



THE OFFICES AT 11W



WELCOME

01 Design

---

02 Amenities

---

03 Location

---

04 Floor Plates

---

05 Contact



# Office Specifications

## AT A GLANCE

- 28,617 sq. ft. available
- Floors 2-3
- Partial and full floor options
- Core and shell delivered Q1 2023





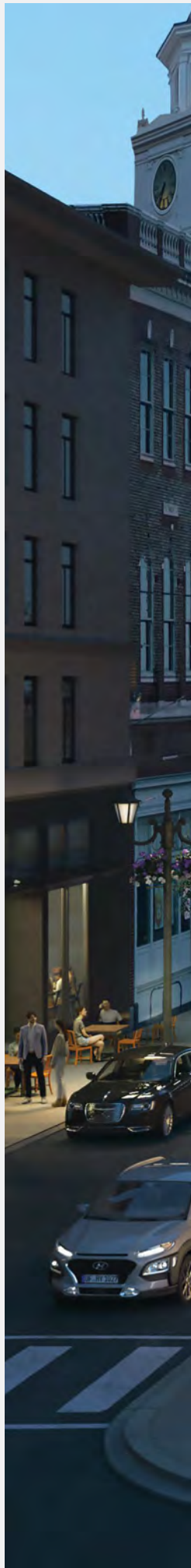


*Prime location between 11th and 12th Avenues on Washington Street.*

# 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

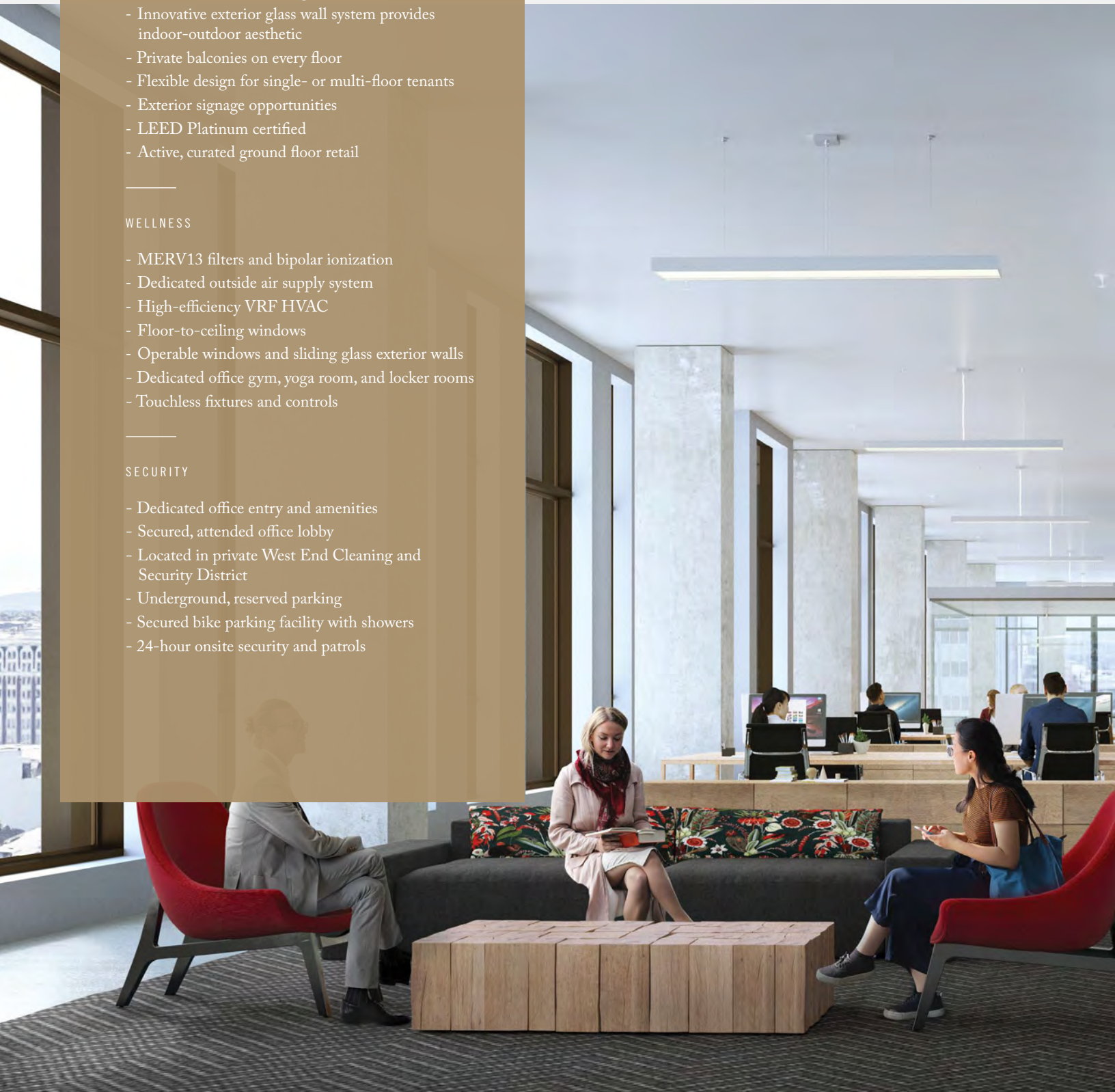
- Signature architecture by ZGF
- Up to 20,000 square foot floor plates
- 13'-17' floor-to-floor height
- Innovative exterior glass wall system provides indoor-outdoor aesthetic
- Private balconies on every floor
- Flexible design for single- or multi-floor tenants
- Exterior signage opportunities
-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



*Office design concept by ZGF.*



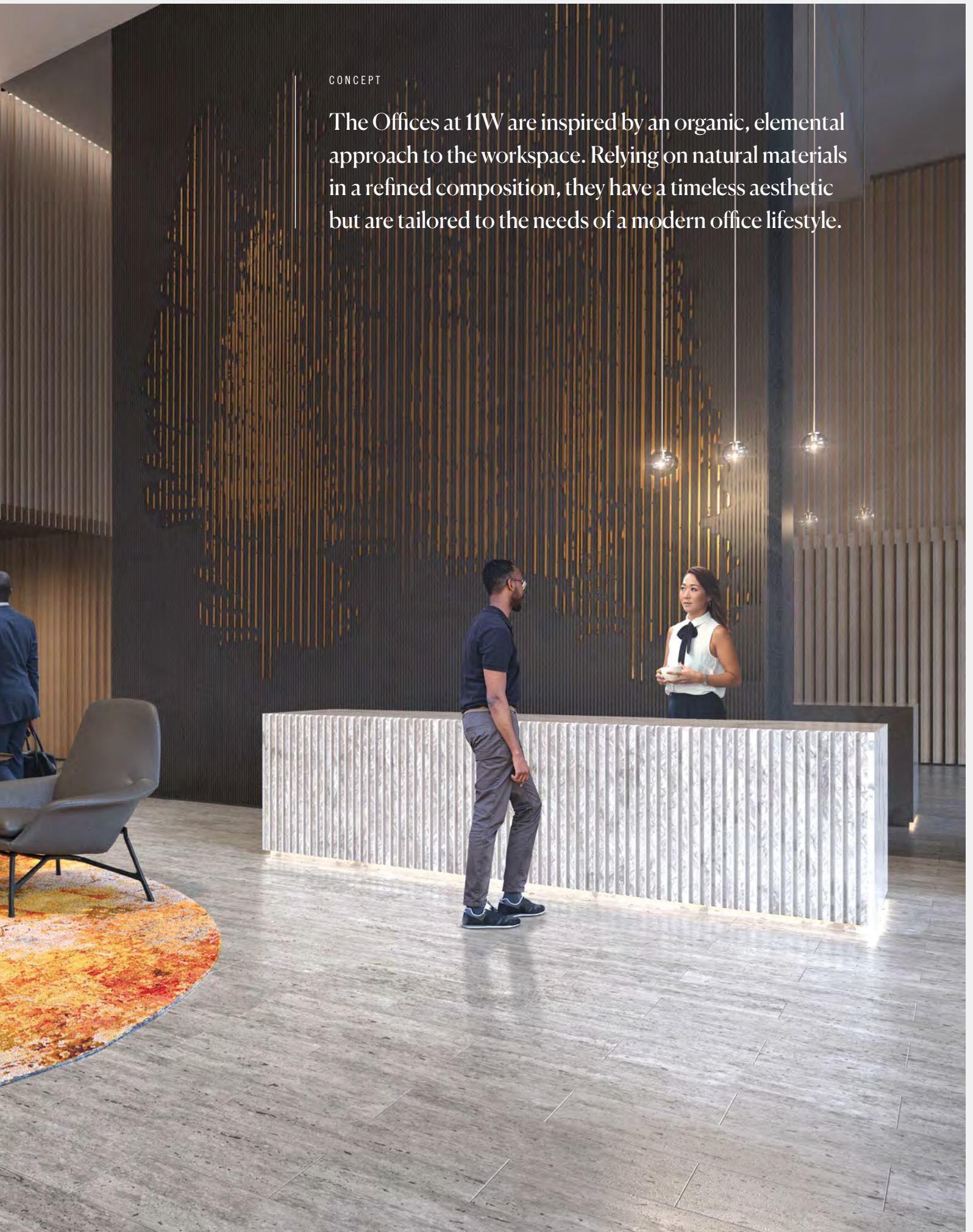


*Lobby and reception lounge.*



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.

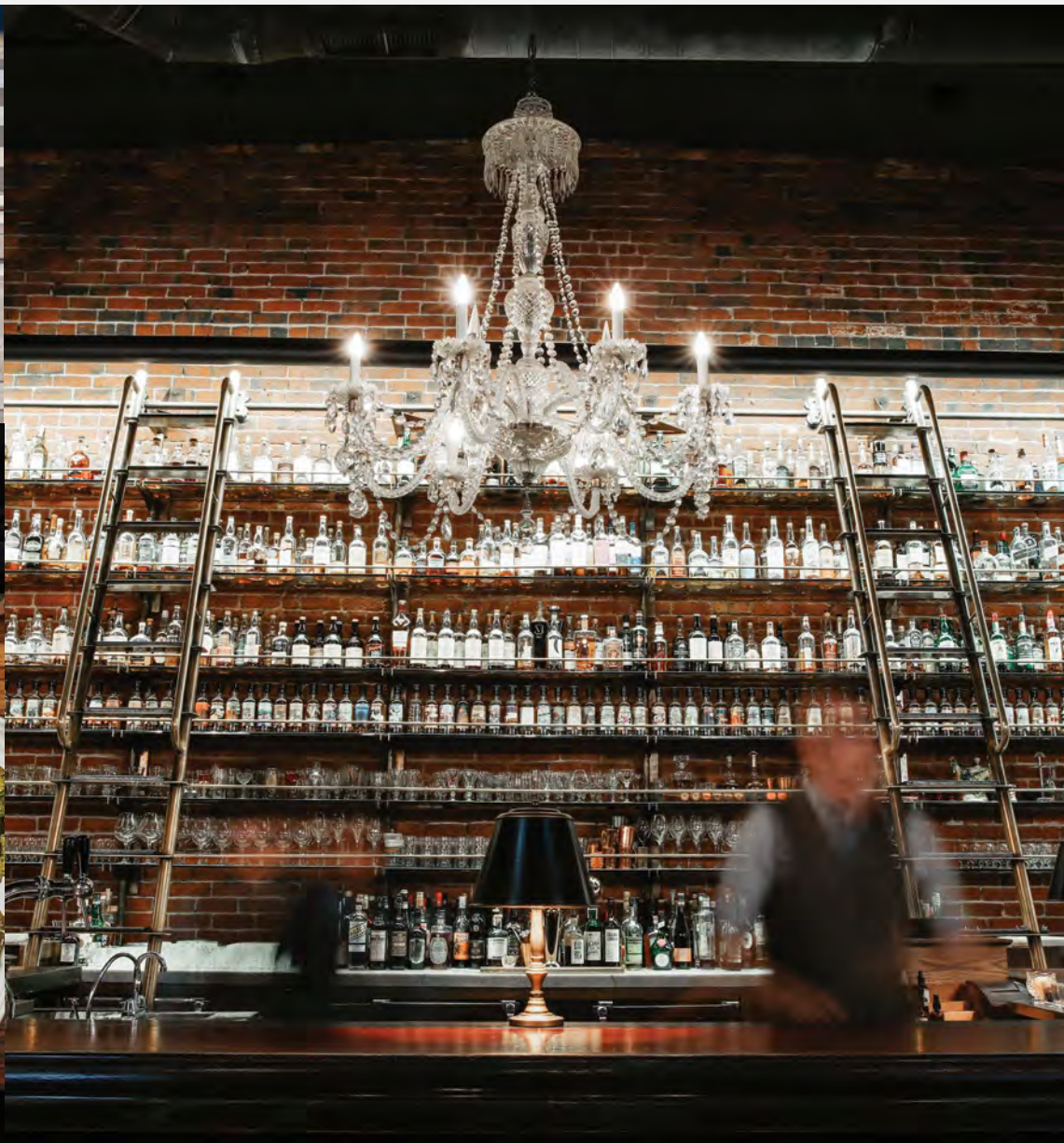
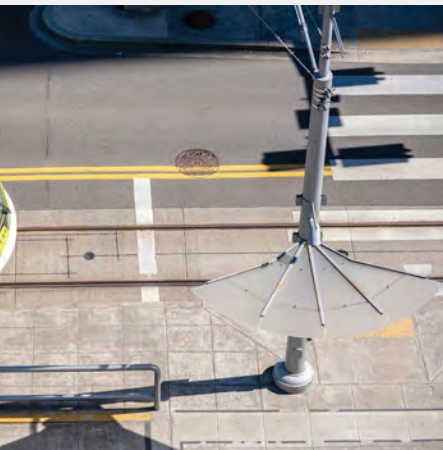
## ABUNDANCE MEETS ACCESSIBILITY

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



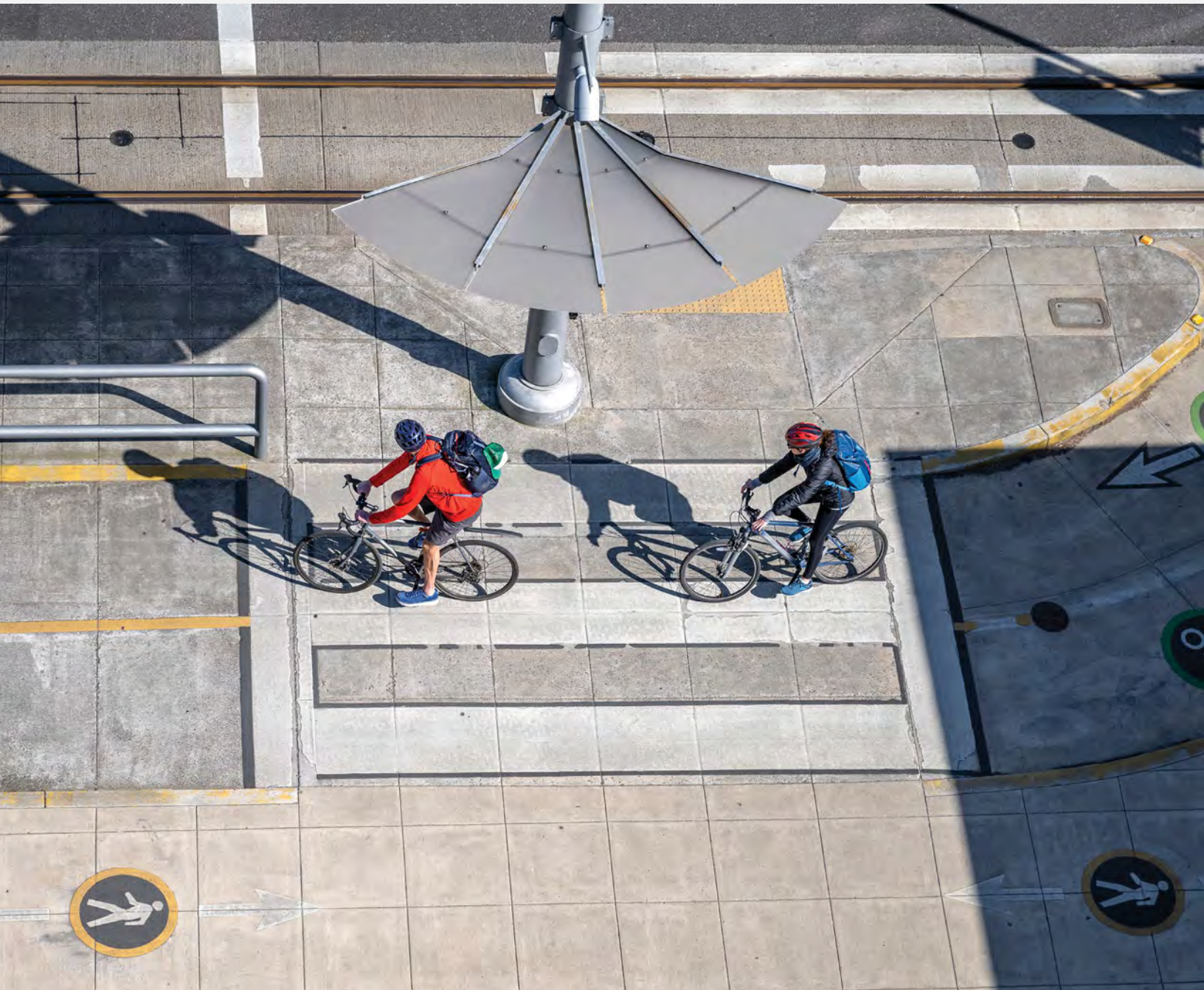




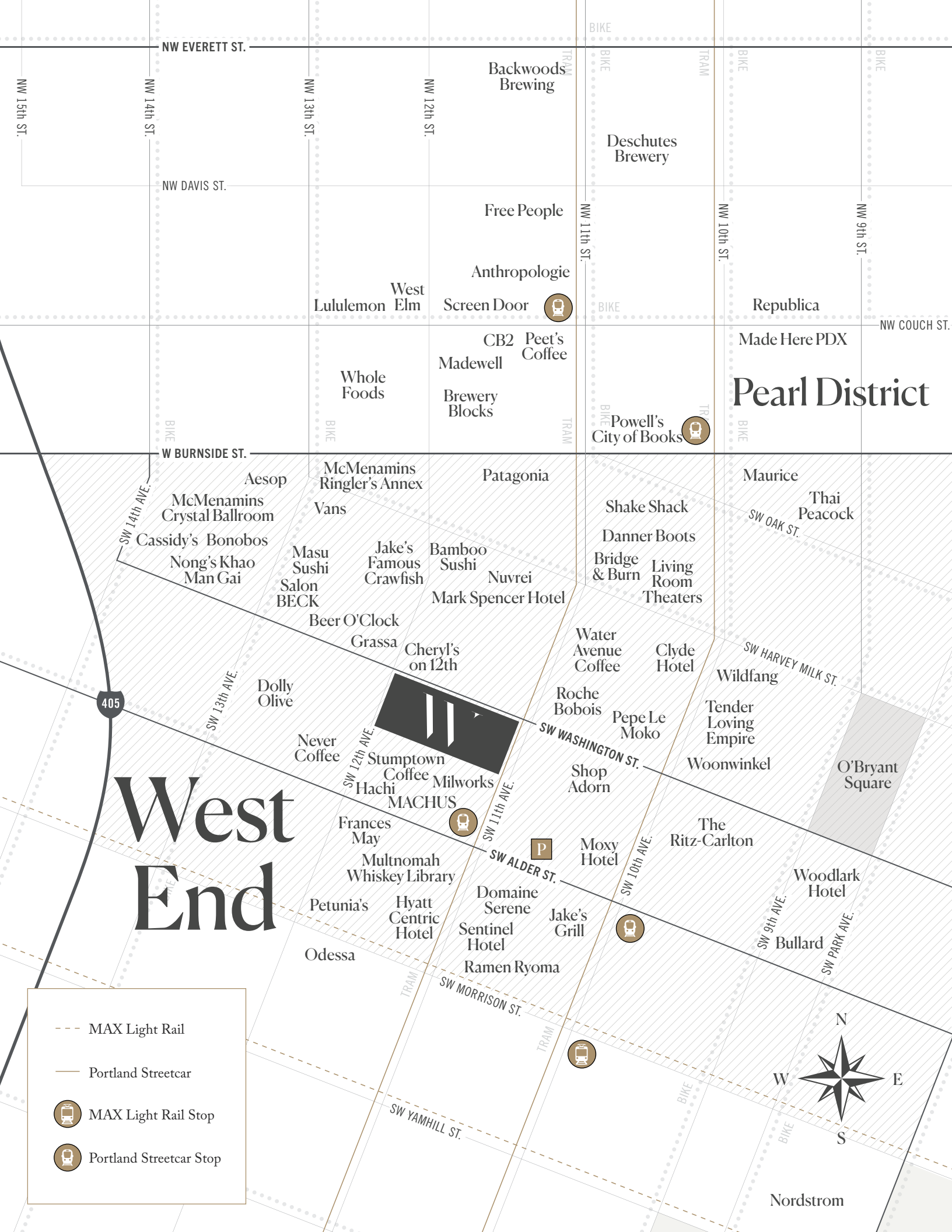


# The City At Your Door

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







NW EVERETT ST.

NW 15th ST.

NW 14th ST.

NW 13th ST.

NW 12th ST.

BIKE

BIKE

TRAM

BIKE

BIKE

Backwoods  
Brewing

Deschutes  
Brewery

NW DAVIS ST.

Free People

Anthropologie

Lululemon  
West Elm

Screen Door



NW 11th ST.

BIKE

NW 10th ST.

Republica

NW COUCH ST.

Made Here PDX

Pearl District

Powell's  
City of Books



BIKE

W BURNSIDE ST.

SW 14th AVE.

405

West  
End

SW 13th AVE.

McMenamins  
Ringer's Annex

Patagonia

Maurice

Thai  
Peacock

Aesop  
McMenamins  
Crystal Ballroom

Cassidy's Bonobos  
Nong's Khao  
Man Gai

Masu  
Sushi  
Salon  
BECK

Jake's  
Famous  
Crawfish

Bamboo  
Sushi

Nuvrei

Mark Spencer Hotel

Shake Shack

Danner Boots

Bridge  
& Burn  
Living Room  
Theaters

Beer O'Clock  
Grassa

Cheryl's  
on 12th

Dolly  
Olive

Never  
Coffee

Stumptown  
Coffee  
Hachi  
MACHUS



Frances  
May

Multnomah  
Whiskey Library

Petunia's

Hyatt  
Centric  
Hotel

Odessa

Domaine  
Serene

Sentinel  
Hotel

Ramen Ryoma



SW ALDER ST.

Moxy  
Hotel

Jake's  
Grill



SW 10th AVE.

The  
Ritz-Carlton

Woodlark  
Hotel

Bullard

SW PARK AVE.

SW HARVEY MILK ST.

Wildfang

Tender  
Loving  
Empire

Woonwinkel

O'Bryant  
Square

--- MAX Light Rail

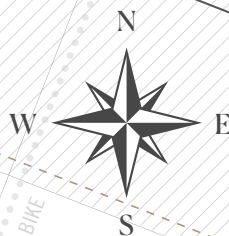
— Portland Streetcar



MAX Light Rail Stop



Portland Streetcar Stop



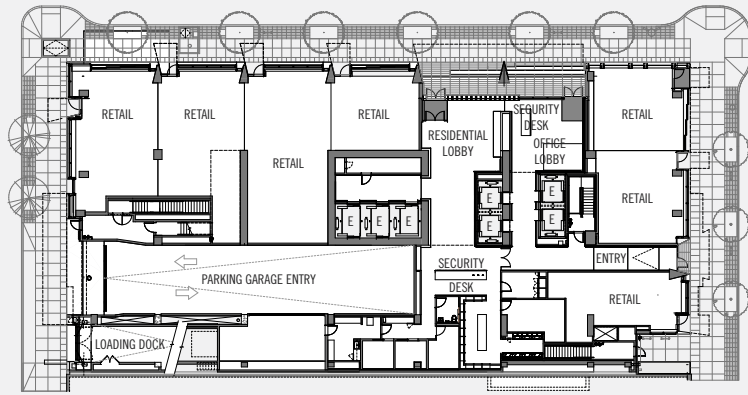
Nordstrom



# Ground Floor

## HIGHLIGHTS

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

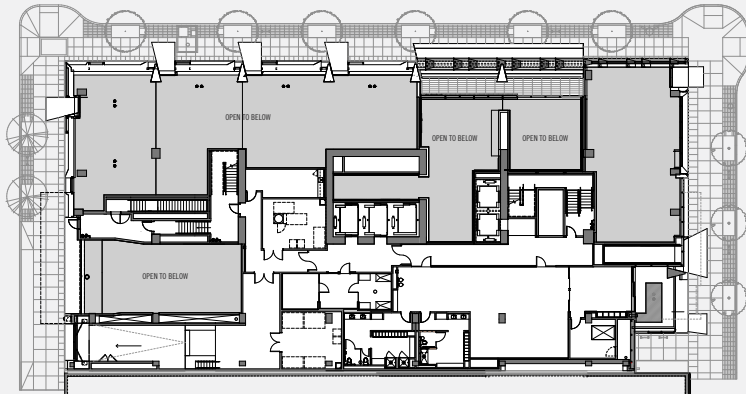


# Mezzanine

## 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

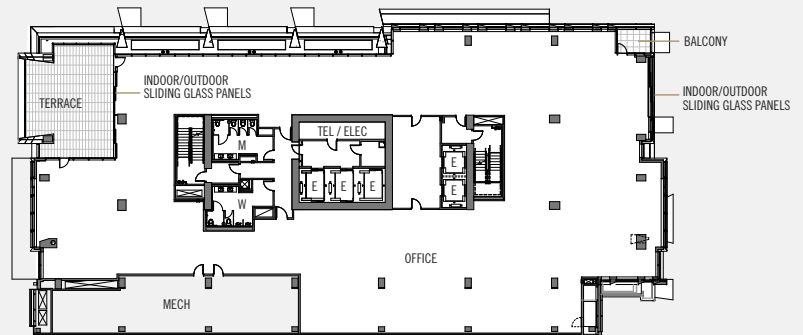


# Level 2

~ 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

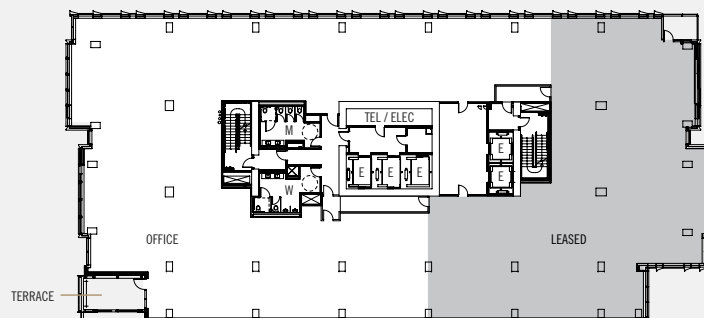


# Level 3

~ 11,743 Sq. Ft.

## HIGHLIGHTS

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

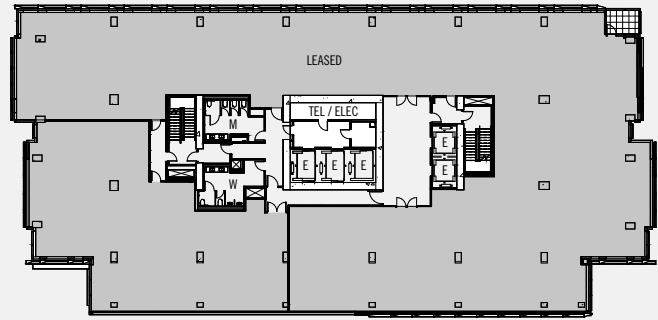




## Level 4

### HIGHLIGHTS

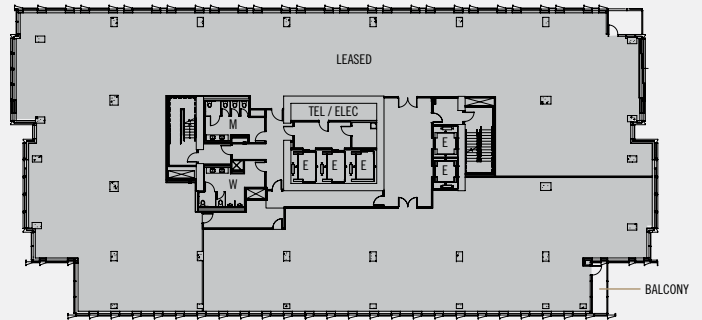
- 13' floor-to-floor height
- Operable windows



## Level 5

### HIGHLIGHTS

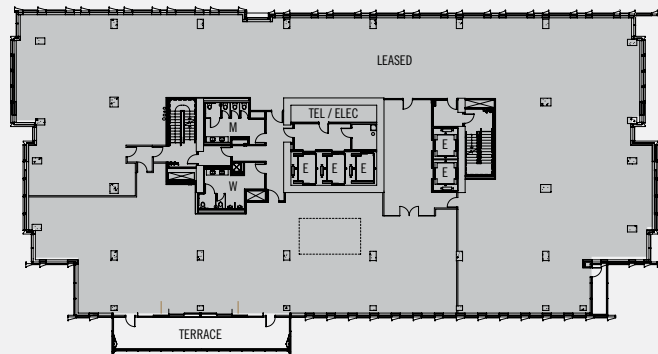
- 13' floor-to-floor height
- Operable windows
- Dedicated balcony



## Level 6

### HIGHLIGHTS

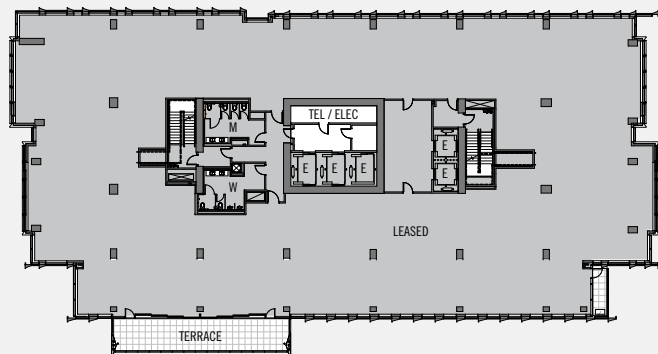
- 13' floor-to-floor height
- Operable windows
- Sliding glass wall system
- Dedicated balcony and terrace



## Level 7

### HIGHLIGHTS

- 17' floor-to-floor height
- Operable windows
- Sliding glass wall system
- Dedicated balcony and terrace





**Colliers**

FOR MORE INFORMATION CONTACT OUR LEASING TEAM

## Trevor Kafoury

Vice Chairman

+1 503 499 0050

[trevor.kafoury@colliers.com](mailto:trevor.kafoury@colliers.com)

## Autumn Brice

Associate Vice President

+1 503 499 0060

[autumn.brice@colliers.com](mailto:autumn.brice@colliers.com)

©2025 This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.







THE OFFICES AT 11W

11th & Washington  
Portland, Oregon 97205

**11WPortland.com**