

FOR  
LEASE

# THE LOYALTY & HAMILTON

## A MODERN CLASSIC

PORTLAND, OREGON

- **LEED®-EB O&M**

Upon completion, this building will apply to become LEED® certified

- 62,000+ SF available
- 4 floors @ 9,200 SF each
- New Bicycle Storage, showers and lockers
- New Interiors throughout
- TI allowance negotiable
- \$19.75/SF

Developed &  
Managed by:



REDSIDE

[redsidecre.com](http://redsidecre.com)

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

Meet the next generation office space in Portland, OR. **The Loyalty & Hamilton Buildings** are undergoing a total redevelopment into **modern** and **sustainable** buildings catering to today's office user. The pursuit of LEED-EB: O&M certification coupled with completely **redesigned interiors** throughout instantly make this project a **modern classic**. The building features a variety of spaces, large and small: **exposed concrete ceilings and floors** in the Loyalty; **hardwood floors and brick** in the Hamilton. **Green features** now include state of the art HVAC and fresh air ventilation system, ground floor bicycle storage, showers, new high efficiency lighting and plumbing, new green cleaning and recycling programs. Large, **operable windows and exposed ceilings** ensure lots of natural light and fresh air for the ultimate in comfort for the climate of the Pacific Northwest.



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[www.loyaltyhamilton.com](http://www.loyaltyhamilton.com)

**CBRE**  
CB RICHARD ELLIS

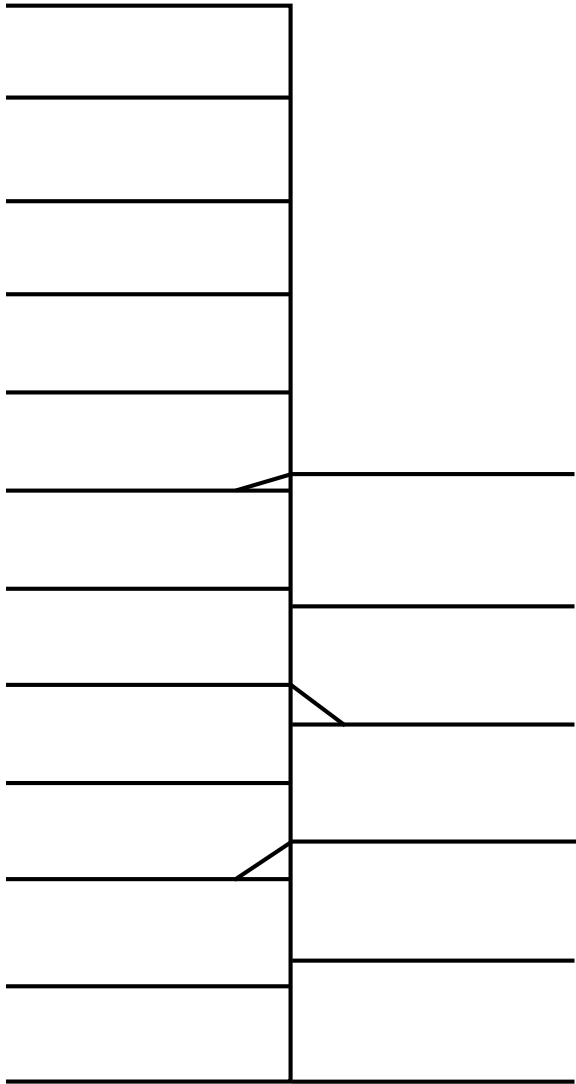
# THE LOYALTY & HAMILTON

## A MODERN CLASSIC

PORTLAND, OR 97201

FLOOR PLAN &  
AVAILABILITY GUIDE

ROLL OVER  
TO  
HIGHLIGHT  
FLOOR



LOYALTYHAMILTON



LOYALTY BUILDING

**317 SW Alder St.**  
Built in 1928  
12 stories  
Concrete & Steel construction



HAMILTON BUILDING

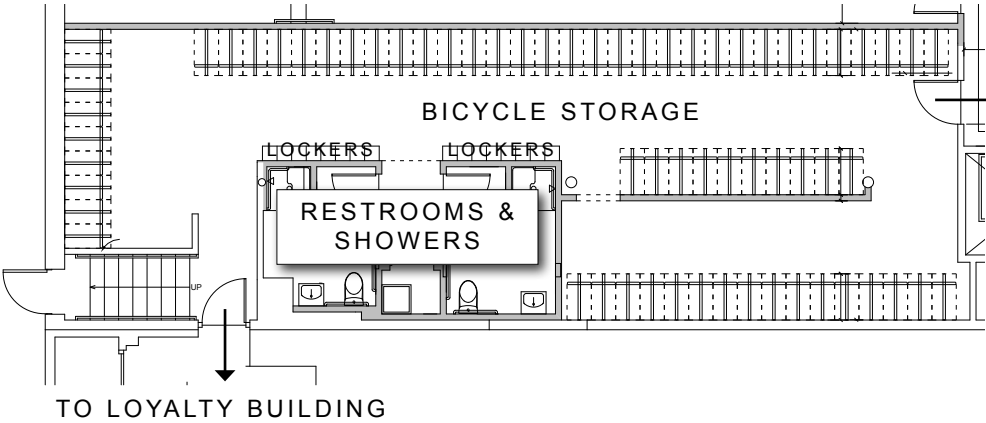
**519 SW 3rd Ave.**  
Built in 1893  
6 stories  
Brick & Wood construction

Redside is pursuing the U.S. Green Building Council’s Leadership in Energy & Environmental Design for Existing Buildings Operations and Maintenance (LEED-EB:O&M) certification. The result will be **increased tenant comfort and satisfaction** and **minimize resource consumption** to operate and maintain the building. Through this process, the following practices will be implemented:

- **NEW** HVAC system with fresh air introduction
- **NEW** high-efficiency plumbing fixtures
- Automated lighting control system, room occupancy sensor and long-life lamps
- Use of sustainable construction materials, including re-use when possible
- Energy Star rated
- Green cleaning, including products, materials & equipment

- ←.....

**Pursuing  
LEED®-EB O&M  
certification**
- **NEW** interior design and finishes throughout
  - **NEW** bicycle storage on ground floor
  - **NEW** showers and lockers adjacent to bicycle storage
  - **NEW** conference room with projection system, white board and Wi-Fi
  - **NEW** directional signage throughout
  - Large operable windows around entire building
  - Concrete structure allows exposed columns and polished floors
  - Loyalty has ceilings of 11’9” when exposed
  - River and mountain views
  - Brick walls exposed in Hamilton
  - Comcast, Clearn, Integra and Qwest telecom provide high capacity bandwidth to support any tenant



TO HAMILTON BUILDING

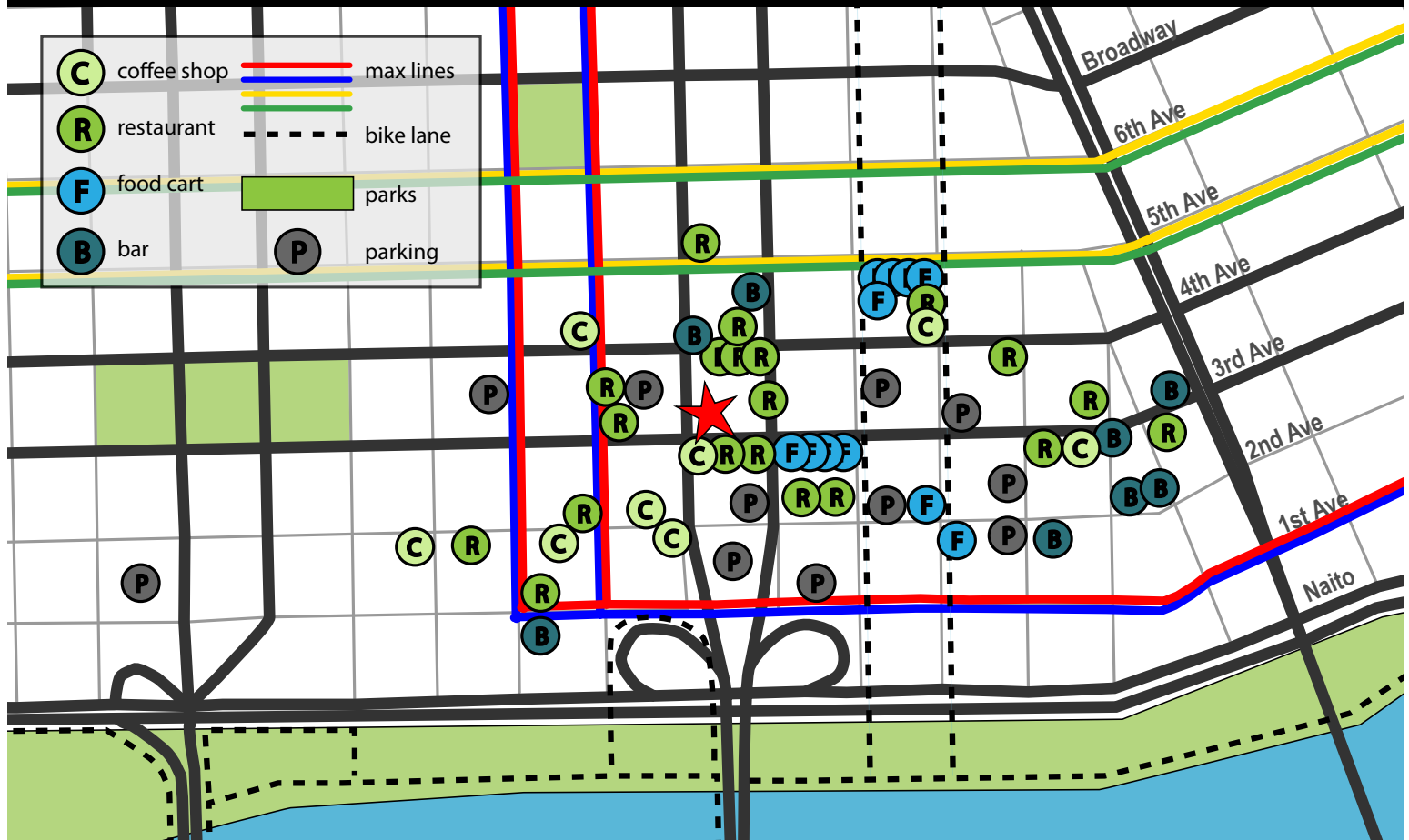
**SHOWERS, LOCKERS, AND  
BICYCLE STORAGE ON THE  
GROUND FLOOR**



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A MODERN CLASSIC  
PORTLAND, OREGON



To view more area amenities, visit the property website at:

[www.loyaltyhamilton.com](http://www.loyaltyhamilton.com)

## AREA AMENITIES

- Transit-friendly location
- 2 blocks from Transit Mall and all MAX lines
- 3 blocks from Waterfront Park and connections to Central Eastside, Rose Quarter T.C. and Springwater Corridor Trail
- Abundant parking – 8 facilities within 3 blocks
- River and mountain views

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Developed & Managed by:



REDSIDE

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