



The Hopper is surrounded by highly desirable urban amenities. Employees benefit from Tri-Met bus service stops within a few blocks and a bike score of 96 (Biker's Paradise) in the surrounding

area. Multiple coffee houses, breweries, and boutique restaurants dot the area. The adjacent popular Pearl District and Slabtown areas have continued to foster numerous residential and mixed-

use developments and are among the most vibrant in Portland history. Trendy NW 23rd Ave, a destination for boutique retail, lies two blocks to the west.

PROXIMITY TO	
Bus Stop	2 blocks
Interstate 5	1.7 miles
Interstate 84	3 miles
Downtown	1 mile



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The Hopper

FOR LEASE

**2000 NW WILSON
PORTLAND, OREGON**

Among the few urban industrial campuses in close proximity to a Central business District along the West Coast's I-5 corridor...

The Hopper comes with a variety of usage options and nearby amenities as varied as its city, mountain and river views.

FREEWAY ACCESS • VISIBILITY • PARKING



Highlights

Building Size	±167,832 SF
Total Lot Size	±5.34 Acres
Year Built	1960s-1980s (phases)
Car Parking	220+
Clear Height	18' to 31'
Power	Heavy, 3-Phase throughout
Loading	Nine plus dock doors, drive-in possible
Zoned	General Industrial (IG1) (Portland) Enterprise E-Commerce Zone (PDC)
Available	Q3 2017 with warm-shell delivery Q1 2018
Lease Rates	Call for Rates & TI Package
Website	www.thehopperpdx.com

Freeway Access

The Hopper's location provides excellent transportation access. It is two blocks to Hwy 30, which very quickly merges onto I-405 with access to the CBD. A short drive over the Fremont Bridge leads immediately to I-5 and a mile to I-84.

Visibility

The Hopper is ideally situated in the market as a new corporate naming/branding opportunity complete with signage visible to 128,000+ vehicles traversing the city's most prominent river crossing, the Fremont Bridge.

Parking

Three parking lots - 100 stalls to the southeast, 60 to the north, 60 near the front entrance - and generous street parking provide car access that is exceptional for an urban campus.

Upgrades



DO NOT DISTURB THE TENANT

Conceptual Rendering

Potential for future configurations varies from single user Headquarters Campus to a Multi-Tenant Facility up to three tenants.

Headquarters Campus

The building's full 167,562 square feet are optimally suited to its current and historic use as a headquarters campus for complete operations - production, fulfillment, and showcasing products.

Multi-Tenant Facility

The campus, designed and built in three phases between the 1960s and 1980s, quite naturally divides into sections for multi-tenant use. General Industrial (IG1) zoning by the City of Portland allows for a broad range of industrial and supporting office uses.

Upgrades will focus on branding opportunities allowing for the main entrance(s) to facilitate attractive visibility and bold signage.

Office space ideal for a headquarters is accessed at the main entrance on NW Wilson with a secondary entrance on NW 20th.

The vast majority of the building currently consists of open warehouse/manufacturing area with clear heights ranging from approximately 18-31 feet. These areas are served by nine dock-high truck doors in three different locations, with good functional truck staging from adjacent NW 20th Avenue and NW Wilson Street and potentially NW York Street.

"The Hopper"

is an iconic piece of manufacturing equipment situated on the southwest corner of the building that will remain after redevelopment as a picturesque reminder of the building's origins as a prominent commercial manufacturing enterprise. In the new configuration, The Hopper will oversee a comfortable common area / showroom to attract destination retail opportunities.

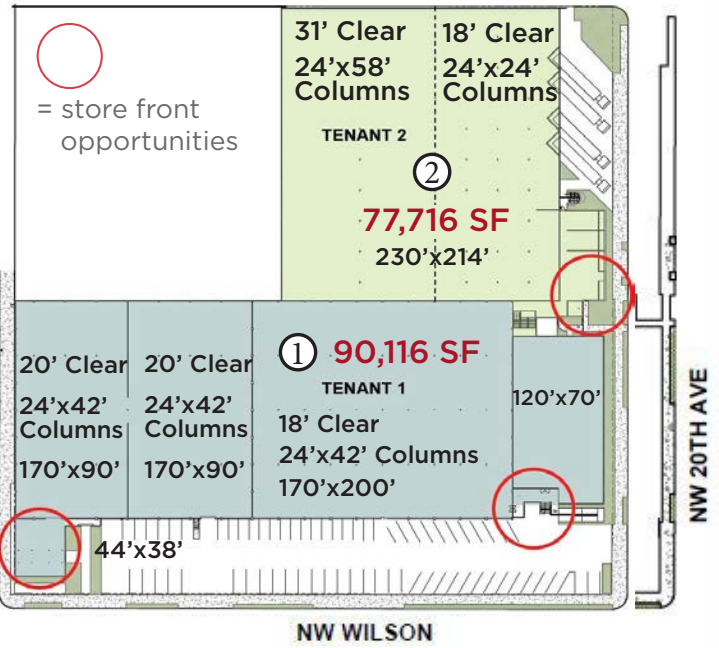
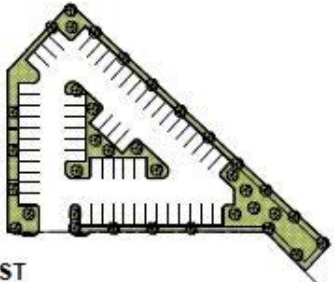
Below are several rendered options for building renovations. Circled in red are external areas slated for upgrades.



Floor/Site Plan

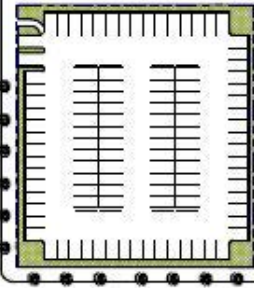
Parking

North Lot	±60 stalls
Front Lot	±60 stalls
Southeast	100+ stalls
Street	Abundant



Highlights

Total Size	±167,832 SF
Clear Height	18' to 31'
Total Lot Size	±5.34 acres
Total Parking	220+



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