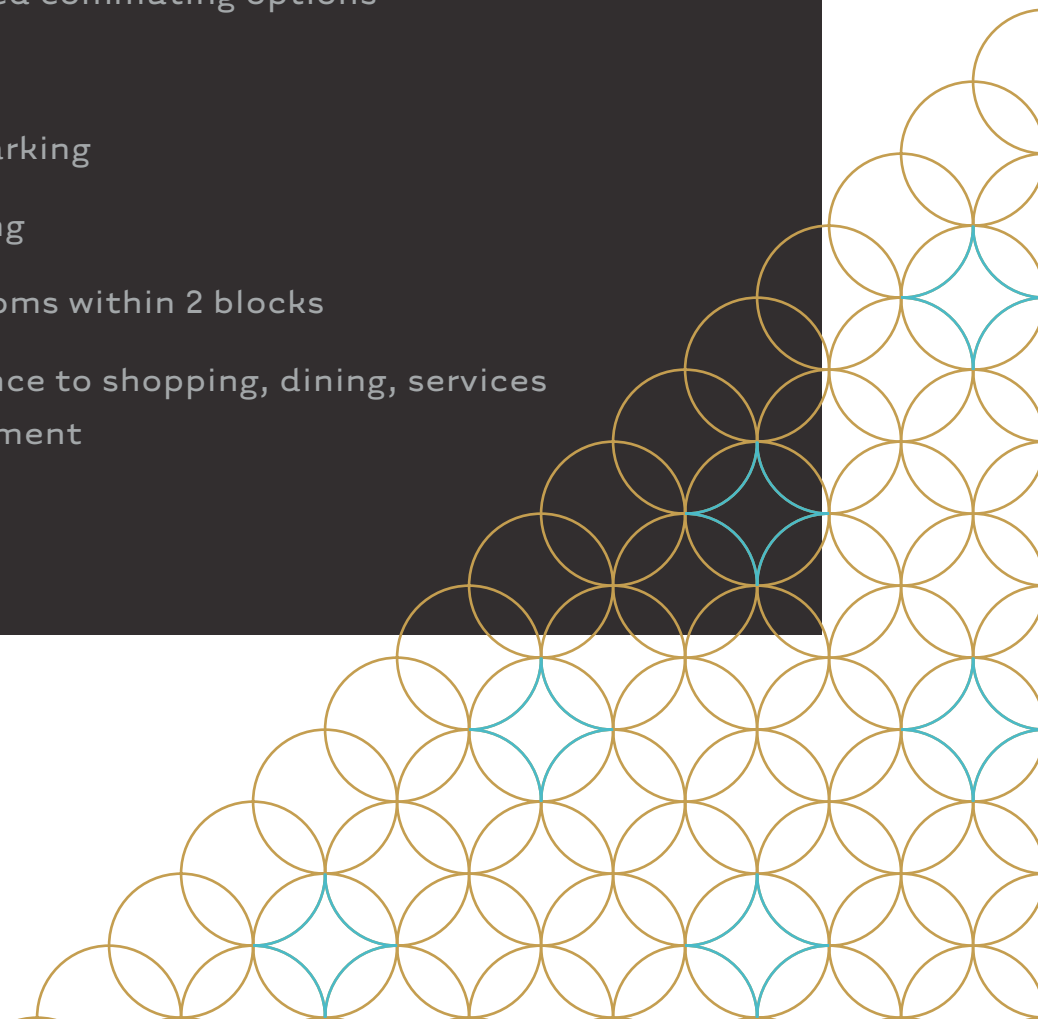


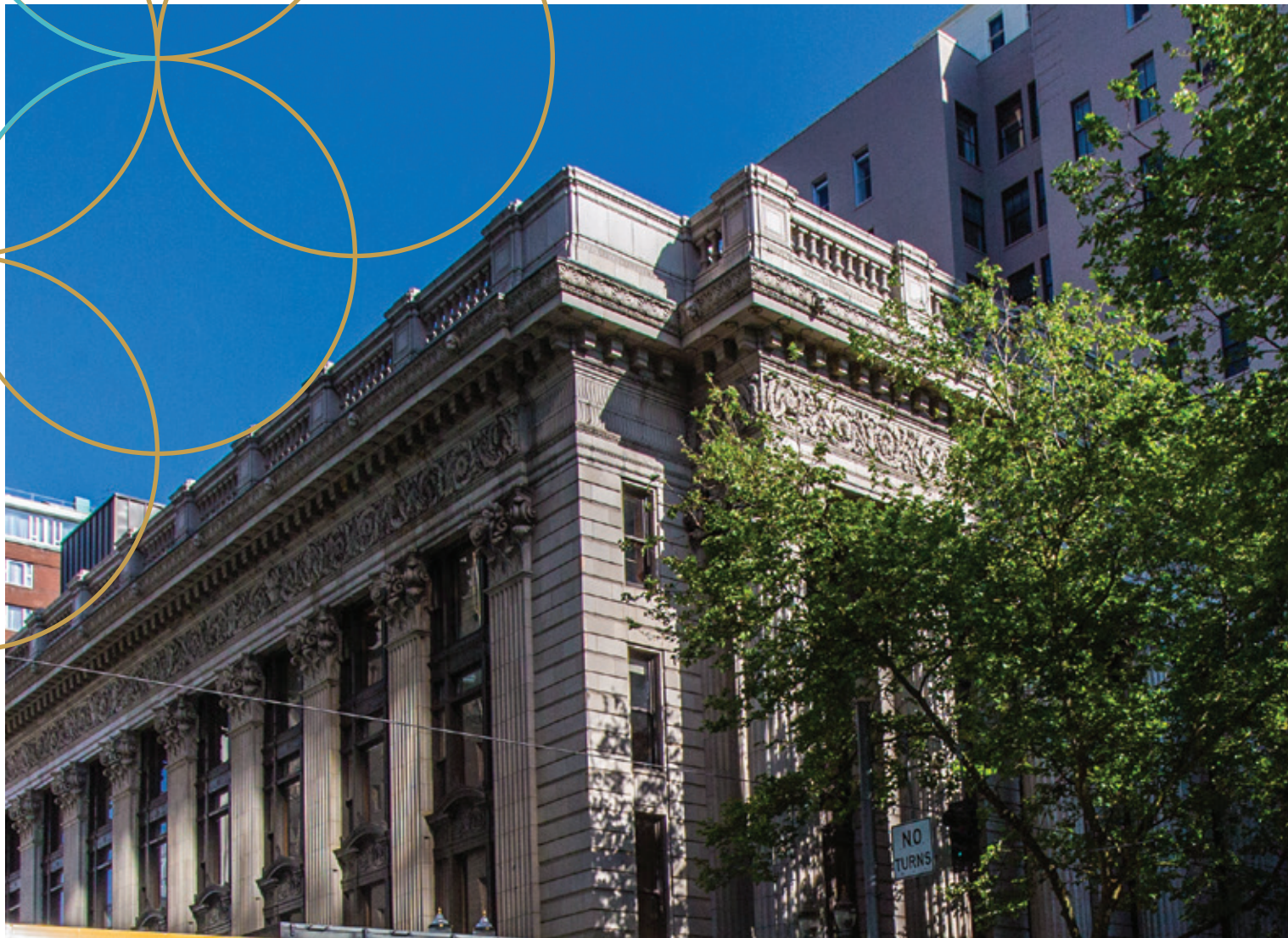
CENTRAL + CONNECTED



Situated between Broadway and the 6th Avenue transit mall, HBB offers immediate access to vibrant downtown Portland by car, foot, bus, bike or train.

- In the heart of the Central Business District
- Transit oriented commuting options
- Bike greenway
- Secure bike parking
- On-site parking
- 1,651 hotel rooms within 2 blocks
- Walking distance to shopping, dining, services and entertainment





CENTRAL + CONNECTED

*In the heart of downtown,
you're close to everything*





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POWER YOUR BUSINESS AT HBB