



THE 10 TWENTYONE

1021 SW 4TH AVE ♦ PORTLAND, OR

275,000 RSF OF HISTORICALLY
RESTORED CREATIVE OFFICE



JONES LANG LASALLE BROKERAGE, INC

THE FUTURE OF WORK IS UNTETHERED

The only constant is change. The Multnomah County Courthouse, now The 10 TwentyOne, has been a bastion of change its entire history, ushering in new eras of thinking as older traditions fall away.

Designed by architects Whidden & Lewis in 1909, the 10 TwentyOne is a neoclassical architectural icon on Southwest Fourth Ave. Preserving its historic nature, while paying homage to the luxe glamour of its design,

GBD Architects have transformed the iconic old courthouse into a distinctly modern workplace environment and unparalleled retail and restaurant opportunity.

Approximately 275,000 SF on nine floors, The 10 TwentyOne offers a unique opportunity to experience truly authentic creative office, making a statement to the community and the world.



FEATURES



NATIONAL REGISTER OF HISTORIC PLACES



ON-SITE FOOD SERVICE PROVIDER WITH EVENT SPACE & CATERING KITCHEN



UPDATED HVAC, ELECTRICAL SYSTEMS AND EMERGENCY EQUIPMENT



CENTRALLY LOCATED IN PORTLAND'S BUSTLING CENTRAL BUSINESS DISTRICT



HISTORICALLY RESTORED FINISHES THROUGHOUT BUILDING



FULL SEISMIC UPGRADE



AMENITIES

Modular and multi-use amenity spaces which blurs the lines between work and play, sparking productivity and creativity.

◆ **Concierge:** Modern wellness and elite concierge that cater to a tenant's every need.

◆ **Retail:** Nomadic retail that rotates often and keeps shopping interesting.

◆ **Food + Beverage:** Unique ability for Tenants to mobile cater food directly to office, from individual to large groups.

◆ **Fitness:** A boutique fitness studio that combines unique activities and special workshops that fit anyone's schedule.

◆ **Secure bike parking** with showers & lockers

◆ **Ground floor restaurant and bar**

◆ **Tenant lounge**

◆ **Conferencing and event space**



Soaring ceiling heights in historic court room spaces



Expansive floor plates allowing for large open office concepts

DELIGHTFUL

A lively environment that demands to be interacted with.

Original marble columns accentuate the historic preservation throughout the space



FLOORS
8 & 9



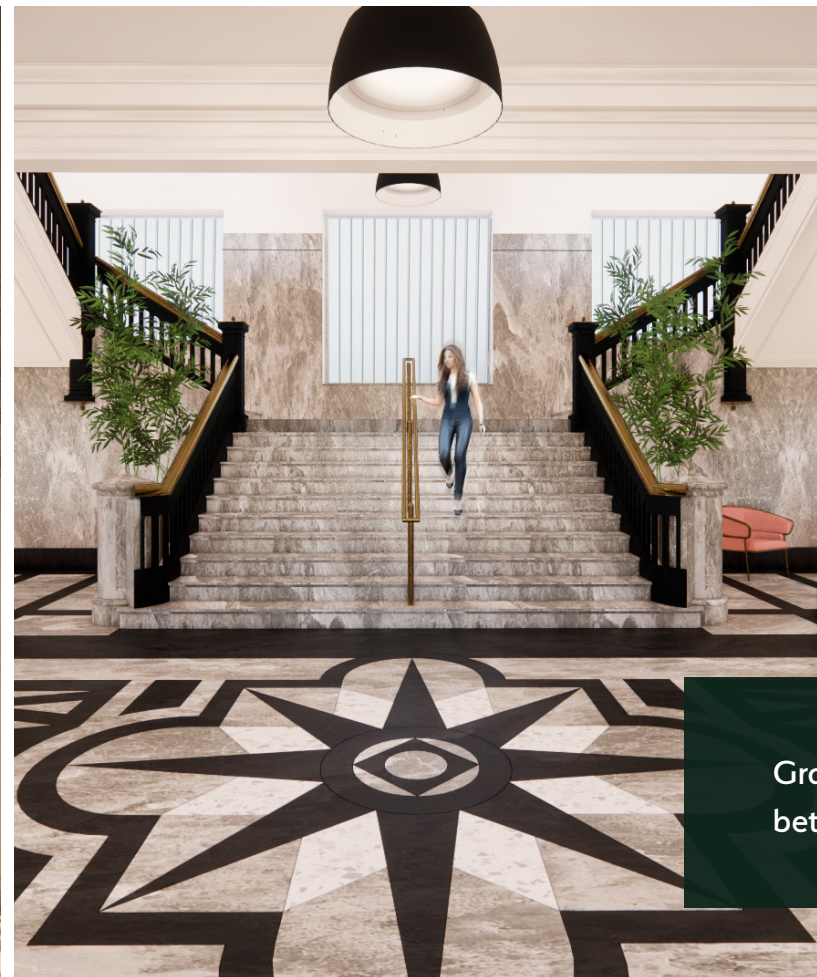
Unique double height spaces of 18' -25' throughout the building

DYNAMIC

A constant state of renewal, presenting new ways to work and relax that beg to be experienced.



FLOORS
8 & 9



FLOORS
1-5

Grand staircase which provides for unique connectivity between the floors for multi-floor tenants

Connecting staircase on floors 8 & 9



Tenant space on connecting floors 6&7



ADAPTIVE

Lighting, sound, and space will retune through the day to meet the changing rhythms of tenant's lifestyles.

SPACE DETAILS

9th floor	26,839 RSF
8th floor	32,769 RSF
7th floor	21,948 RSF
6th floor	34,389 RSF
5th floor	38,144 RSF
4th floor	34,461 RSF
3rd floor	38,144 RSF
2nd floor	39,240 RSF
1st floor	8,486 RSF

CONNECTED FLOORS 8 & 9
TOTAL RSF: 59,608

CONNECTED FLOORS 6 & 7
TOTAL RSF: 56,337





LOCATION



IN CLOSE PROXIMITY TO THEATER DISTRICT AND BORDERS CENTRAL SHOPPING DISTRICT



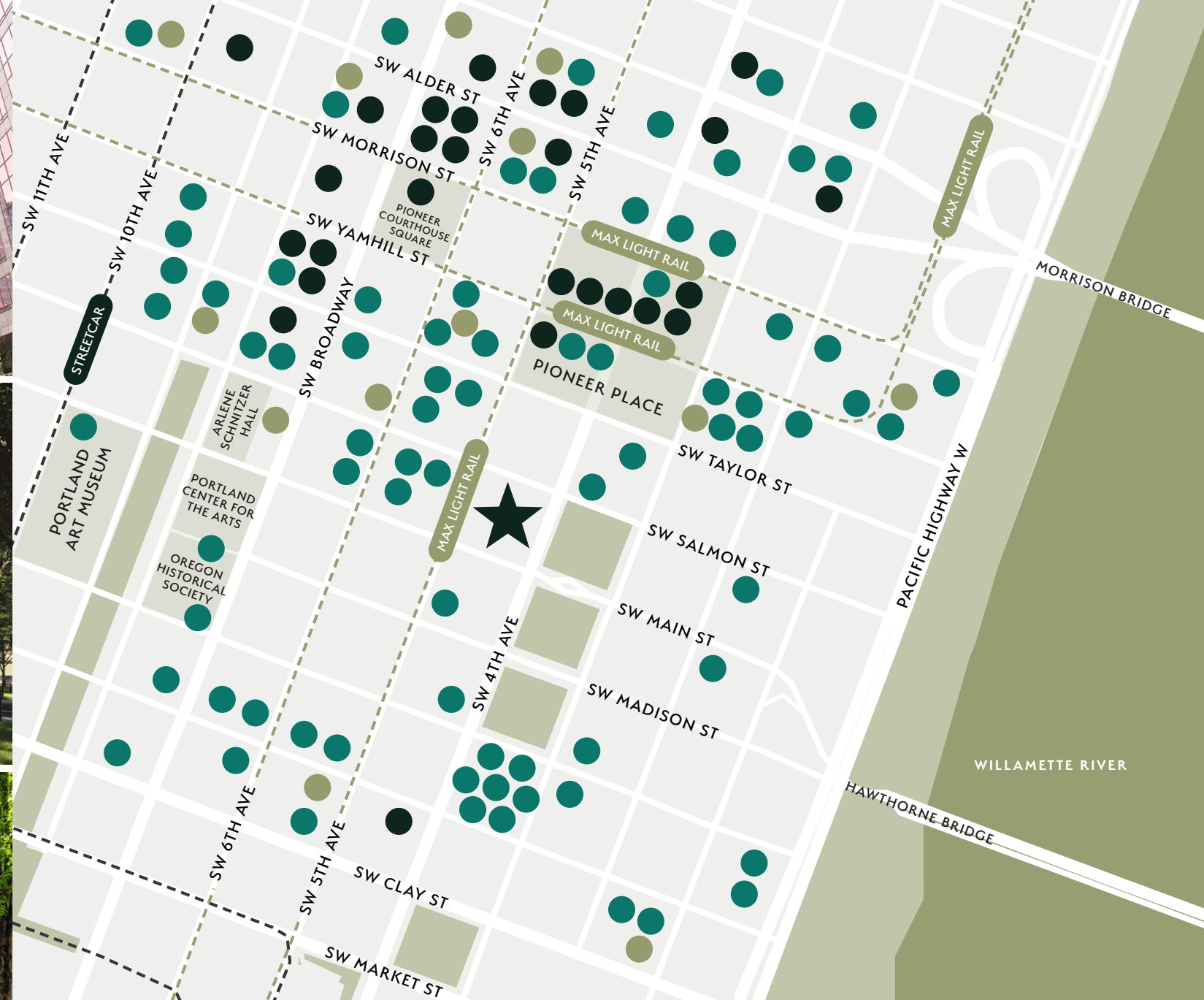
STEPS AWAY FROM 3 FULL CITY BLOCKS OF PARKS & OUTDOOR SPACE RIGHT OUTSIDE YOUR FRONT DOOR



MAX LINE AND MULTIPLE BUS STOPS RIGHT OUTSIDE YOUR FRONT DOOR



DIRECT ACCESS TO ALL MAJOR FREEWAYS



FOOD + DRINK



SHOPPING + ENTERTAINMENT



LODGING



97
Walk Score



91
Bike Score



93
Transit Score



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