THE OFFICES AT 11W

WELCOME

01 Design

02 Amenities

03 Location

04 Floor Plates

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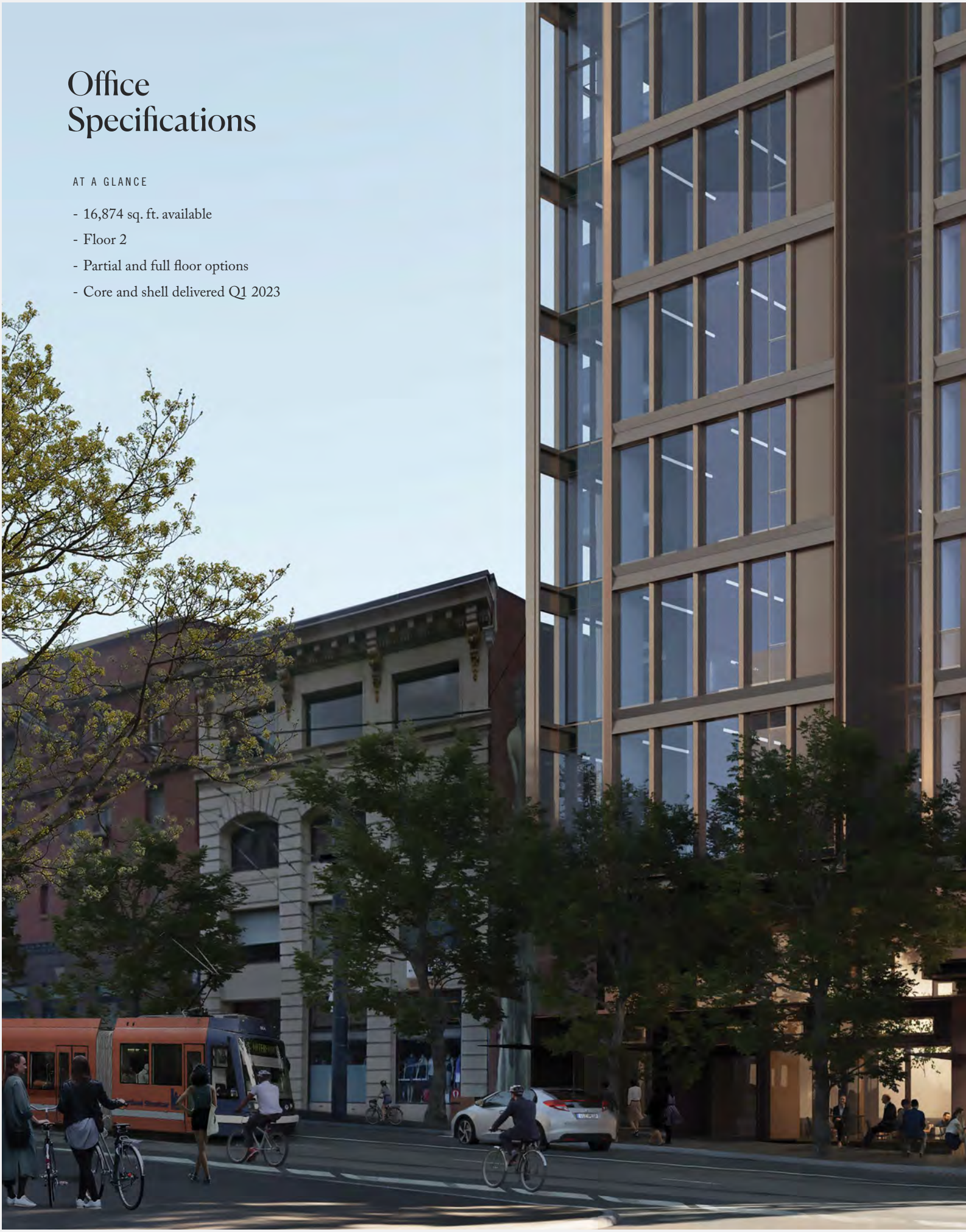
Office Specifications

AT A GLANCE

- 16,874 sq. ft. available
- Floor 2
- 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

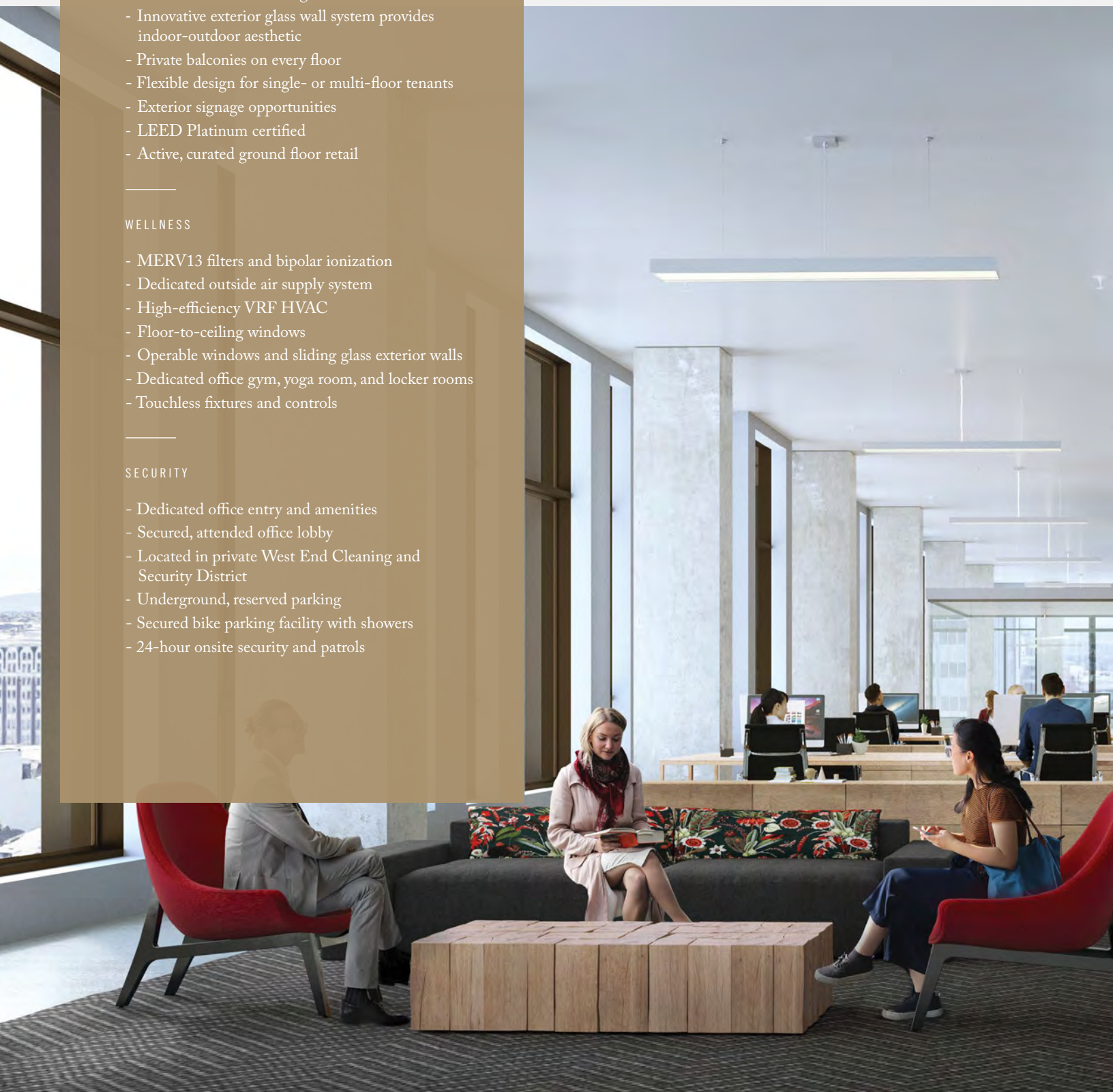
- Signature architecture by ZGF
- Up to 20,000 square foot floor plates
- 13'-17' floor-to-floor height
- Innovative exterior glass wall system provides indoor-outdoor aesthetic
- Private balconies on every floor
- Flexible design for single- or multi-floor tenants
- Exterior signage opportunities
-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

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

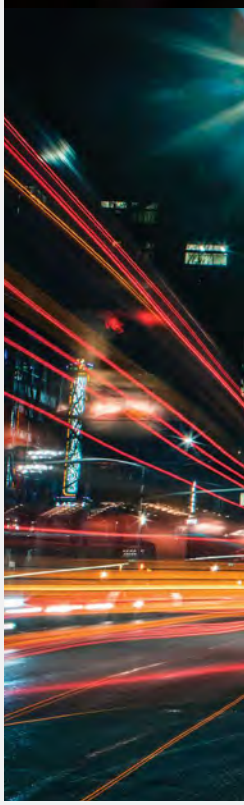
- Fitness center with shower and locker facilities*
- Group fitness/yoga room*
- Bike room with shower and locker facilities
- Private outdoor terraces
- Curated ground floor retail
- Apartment residences above
- Attended lobby and reception
- Secured, covered onsite parking
- Electric vehicle parking
- 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.

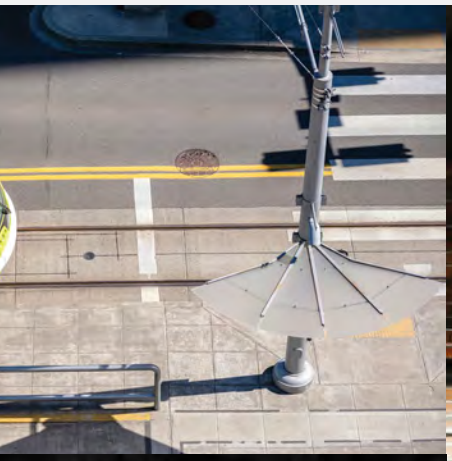
Next-level fitness studio. with yoga suite and full locker rooms.

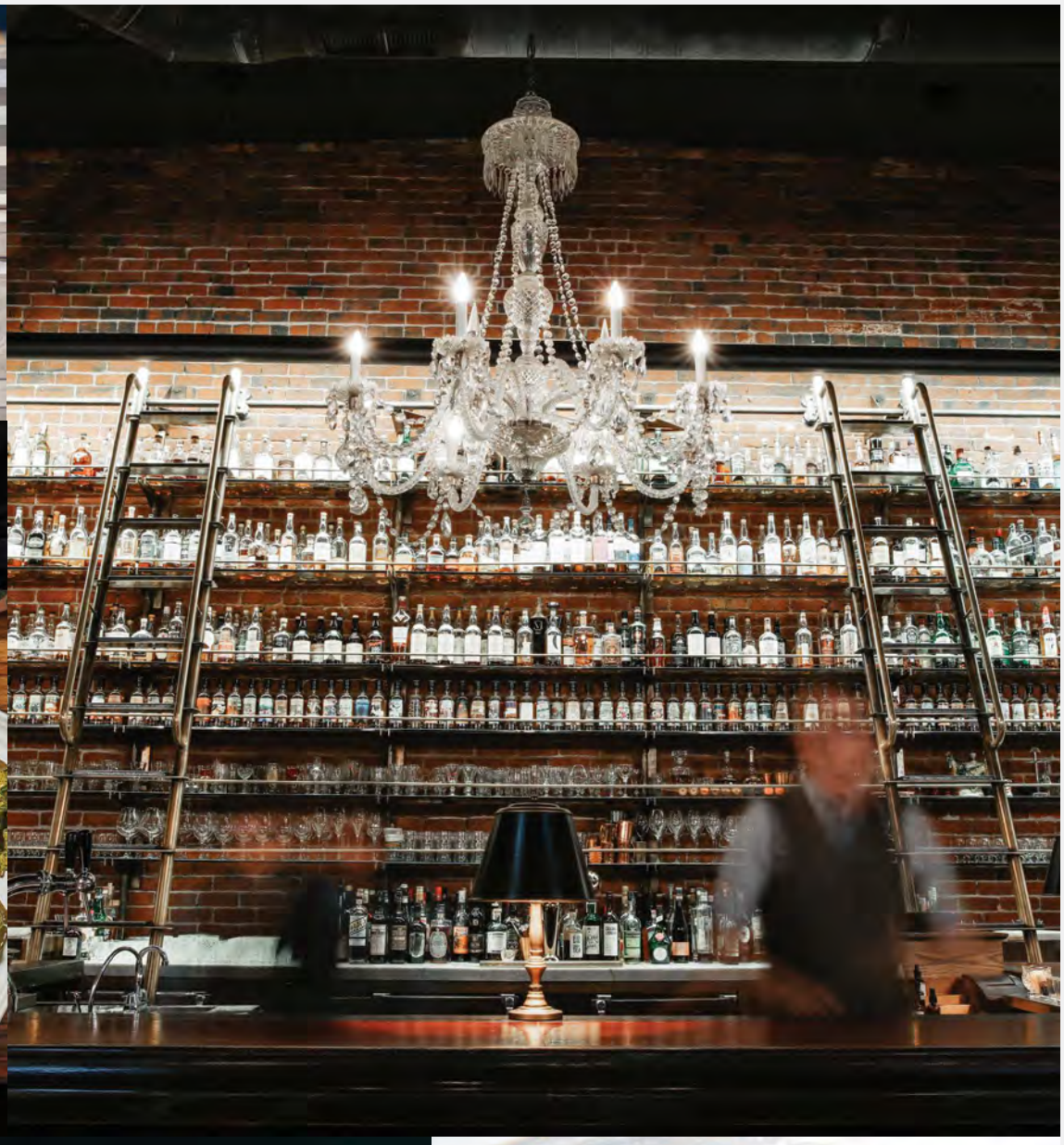
Central. Connected.



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.

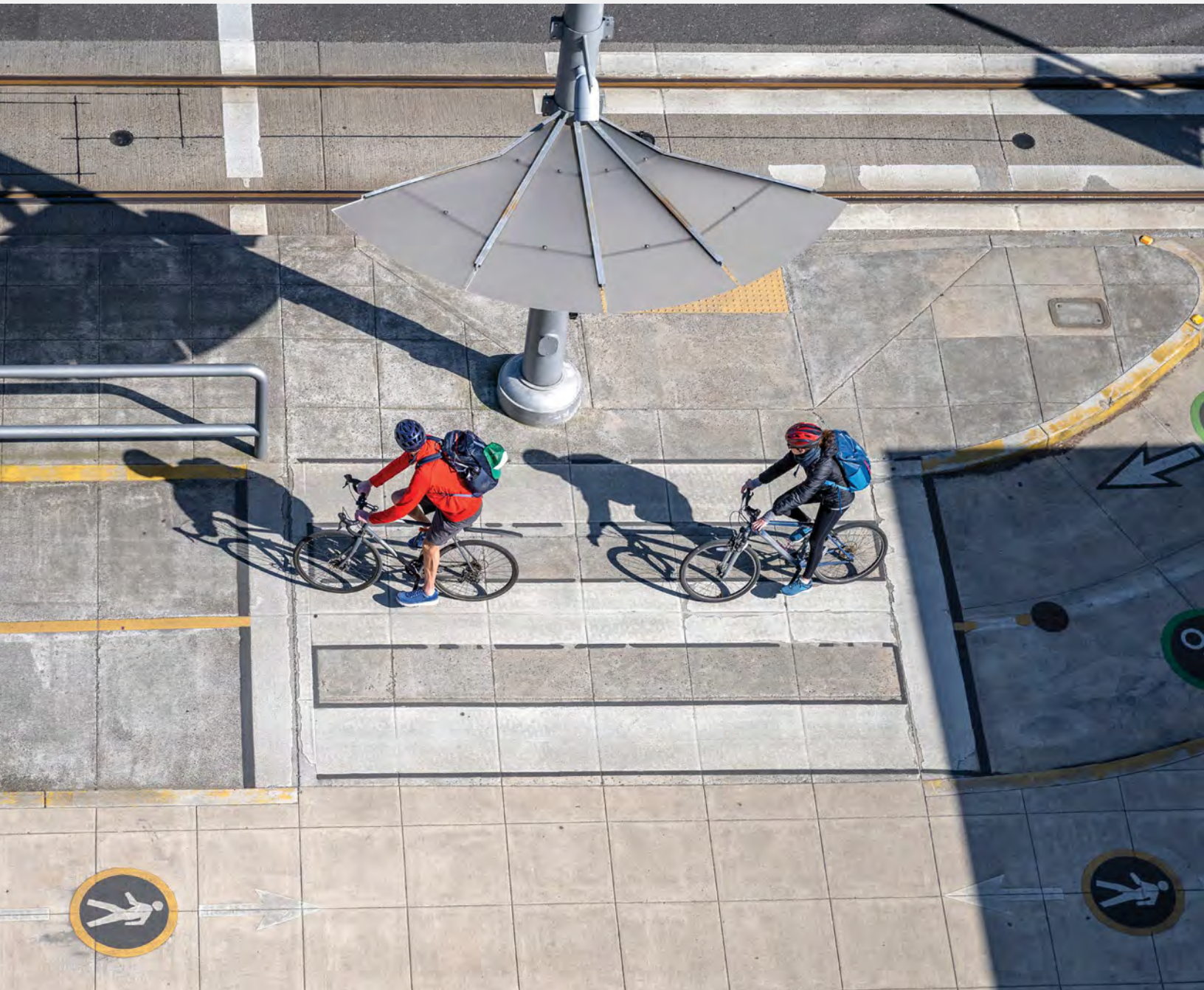


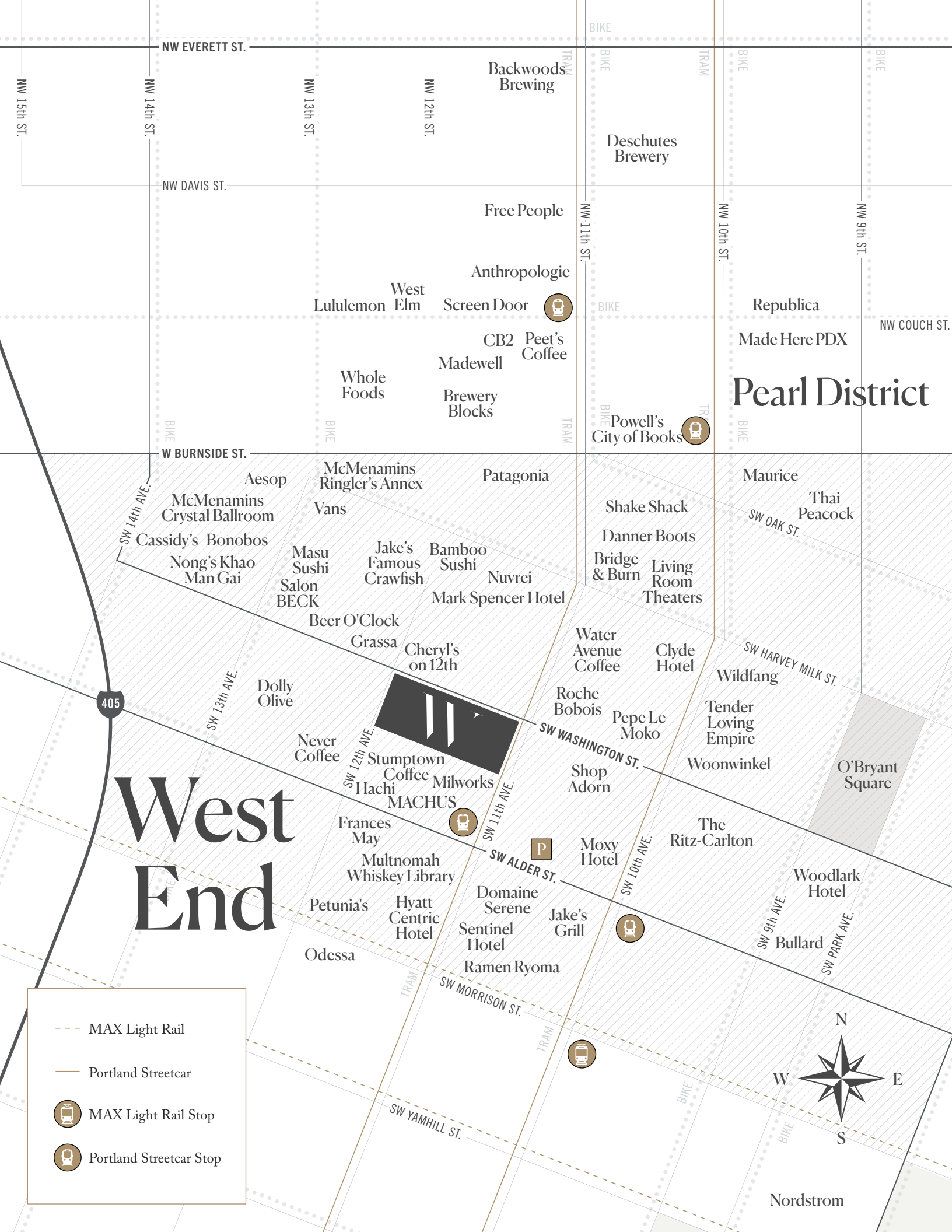


McMENAMINS
23RD AVENUE
BOTTLE SHOP
OPEN
OPEN DAILY

The City At Your Door

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

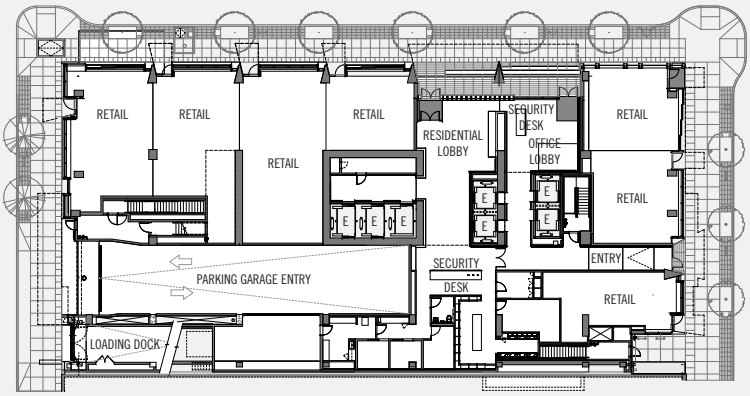



NW EVERETT ST.
NW 15th ST.
NW 14th ST.
NW 13th ST.
NW 12th ST.
NW 11th ST.
NW 10th ST.
NW 9th ST.
NW DAVIS ST.
NW COUCH ST.
W BURNSIDE ST.
SW 14th AVE.
SW 13th AVE.
SW 12th AVE.
SW 11th AVE.
SW 10th AVE.
SW 9th AVE.
SW OAK ST.
SW HARVEY MILK ST.
SW WASHINGTON ST.
SW ALDER ST.
SW MORRISON ST.
SW YAMHILL ST.
SW PARK AVE.
405
BIKE
TRAM
Backwoods Brewing
Deschutes Brewery
Free People
Anthropologie
Lululemon
West Elm
Screen Door
Republica
CB2
Peet's Coffee
Madewell
Made Here PDX
Whole Foods
Brewery Blocks
Pearl District
Powell's City of Books
Aesop
McMenamins Ringler's Annex
Patagonia
Maurice
McMenamins Crystal Ballroom
Vans
Shake Shack
Thai Peacock
Cassidy's
Bonobos
Danner Boots
Nong's Khao Man Gai
Masu Sushi
Jake's Famous Crawfish
Bamboo Sushi
Bridge & Burn
Living Room Theaters
Salon BECK
Nuvrei
Mark Spencer Hotel
Beer O'Clock
Grassa
Cheryl's on 12th
Water Avenue Coffee
Clyde Hotel
Wildfang
Dolly Olive
Roche Bobois
Pepe Le Moko
Tender Loving Empire
Never Coffee
Stumptown Coffee
Hachi
Milworks
MACHUS
Shop Adorn
Woonwinkel
O'Bryant Square
West End
Frances May
Moxy Hotel
The Ritz-Carlton
Multnomah Whiskey Library
Woodlark Hotel
Petunia's
Hyatt Centric Hotel
Domaine Serene
Jake's Grill
Sentinel Hotel
Bullard
Odessa
Ramen Ryoma
Nordstrom
P
N
W
E
S
MAX Light Rail
Portland Streetcar
MAX Light Rail Stop
Portland Streetcar Stop

Ground Floor

HIGHLIGHTS

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

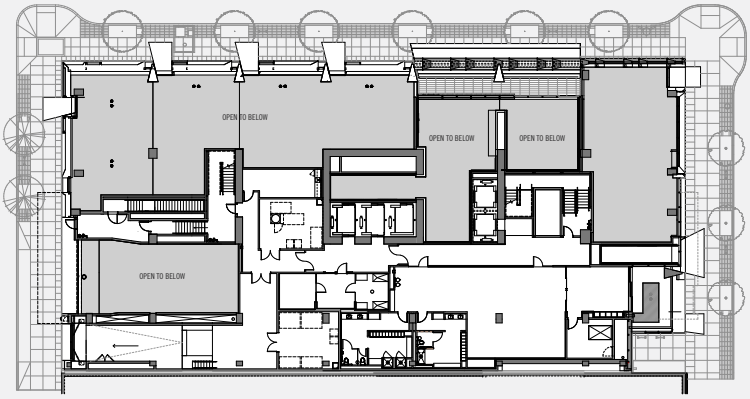


Mezzanine

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*

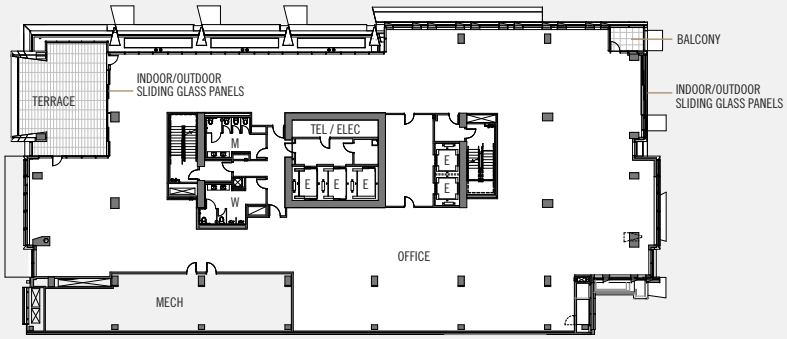


Level 2

~ 16,874 Sq. Ft.

HIGHLIGHTS

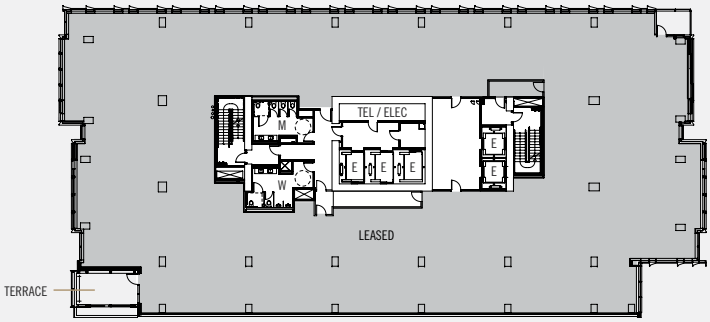
- 14'6" floor-to-floor height
- Operable windows
- Sliding glass wall system
- Dedicated balcony and terrace
- Multi-floor design option



Level 3

HIGHLIGHTS

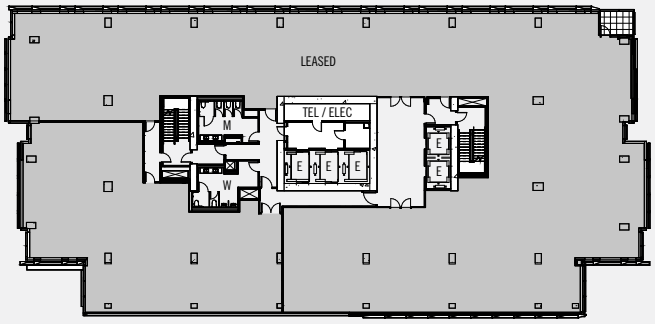
- 13' floor-to-floor height
- Operable windows
- Dedicated terrace



Level 4

HIGHLIGHTS

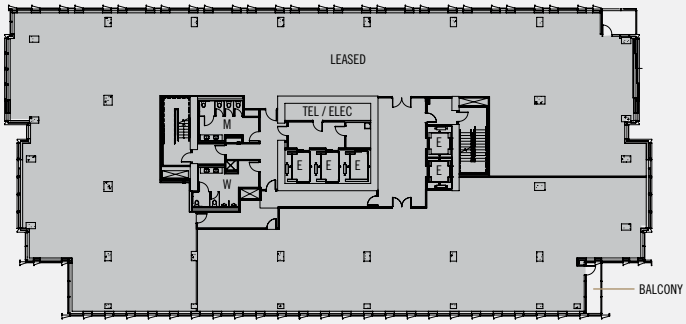
- 13' floor-to-floor height
- Operable windows



Level 5

HIGHLIGHTS

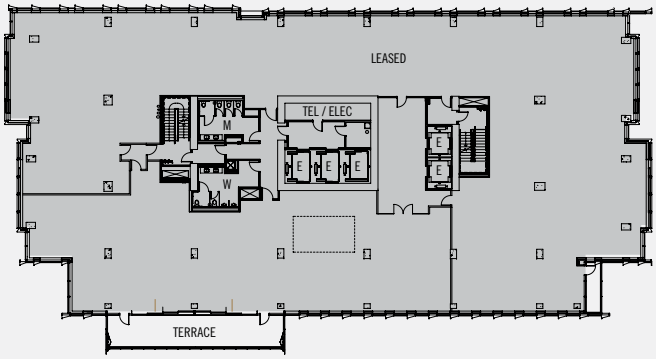
- 13' floor-to-floor height
- Operable windows
- Dedicated balcony



Level 6

HIGHLIGHTS

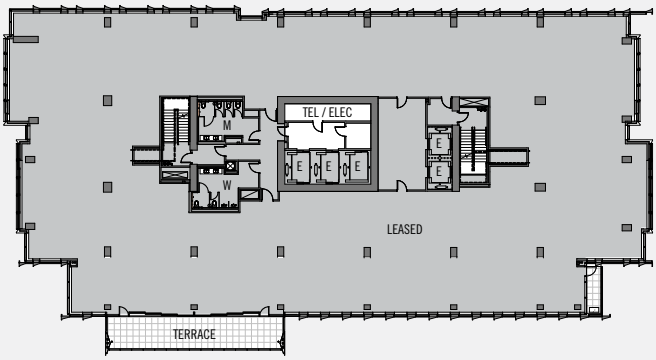
- 13' floor-to-floor height
- Operable windows
- Sliding glass wall system
- Dedicated balcony and terrace



Level 7

HIGHLIGHTS

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



Colliers

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THE OFFICES AT 11W

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