

THE OFFICES AT 11W

WELCOME

01 Design

02 Amenities

03 Location

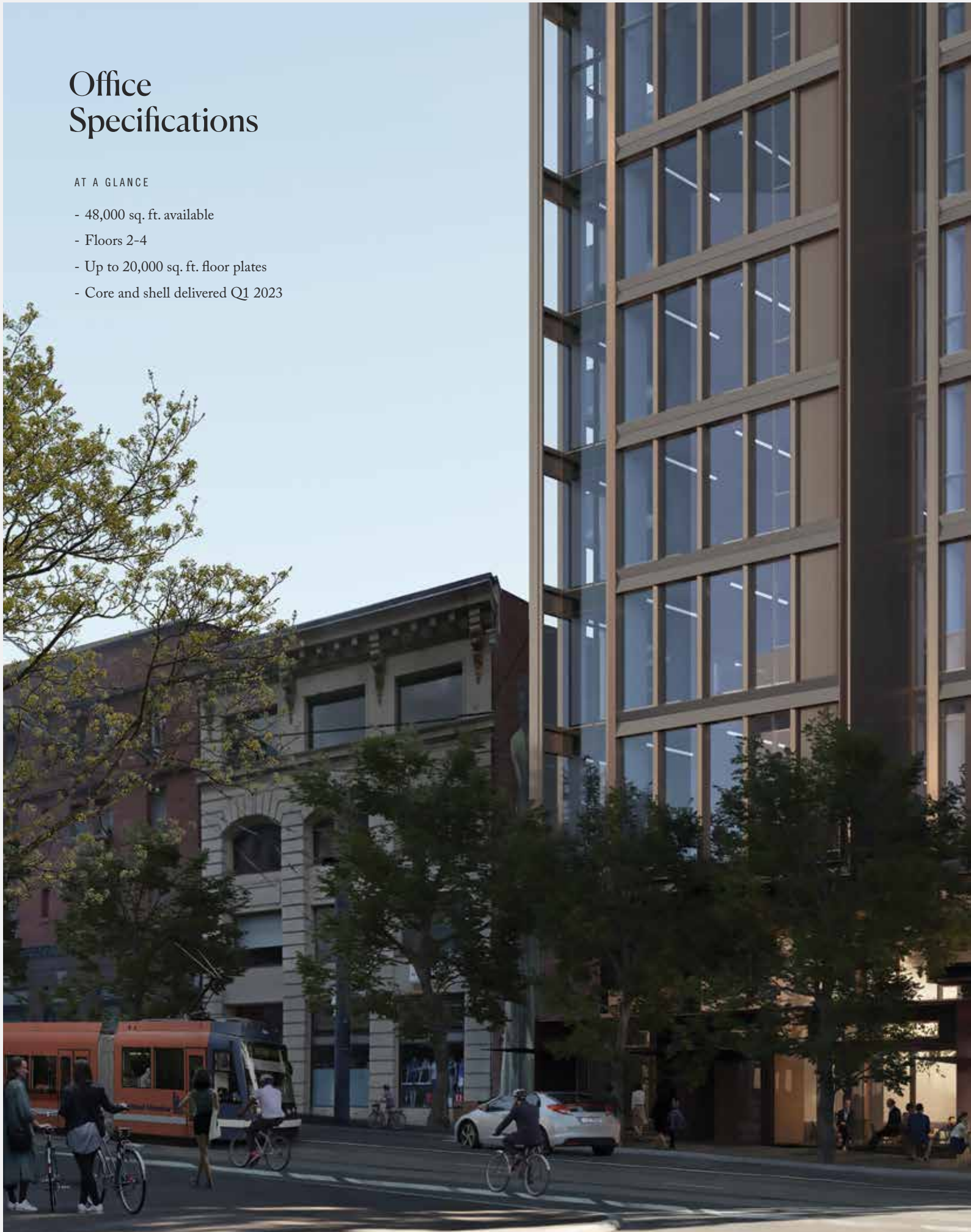
04 Floor Plates

05 Contact

Office Specifications

AT A GLANCE

- 48,000 sq. ft. available
- Floors 2-4
- Up to 20,000 sq. ft. floor plates
- Core and shell delivered Q1 2023





Prime location between 11th and 12th Avenues on Washington Street.

Next. Level.

THE FUTURE OF OFFICE IS HERE.

The Offices at 11W present a unique workspace opportunity that puts forward-looking companies at the confluence of design, technology, and wellness. This sought-after location lies at the very epicenter of Downtown Portland's West End neighborhood, home to some of the city's most acclaimed dining and shopping. 11W offers a dynamic mix of office space, luxury residences, and retail, bringing 24/7 activation to this most coveted address.





*Outdoor terrace perched above the retail streetscape
of SW 12th Avenue and Washington Street.*

Office Highlights

DESIGN

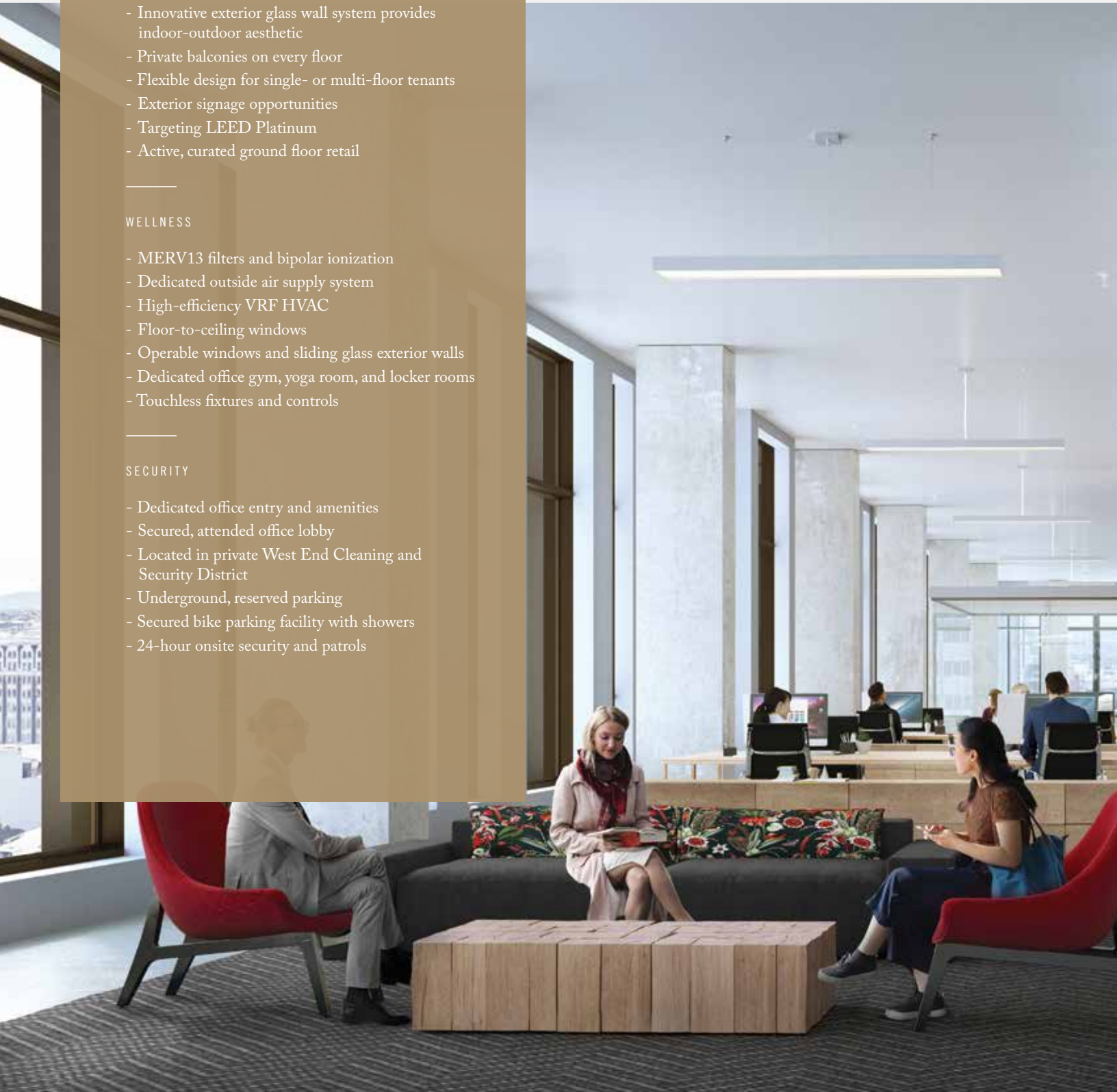
- Signature architecture by ZGF
- Up to 20,000 square foot floor plates
- 13'-17' floor-to-floor height
- Innovative exterior glass wall system provides indoor-outdoor aesthetic
- Private balconies on every floor
- Flexible design for single- or multi-floor tenants
- Exterior signage opportunities
- Targeting LEED Platinum
- Active, curated ground floor retail

WELLNESS

- MERV13 filters and bipolar ionization
- Dedicated outside air supply system
- High-efficiency VRF HVAC
- Floor-to-ceiling windows
- Operable windows and sliding glass exterior walls
- Dedicated office gym, yoga room, and locker rooms
- Touchless fixtures and controls

SECURITY

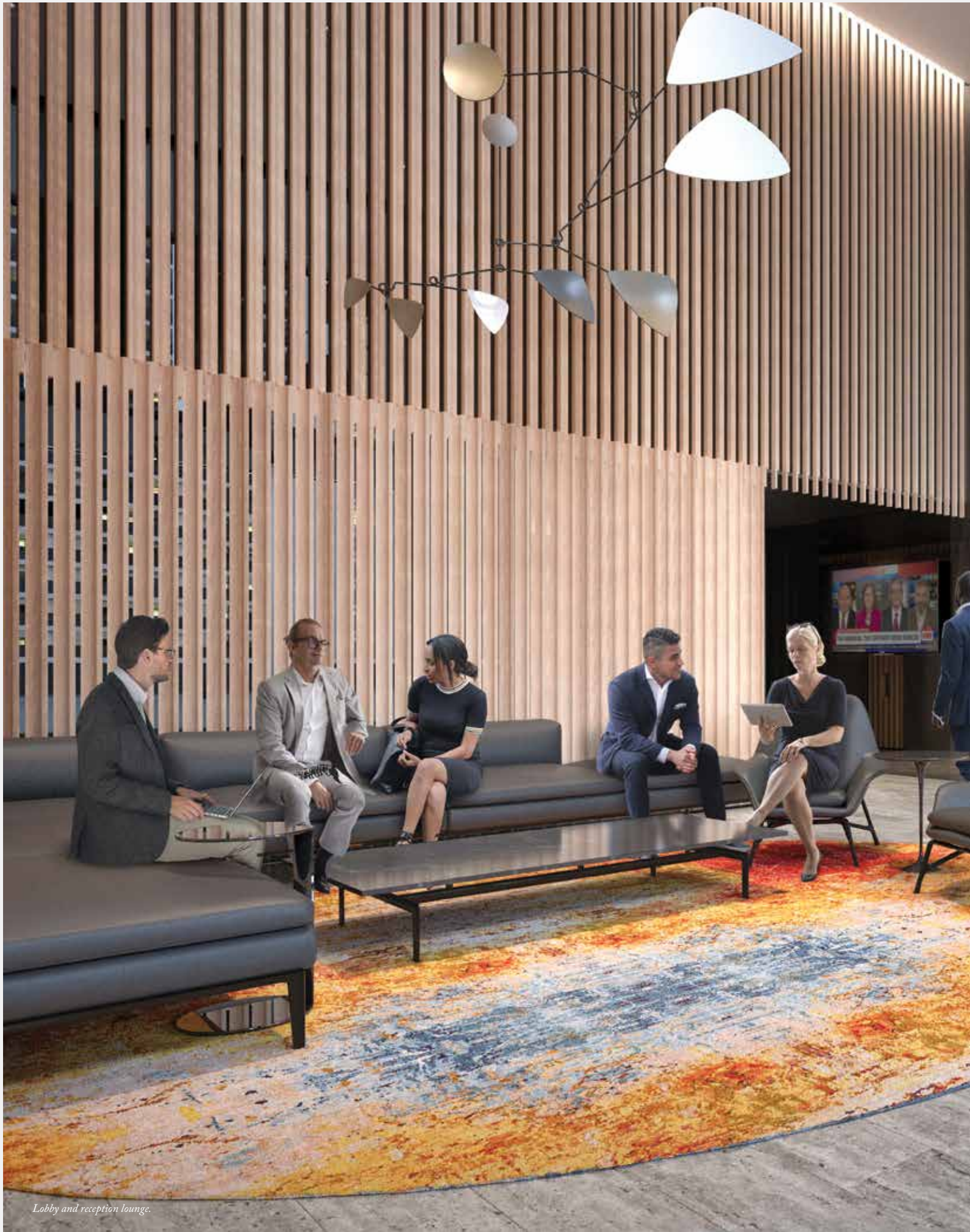
- Dedicated office entry and amenities
- Secured, attended office lobby
- Located in private West End Cleaning and Security District
- Underground, reserved parking
- Secured bike parking facility with showers
- 24-hour onsite security and patrols



GENE SANDOVAL
Partner, ZGF Architects

“11W is being designed and built as the most functional, forward-thinking mixed-use building in the city. The level of architecture, detail, materials, and amenities is simply unmatched.”





Lobby and reception lounge.

CONCEPT

The Offices at 11W are inspired by an organic, elemental approach to the workspace. Relying on natural materials in a refined composition, they have a timeless aesthetic but are tailored to the needs of a modern office lifestyle.



Office. Elevated.

SIGNATURE DESIGN BY ZGF

Outside, 11W stands as an architectural statement, featuring an intricate exterior design by the renowned team at ZGF. The aesthetics and attention to detail are unparalleled in the city of Portland – highlighted by the distinct articulated metal exterior engineered in Japan specifically for 11W.

Inside, the building offers an incredible amenity collection with a mix of spaces to retreat, gather, work out and replenish. It's as much a place to revive as it is a place to work, giving tenants and staff a truly unique place to collaborate and innovate.

Amenities





Direct access to outdoor terraces.

KELLY SAITO

The Green Cities Company (developer in conjunction with Edlen & Co.)

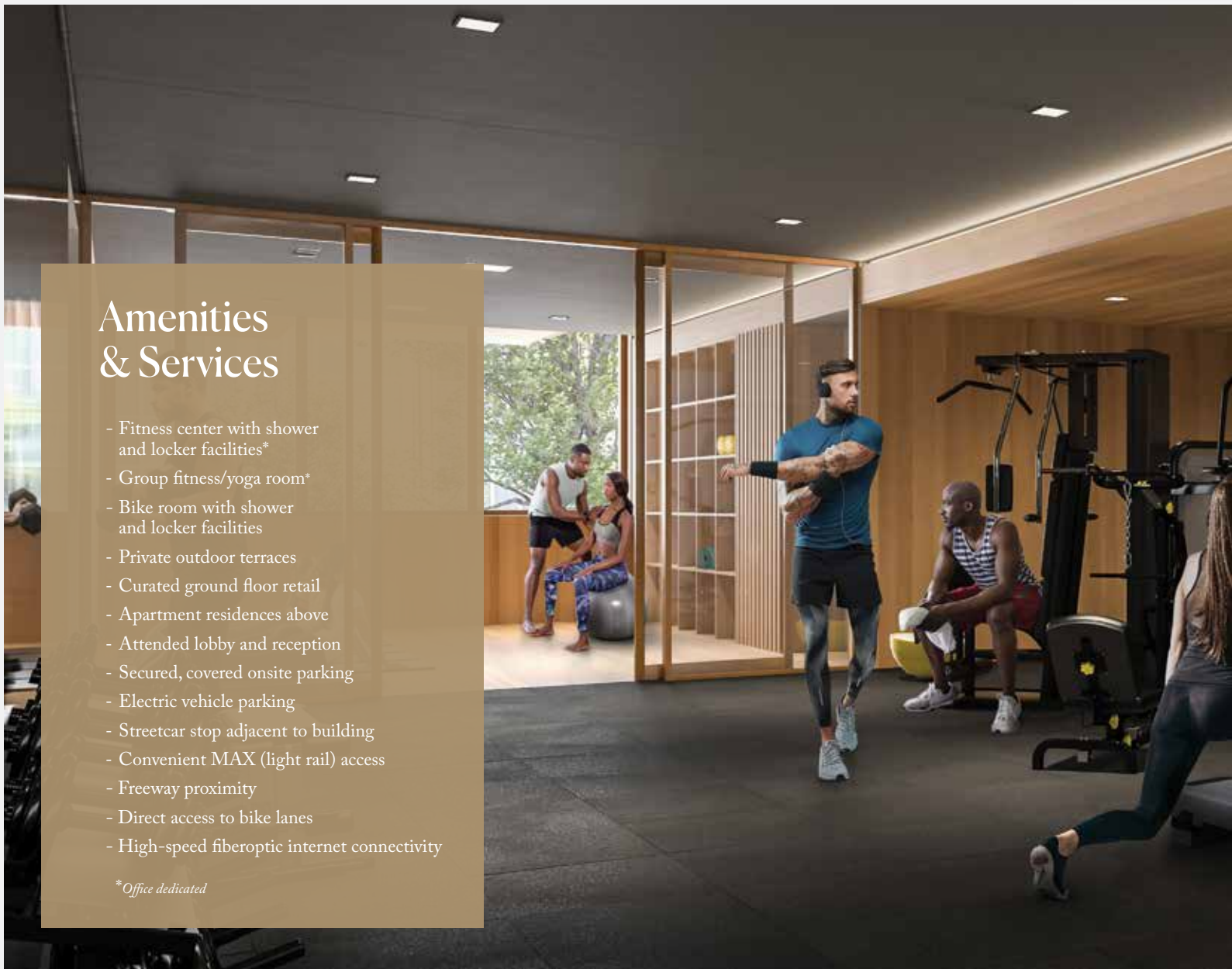
“Productivity and wellness inspired every component of The Offices at 11W, especially the amenity spaces, which facilitate an active lifestyle for tenants.

There are also unique synergies within the building between the office, retail, and residential – each enhancing the others to make the entire building more than the sum of its parts.”

Amenities & Services

- Fitness center with shower and locker facilities*
- Group fitness/yoga room*
- Bike room with shower and locker facilities
- Private outdoor terraces
- Curated ground floor retail
- Apartment residences above
- Attended lobby and reception
- Secured, covered onsite parking
- Electric vehicle parking
- Streetcar stop adjacent to building
- Convenient MAX (light rail) access
- Freeway proximity
- Direct access to bike lanes
- High-speed fiberoptic internet connectivity

**Office dedicated*





Bike storage room.



Next-level fitness studio, with yoga suite and full locker rooms.

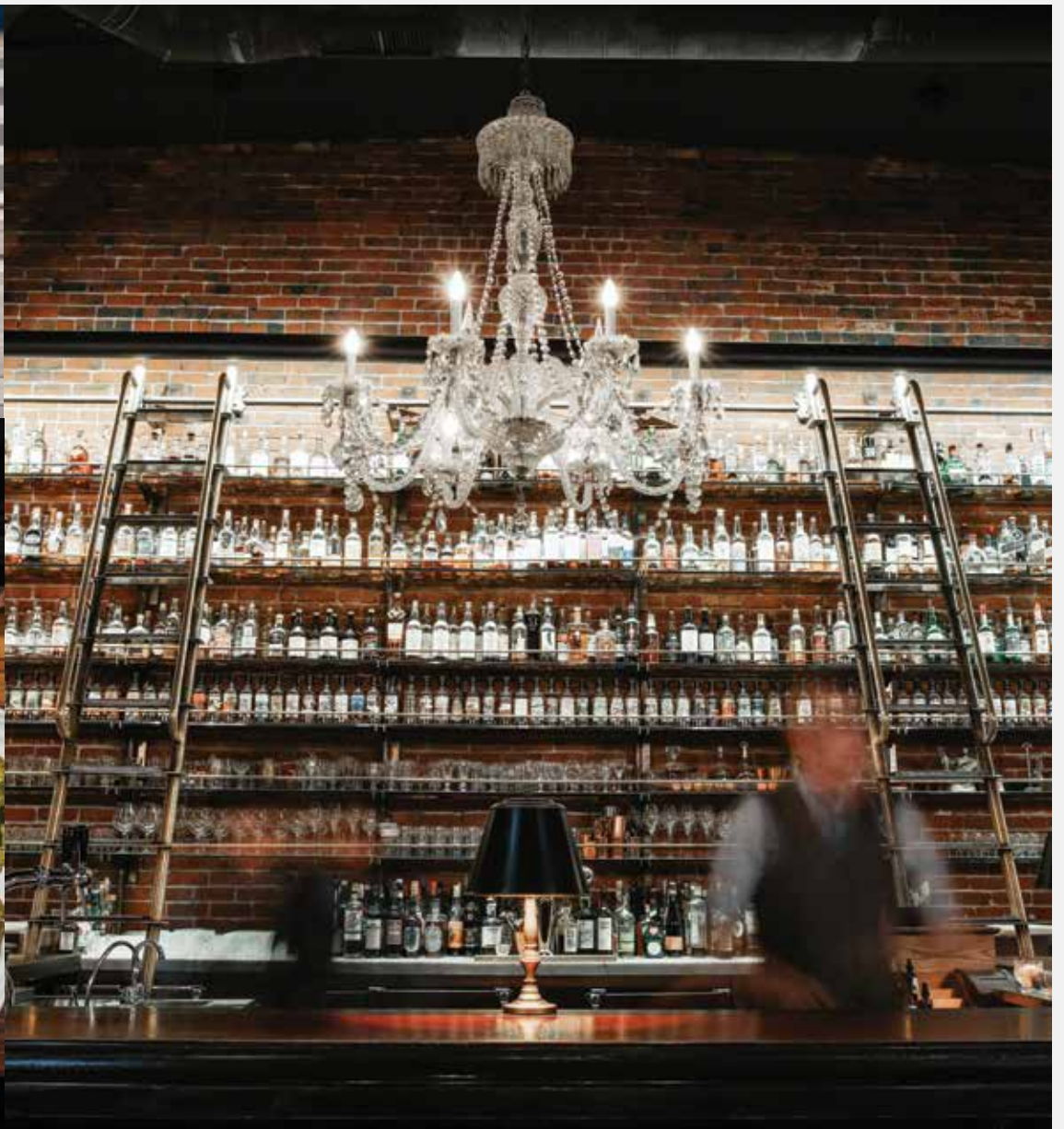
Central. Connected.

ABUNDANCE MEETS ACCESSIBILITY

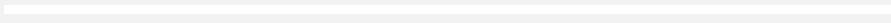

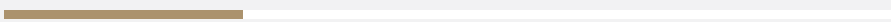
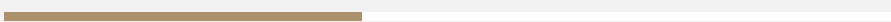

11W is located in the heart of the West End, a location that is incredibly walkable and home to some of the city's best retail, cafes, and local destinations. The before, during, and after-work hotspots that define the culture of Portland are literally right outside your front door. It's a coveted address conveniently connected throughout downtown by bike, rail, and car for commuters near and far.

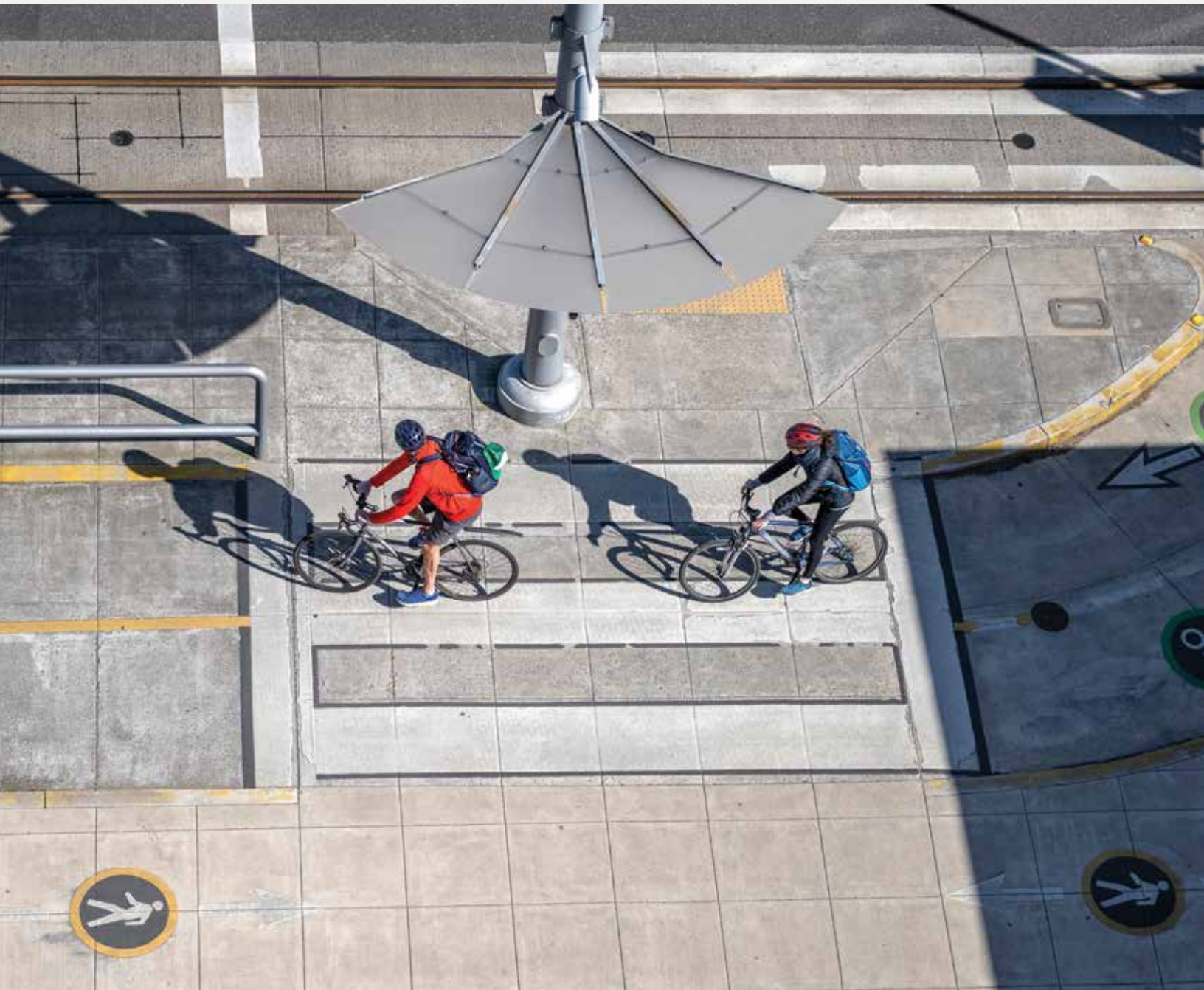
Location

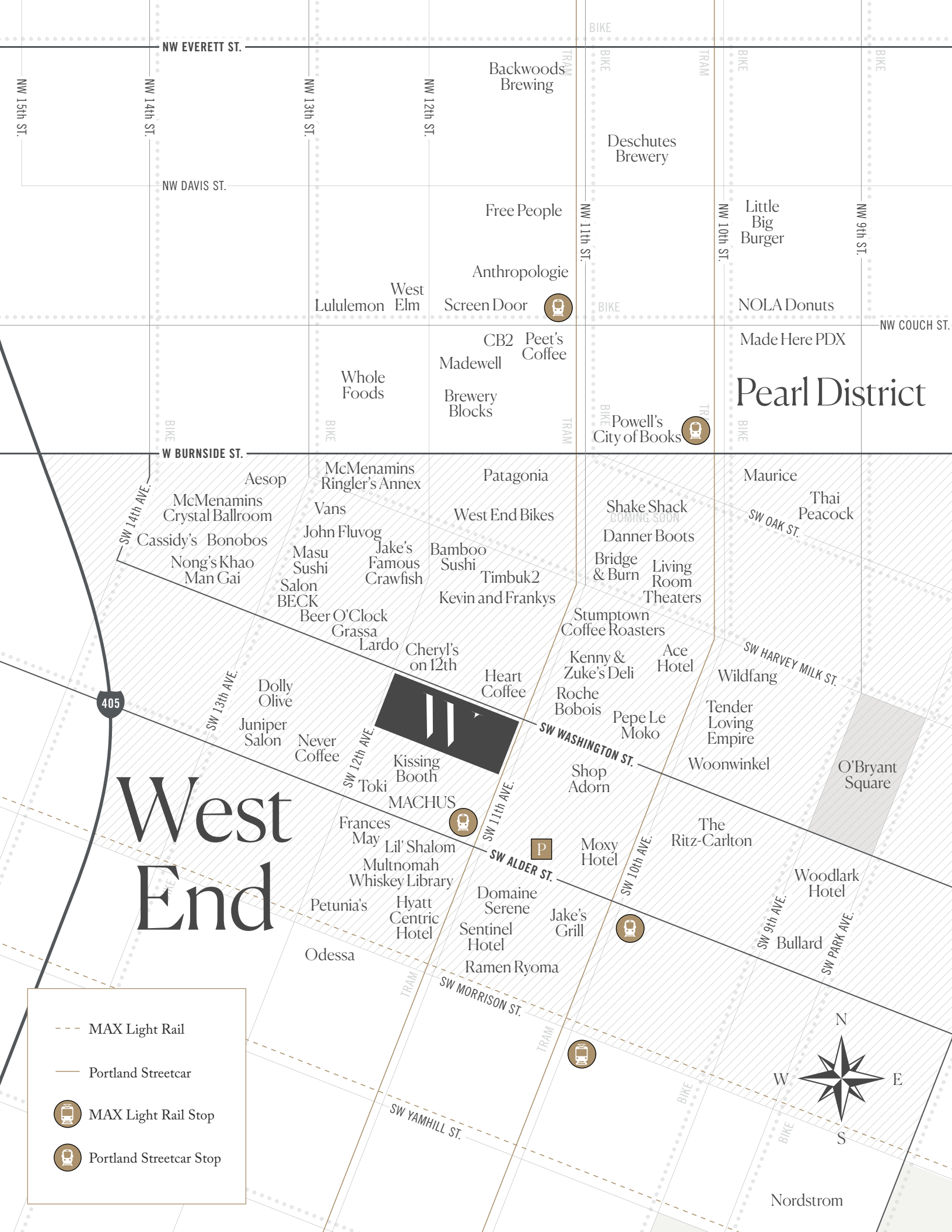




The City At Your Door

Streetcar Stop		0 Blocks / 0 min. walk
Stumptown Coffee		1 Block / 1 min. walk
Ritz-Carlton		1.5 Blocks / 2 min. walk
Whole Foods		2 Blocks / 4 min. walk
405 Freeway		4 Blocks / 1 min. drive





NW EVERETT ST.

NW DAVIS ST.

W BURNSIDE ST.

405

West End

Pearl District

Backwoods Brewing

Deschutes Brewery

Free People

Little Big Burger

Anthropologie

Lululemon West Elm

Screen Door

NOLA Donuts

CB2 Peet's Coffee

Made Here PDX

Whole Foods

Madewell Brewery Blocks

Powell's City of Books

SW 14th AVE.

Aesop
McMenamins Crystal Ballroom

McMenamins Ringler's Annex

Patagonia

Maurice

Thai Peacock

Cassidy's Bonobos
Nong's Khao Man Gai

Vans
John Fluvog

West End Bikes

Shake Shack

Masu Sushi
Salon BECK

Jake's Famous Crawfish

Bamboo Sushi
Timbuk2

Danner Boots

Bridge & Burn

Living Room Theaters

Beer O'Clock
Grassa

Kevin and Frankys

Stumptown Coffee Roasters

Dolly Olive

Never Coffee

Cheryl's on 12th

Heart Coffee

Kenny & Zuke's Deli

Ace Hotel

Wildfang

Juniper Salon

Never Coffee

Kissing Booth

Shop Adorn

Roche Bobois

Pepe Le Moko

Tender Loving Empire

Toki

MACHUS

SW WASHINGTON ST.

Shop Adorn

Woonwinkel

O'Bryant Square

Frances May

Lil' Shalom

SW ALDER ST.

Moxy Hotel

The Ritz-Carlton

Multnomah Whiskey Library

Hyatt Centric Hotel

SW MORRISON ST.

Jake's Grill

Woodlark Hotel

Petunia's

Hyatt Centric Hotel

SW YAMHILL ST.

Domaine Serene

SW 9th AVE.

Bullard

Odessa

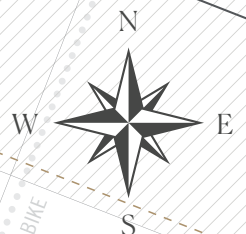
Sentinel Hotel

RAMEN RYOMA

Ramen Ryoma

SW PARK AVE.

- MAX Light Rail
- Portland Streetcar
- MAX Light Rail Stop
- Portland Streetcar Stop

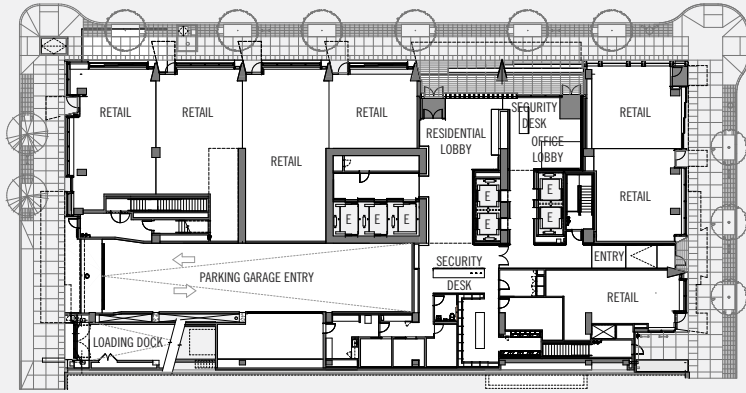


Nordstrom

Ground Floor

HIGHLIGHTS

- Dedicated office lobby
- Concierge/security desks
- Parking shuttle elevators
- Dedicated office tower elevators
- Retail

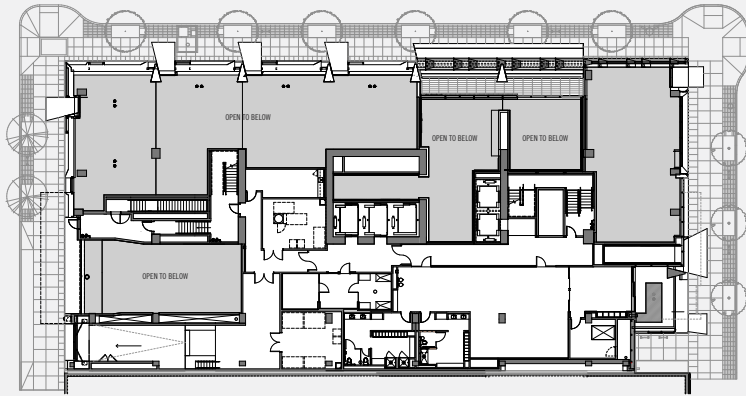


Mezzanine

HIGHLIGHTS

- State-of-the-art fitness center*
- Group fitness/yoga room*
- Showers and lockers*
- Indoor dog wash/run facility
- Loading dock & trash room access

*Office dedicated

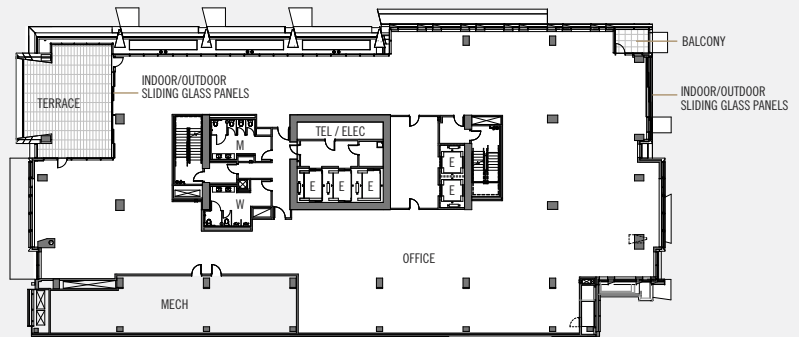


Level 2

~ 16,874 Sq. Ft.

HIGHLIGHTS

- 14'6" floor-to-floor height
- Operable windows
- Sliding glass wall system
- Dedicated balcony and terrace
- Multi-floor design option

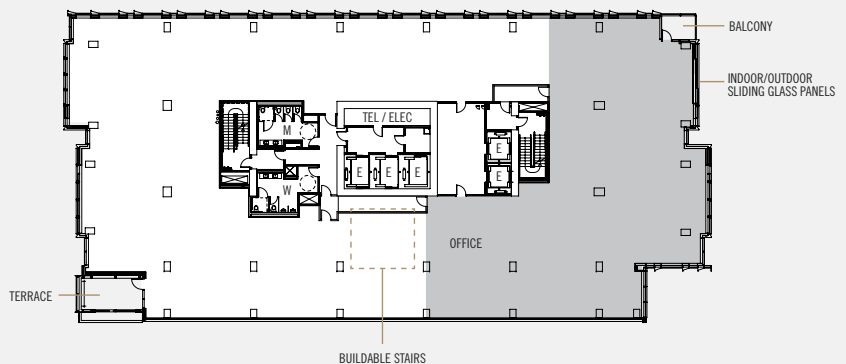


Level 3

~ 11,743 Sq. Ft.

HIGHLIGHTS

- 13' floor-to-floor height
- Operable windows
- Sliding glass wall system
- Dedicated terrace
- Multi-floor design with option to add interconnecting stairs

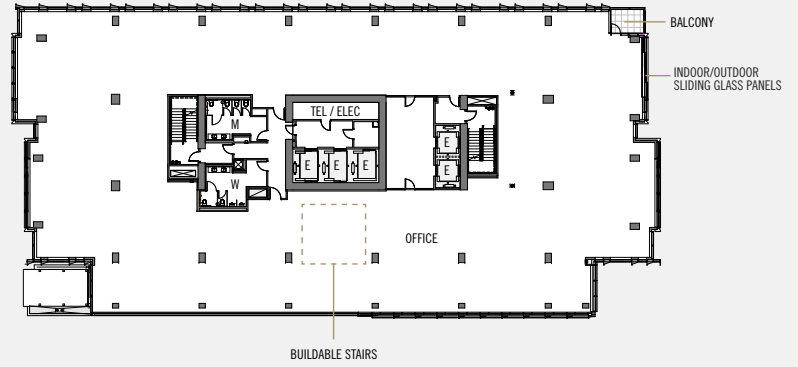


Level 4

~ 19,528 Sq. Ft.

HIGHLIGHTS

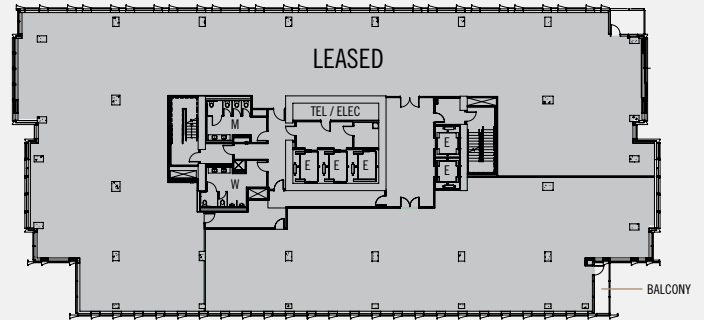
- 13' floor-to-floor height
- Operable windows
- Sliding glass wall system
- Dedicated balcony
- Multi-floor design with option to add interconnecting stairs



Level 5

HIGHLIGHTS

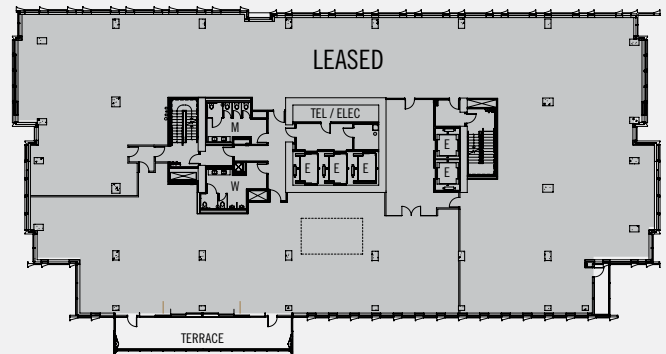
- 13' floor-to-floor height
- Operable windows
- Dedicated balcony



Level 6

HIGHLIGHTS

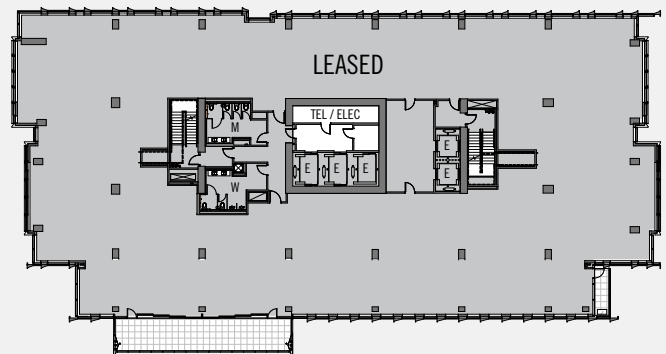
- 13' floor-to-floor height
- Operable windows
- Sliding glass wall system
- Dedicated terrace



Level 7

HIGHLIGHTS

- 17' floor-to-floor height
- Operable windows
- Sliding glass wall system
- Dedicated balcony and terrace
- Multi-floor design with option to add interconnecting stairs





FOR MORE INFORMATION CONTACT OUR LEASING TEAM

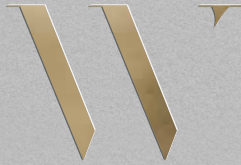
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