



WHERE
WORK & LIFE
ARE CENTERED



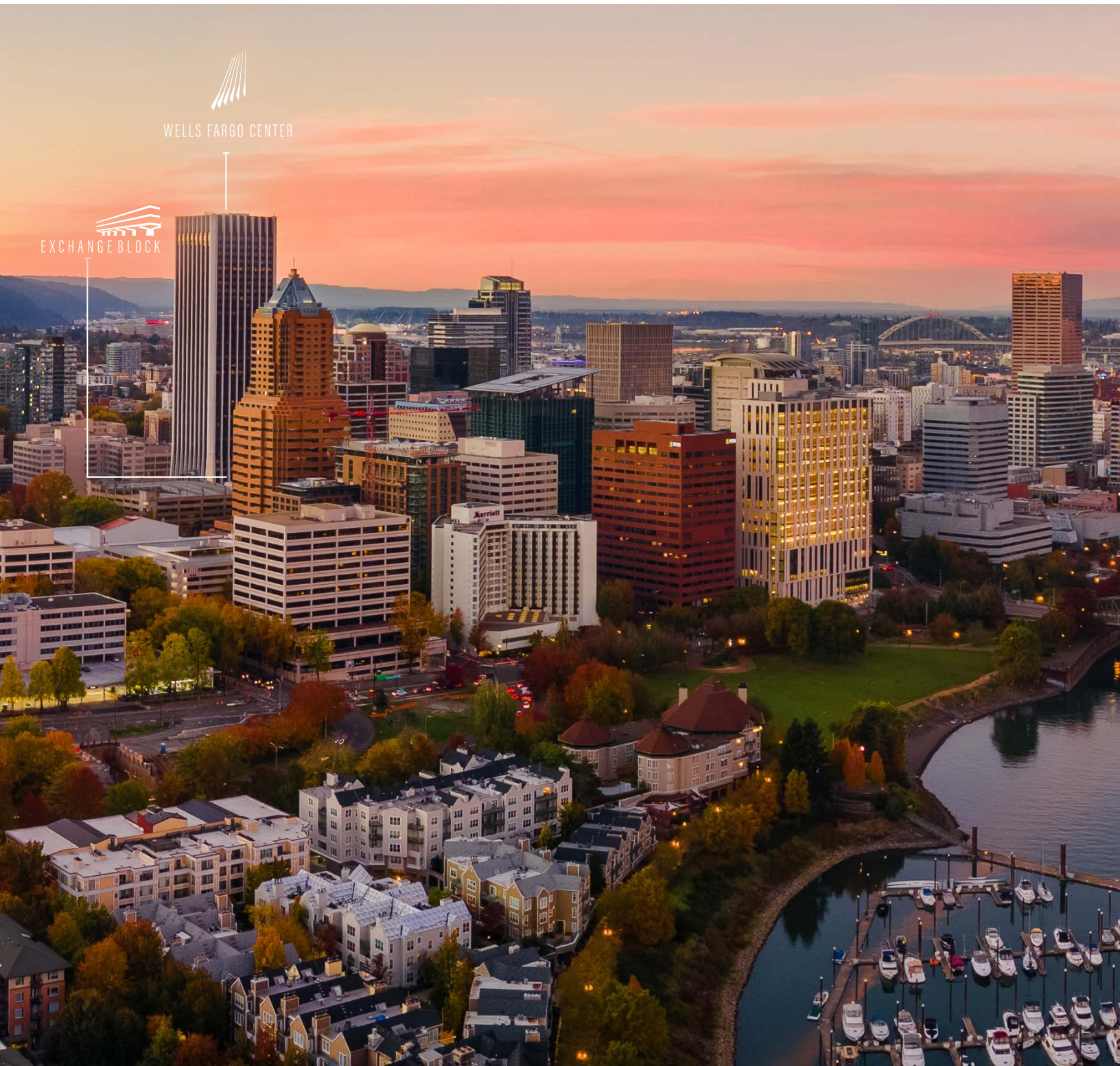
WELLS FARGO CENTER + EXCHANGE BLOCK

AT THE HEART OF THE ACTION

Two distinct architectural statements that combine to create a single office experience like nothing else in Downtown Portland.

Occupying two full city blocks in the heart of Portland's rapidly evolving south CBD, Wells Fargo Center and Exchange Block are the epitome of the modern workplace. With high-end interiors, luxury amenities and efficient floorplates, the two buildings offer everything you need to maximize your company's work style.





WELLS FARGO CENTER



EXCHANGE BLOCK



WELLS FARGO CENTER + EXCHANGE BLOCK

CONSIDER THE BAR RAISED

*The best of downtown
Portland and beyond.*



Centrally located in Portland's
amenity-rich south CBD

On-site property management and
round-the-clock security

Transit oriented location with direct
access to MAX and bus

Brand new building app for tenants

3 levels of secure underground parking,
with additional parking available in
surrounding neighborhood

Best-in-class connectivity
and infrastructure

Convenient destination dispatch
express elevator system

Shared amenity access between Wells
Fargo Center and Exchange Block

Water Avenue Coffee located
in lobby

Panoramic mountain, river, and
city views







WELLS
FARGO
CENTER

ABOUT WELLS FARGO CENTER

CENTERED AROUND ENJOYMENT

With 40 stories of Class A office space, Wells Fargo Center is Oregon's tallest building. Towering over Downtown Portland, the building offers unmatched views of the Portland skyline, Mt. Hood and the Willamette River.



1300 SW 5th Avenue
Portland, OR 97201

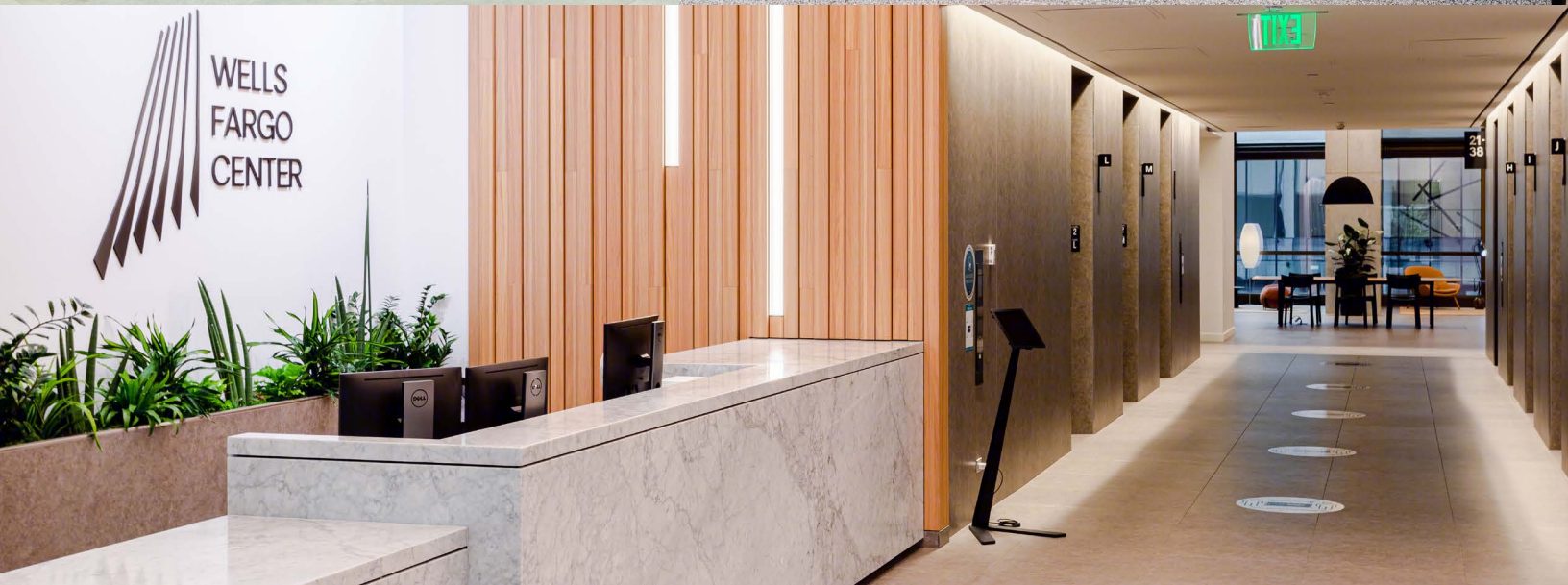
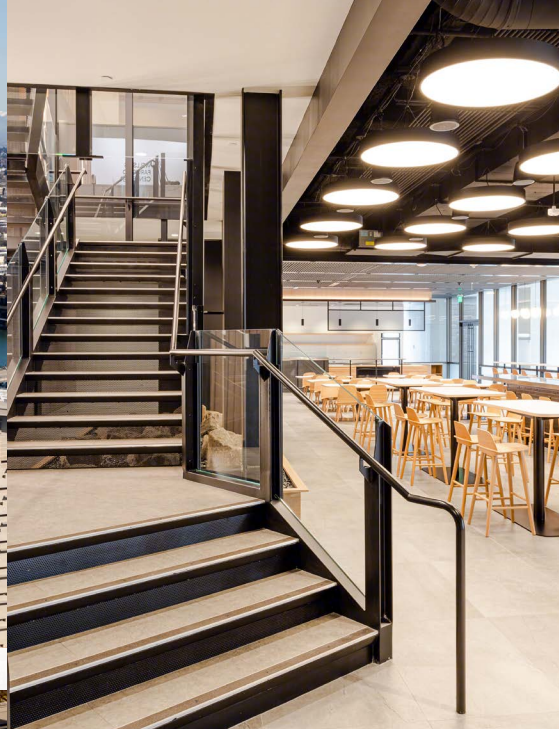


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virtual tour

wellsfargocenterportland.com



SUITE 3750 VIEW





ABOUT EXCHANGE BLOCK

WORKPLACE EXPANDED

As the largest contiguous block available in Downtown Portland, Exchange Block offers 163,000 RSF of fully renovated Class A office space perfect for creative and traditional uses. With efficient floor plates and excellent expansion capabilities through Wells Fargo Center, Exchange Block has everything you need to grow your business in Portland.



1350 SW 4th Avenue
Portland, OR 97201



Click here to view
virtual tour

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WELLS FARGO CENTER + EXCHANGE BLOCK

WORLD CLASS AMENITIES

*Unmatched quality with
forward-thinking design features.*



Beautifully redesigned lobbies

Activated outdoor areas

Brand new conference facility

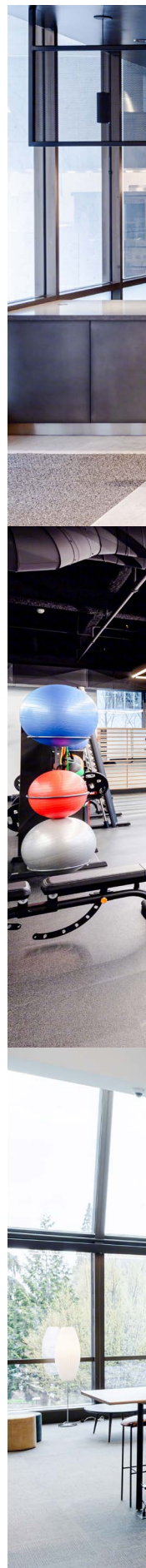
Tenant lounge

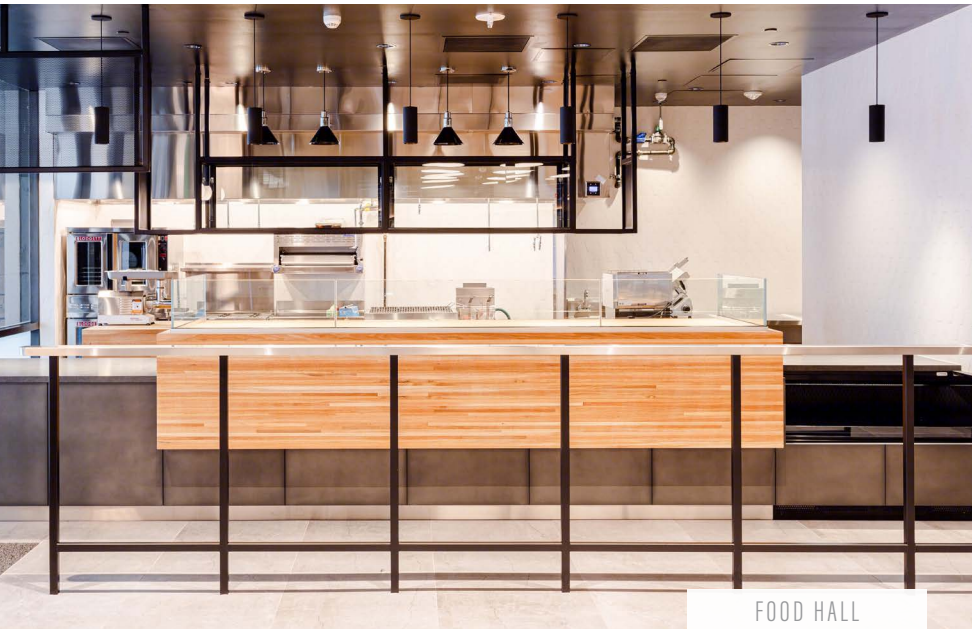
On-site food hall with coffee
shop and wine bar

Secure bike parking

State of the art fitness center
& yoga/group fitness room
with showers and lockers

Exclusive access to Skypark
rooftop deck for Exchange
Block tenants





FOOD HALL

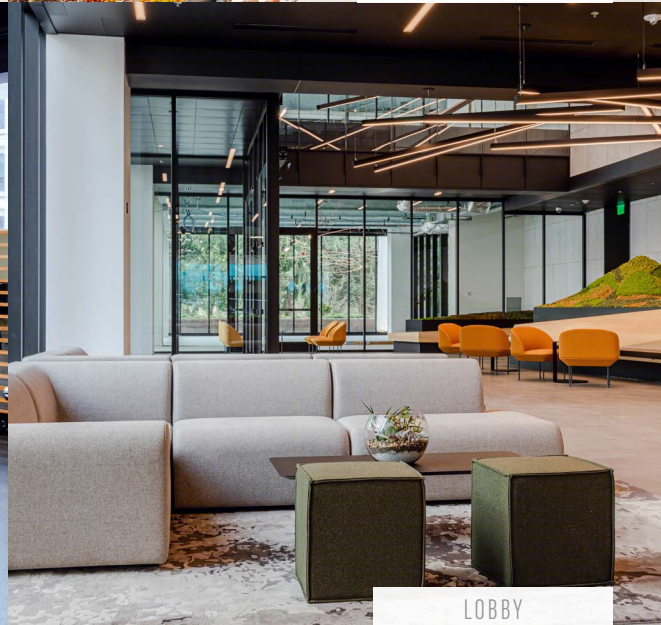


SKYPARK

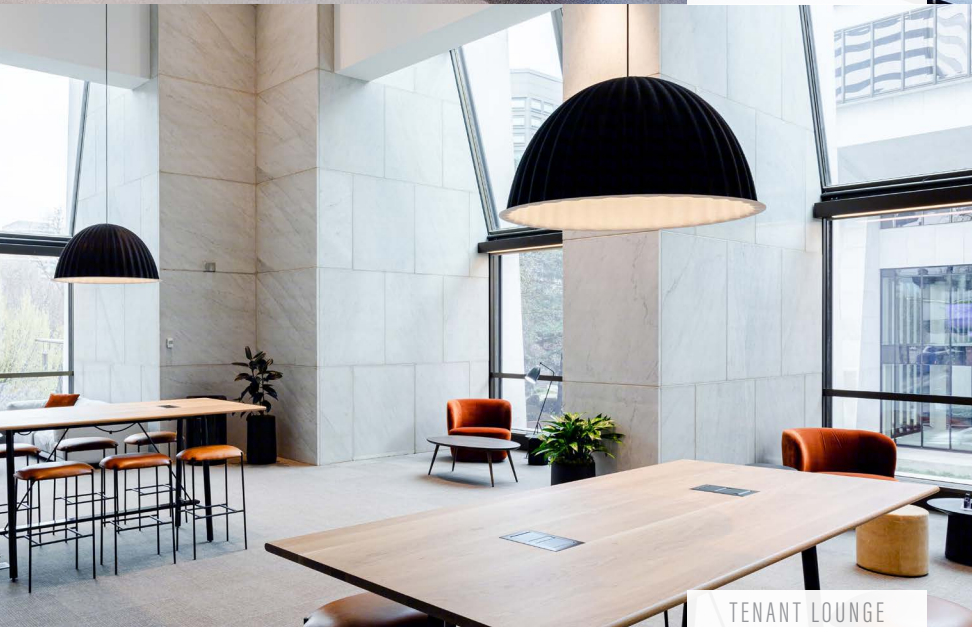
ROOFTOP



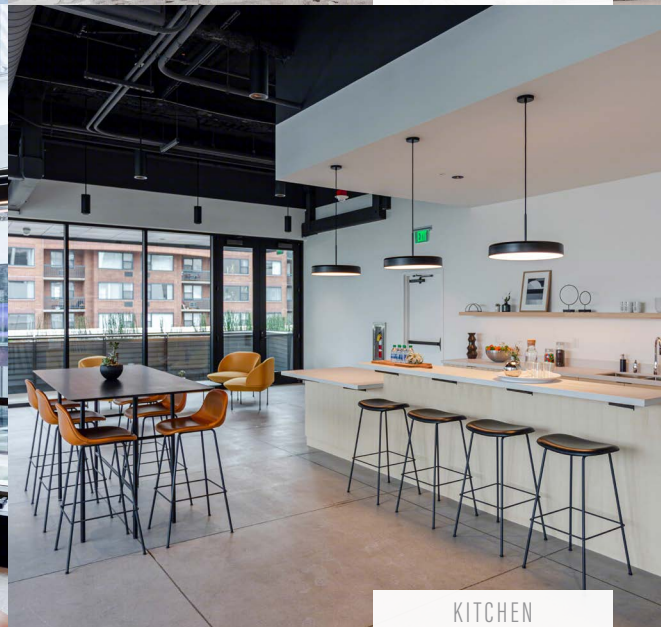
GYM



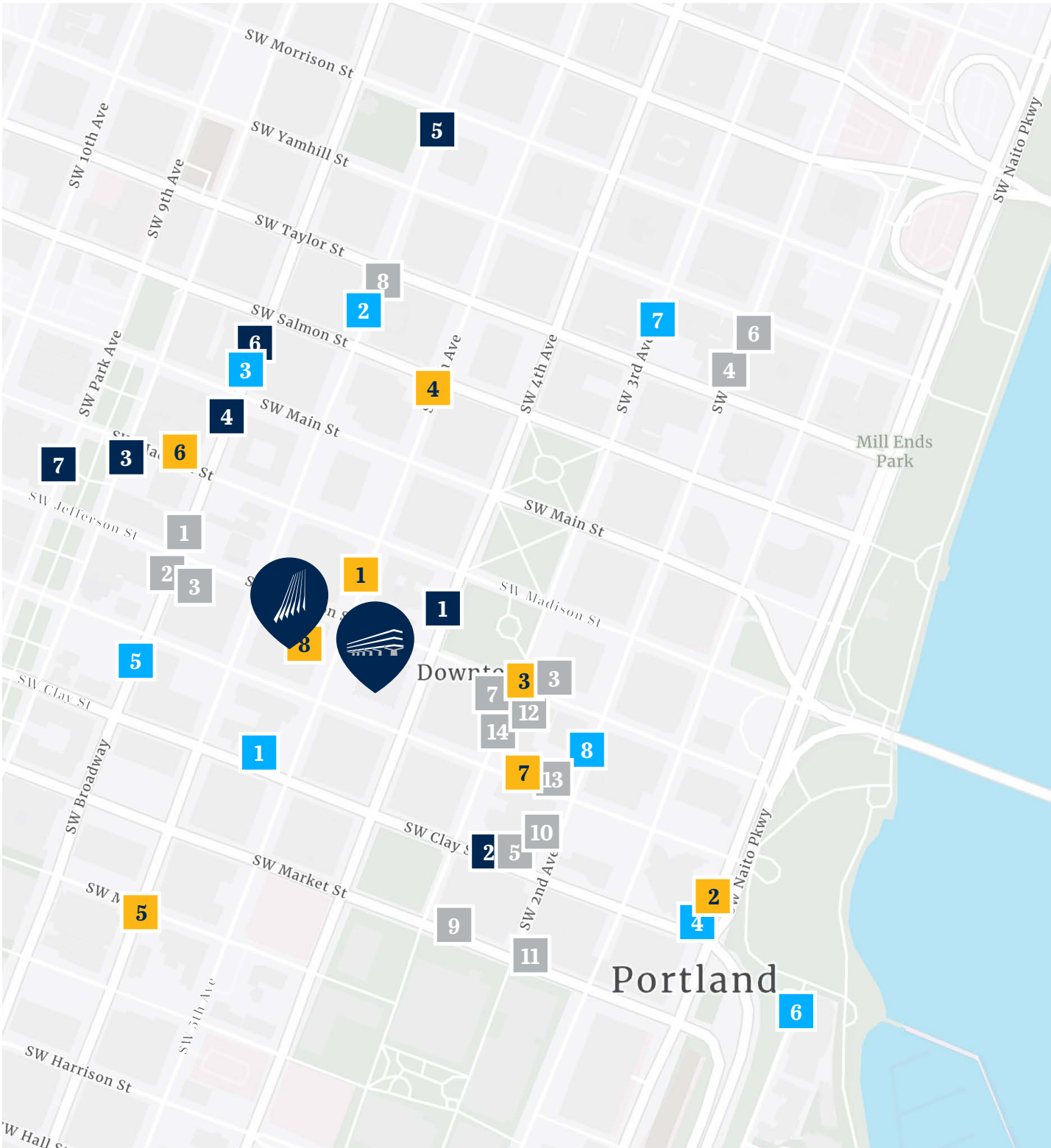
LOBBY

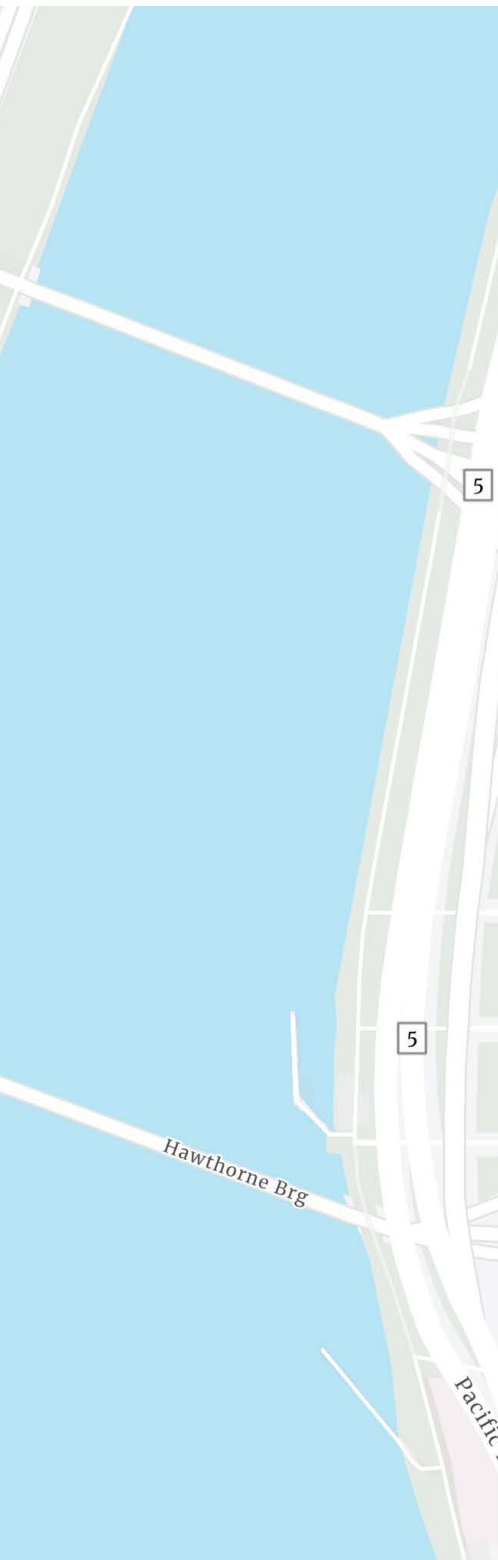


TENANT LOUNGE



KITCHEN





NEIGHBORHOOD AMENITIES

ALL ON YOUR DOORSTEP

Close to everything that makes the city move, Wells Fargo Center + Exchange Block place you at the center of commerce, hospitality, entertainment, transit, retail & so much more.



COFFEE

1. Starbucks
2. Press Release
3. Bridge City Café
4. Less and More Coffee
5. Diaspora Café
6. Caffè Umbria
7. Barista
8. Water Avenue Coffee



ATTRACTIONS

1. Portland City Hall
2. Keller Auditorium
3. Oregon Historical Society
4. Portland's Center for the Arts
5. Pioneer Courthouse
6. Arlene Schnitzer Concert Hall
7. Portland Art Museum



HOTELS

1. Hotel Zags
2. Hilton
3. The Heathman
4. Portland Marriott
5. Radisson Red
6. River Place Hotel
7. AC Hotel
8. The Porter Hotel



RESTAURANTS

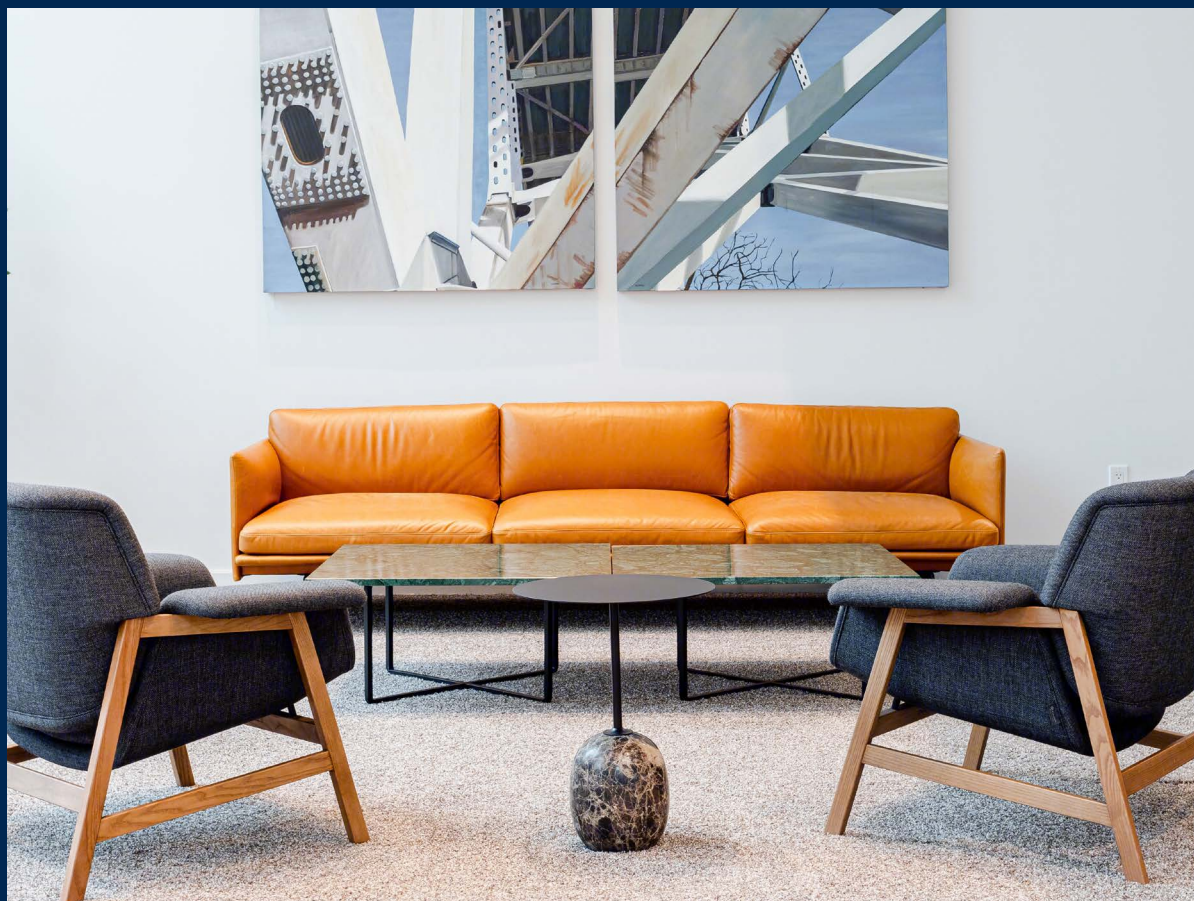
1. Higgins
2. Via Delizia
3. Bridge City Café
4. Luc Lac Vietnamese Kitchen
5. Morton's The Steakhouse
6. Q Restaurant
7. Mizu Sushi
8. Fogo de Chao
9. Murata
10. Potbelly
11. Evergreens Direct
12. Poke Bar
13. House of Ramen PDX
14. Portland Kettle

CURRENT AVAILABILITY



SUITE 500	16,789 RSF
SUITE 600	16,815 RSF
SUITE 700	16,815 RSF
SUITE 800	8,600 RSF
SUITE 850	3,568 RSF
SUITE 1600	3,452 RSF
SUITE 1650	3,927 RSF
SUITE 1900	4,417 RSF
SUITE 1950 (available 5/1/24)	12,026 RSF
SUITE 2200 (available 4/1/24)	17,040 RSF
SUITE 2300 (available 4/1/24)	15,718 RSF
SUITE 2400 (available 4/1/24)	17,541 RSF
SUITE 2650 (available 4/1/24)	9,002 RSF
SUITE 2800	1,521 RSF
SUITE 2815	1,947 RSF
SUITE 2850	2,455 RSF
SUITE 3050	5,239 RSF
SUITE 3150	3,369 RSF

LEVEL 5	42,930 RSF
LEVEL 4	43,218 RSF
LEVEL 3	24,666 RSF
LEVEL 2	18,577 RSF
LEVEL 1	19,986 RSF



GET IN TOUCH

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