



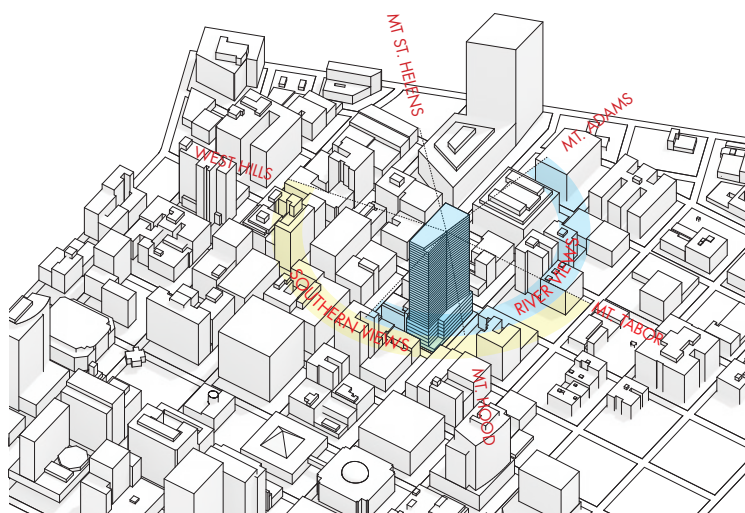
PREMIER HIGH RISE DEVELOPMENT SITE

401 SW WASHINGTON / PORTLAND, OR 97204

ENVISION THE NEW PORTLAND TOWER

DEVELOPMENT SUMMARY

Existing FAR Designation	15:1
Total Size of Site	20,000 Square Feet
Buildable Allowed	300,000 Square Feet
Plus FAR transferred from Adjoining Site	100,000 Square Feet
Total FAR Available	± 400,000 Square Feet
Permitted Height	460 Feet
Multifamily Bonus FAR Available	3:1 (Bonus for Affordable Units)
Total FAR with Bonus	18:1
Total FAR Available with Bonus	± 500,000 Square Feet



Rendering Of Multi-Story High Rise On Development Site By **ZGF Architects**



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LANDMARK CENTRAL CBD LOCATION



CONCEPT RENDERING

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PROPERTY SUMMARY



401-409 SW Washington (Half Block)

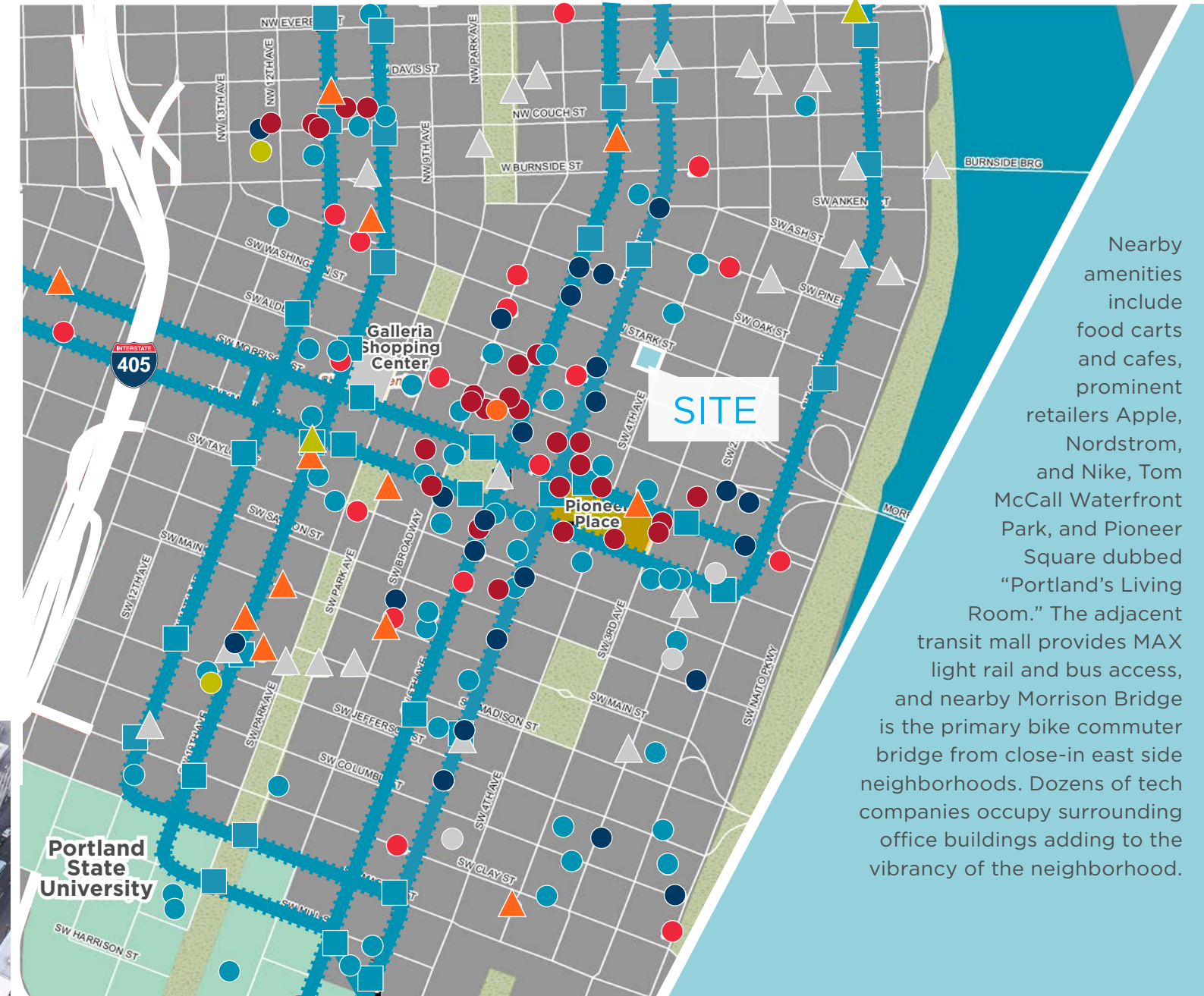
Parcel Size	20,000 SF total in two parcels of 15,000 SF and 5,000 SF
Parcel Number	R246121 (15,000 SF) and R246122 (5,000 sf)
Zoning	CX(d) - Central Commercial
Usable Square Footage-Building	± 34,142 SF
Year Built	1977
Stories	3 stories, plus basement
Parking	One level below grade with ± 60 spaces (90 with valet)
Construction	Steel and concrete with stone façade
Price	\$10,500,000

INVESTMENT HIGHLIGHTS

- Landmark central CBD location
- Zoning provides greatest FAR and tallest height allowed in Portland
- Up to ± 500,000 SF development potential with ± 36 stories on half block site
- Spectacular river and mountain view potential
- Located directly on MAX transit line
- Gateway location on SW Washington and SW Stark – the primary entry and exit corridors to and from downtown
- Direct access to Morrison Bridge, Central Eastside, I-84, I-5 and I-405
- Surrounded by thriving retail amenities
- Dynamic employment and population growth
- Booming office market driven by high tech companies
- Excellent hotel dynamics in the area
- \$130,000 of existing income from parking garage



ABUNDANT AMENITIES



Nearby amenities include food carts and cafes, prominent retailers Apple, Nordstrom, and Nike, Tom McCall Waterfront Park, and Pioneer Square dubbed "Portland's Living Room." The adjacent transit mall provides MAX light rail and bus access, and nearby Morrison Bridge is the primary bike commuter bridge from close-in east side neighborhoods. Dozens of tech companies occupy surrounding office buildings adding to the vibrancy of the neighborhood.

