Field Office

1895-2035 NW Front Ave
Portland, OR

Colliers

290,000 SF
of Class A Office Space
with outdoor terraces on every floor

High Notes

Striking and innovative, Field Office offers top-of-the-market, LEED Platinum certified, Class A office space to Portland's expanding North Pearl District on Front Avenue, with state-of-the-art technology and amenities, iconic architecture, indoor/outdoor spaces and Forest Park, Willamette River and Cascade Range views.

Unmatched amenities & infrastructure including:

FITNESS CENTER

Cardio and weightlifting machines, as well as a yoga studio

CONFERENCE CENTER

Space for up to 41 people with a separate board room

SECURE PARKING

Stacked valet parking in a secure garage, 1.28/1,000 parking ratio, with additional parking available

BIKE COMMUTER LOUNGE

Secured parking for over 200 bikes, with repair station, showers & lockers

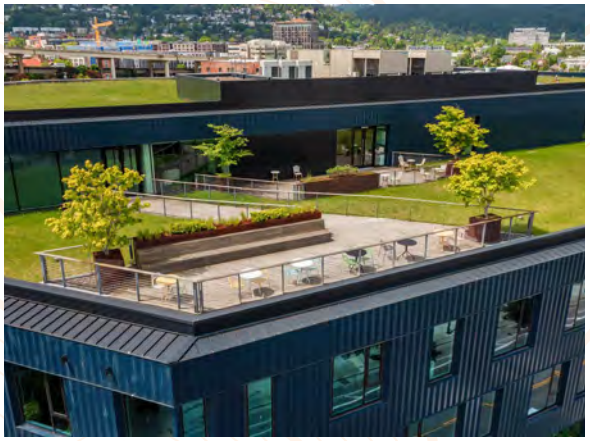
PRIVATE OUTDOOR TERRACES

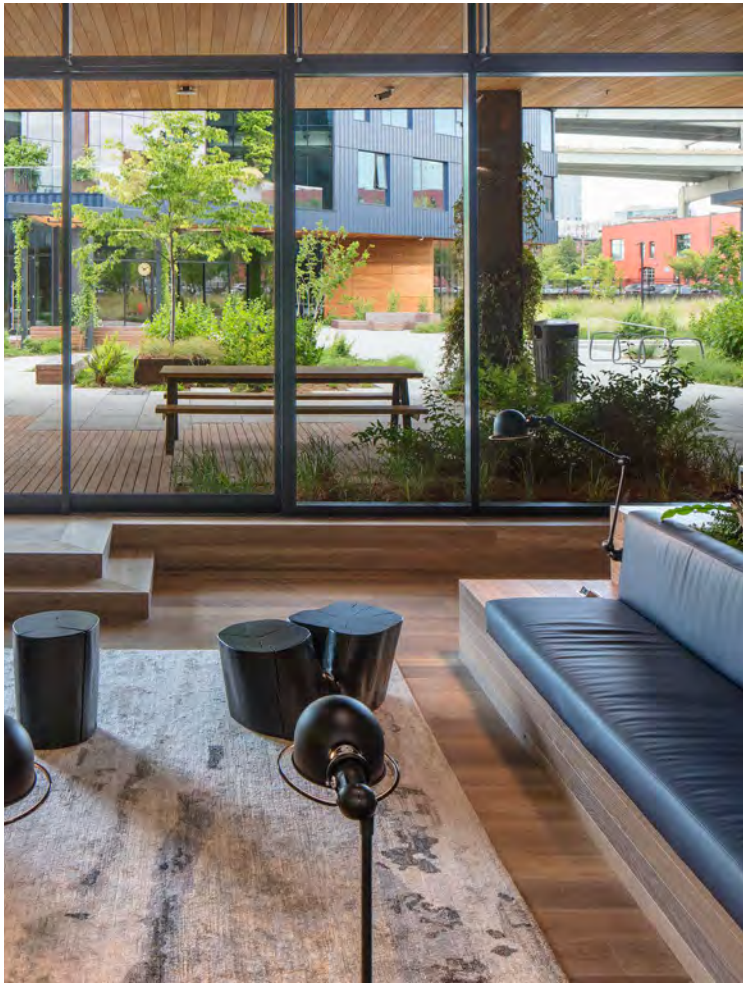
on every floor + communal rooftop deck with unmatched river views

RESTAURANT/CAFÉ

Le Petit Café on site, open 7 days per week

ON-SITE CAFE





Connect from the outside in.

Designed with the collaborative work environment in mind, the Field Office campus offers two Class A office buildings joined with a large communal outdoor space and a full suite of tenant-focused amenities.

Field Office On-Site Amenities

1. Children's Garden Childcare
2. Le Petit Café
3. Biketown Hub
4. Curated Retail - 2,048 RSF
5. Rideshare Pick-up/Drop-off Point
6. Commuter Bike Lounge
7. Electric Scooter Corrals
8. Fitness Center, Conference Facilities, and On-Site Property Management
9. Curated Retail - 2,797 RSF
10. Curated Retail - 2,337 RSF

ON-SITE CHILDCARE

Getting Around

Field Office is designed to get you to work however you prefer to get there. With a secured parking garage, bike commuter lounge with showers & lockers, and multiple bus stops within a block of the building, you can be as green as you want to be with your commute.

WALK SCORE
89

BIKE SCORE
98

SECURE GARAGE
1.28/1000

BIKETOWN HUBS
2

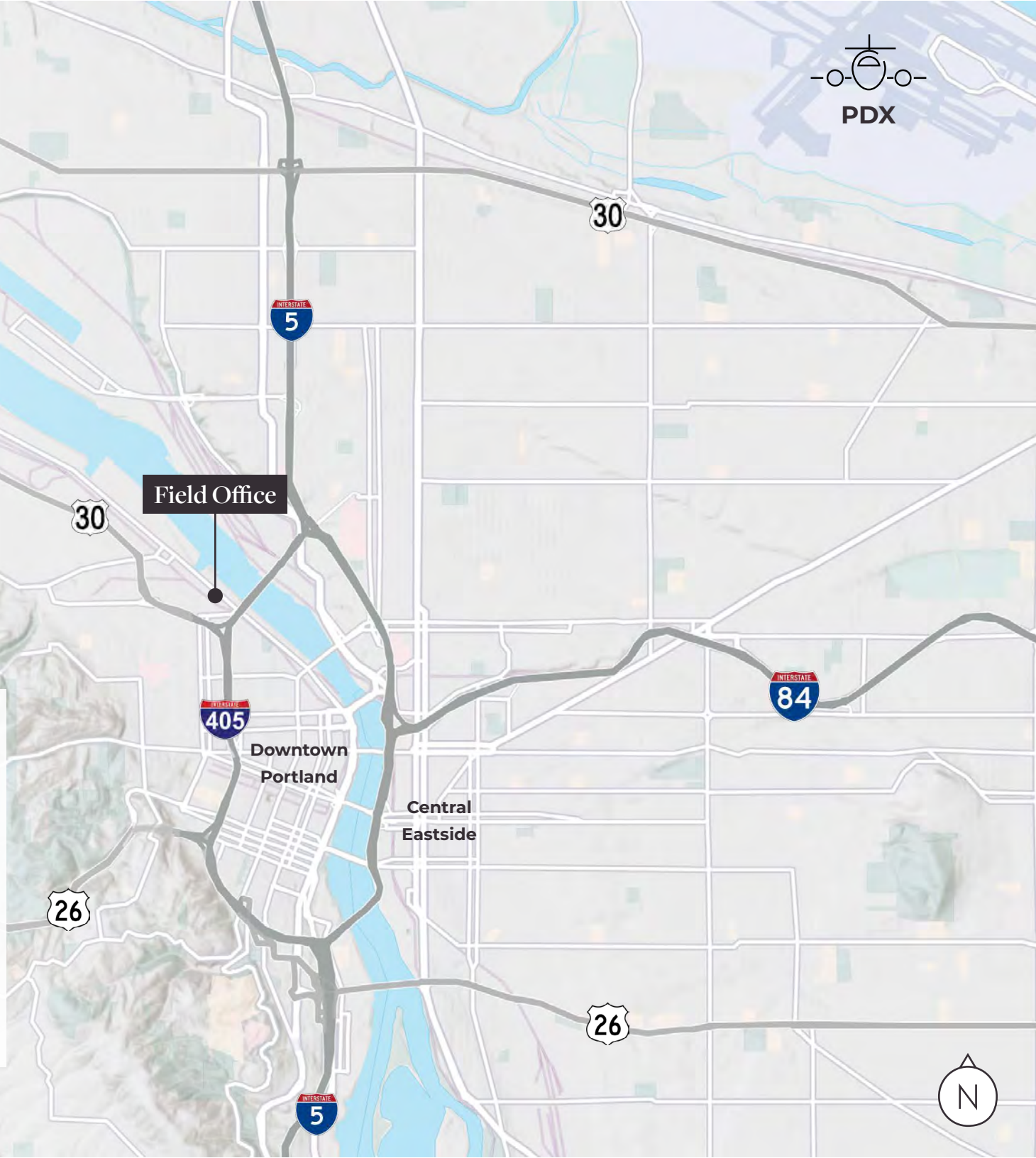
BIKE PARKING SPOTS
200+

ADDITIONAL PARKING
available

Connected to it all.

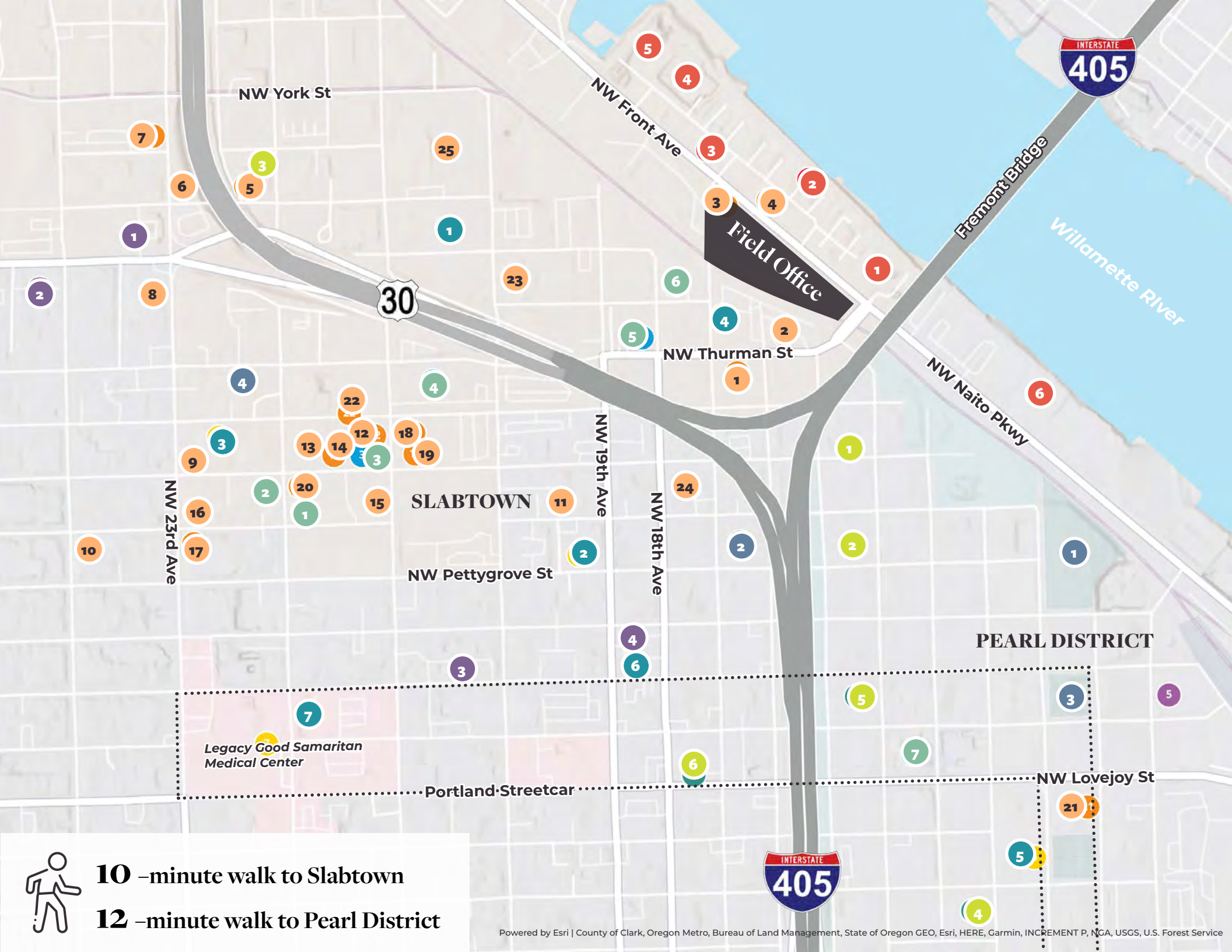
Centrally located in downtown Portland, Field Office boasts excellent accessibility from major area freeways, ensuring a seamless commute for both employees and clients. The city is served by Interstates 5, 84, 405, and Highway 26, which encircle and intersect the downtown area, facilitating direct routes from various directions.

Destination	Drive	Miles
PDX Airport	20 min	13 mi
Vancouver, WA	14 min	9 mi
Beaverton	17 min	10 mi
Tigard	21 min	12 mi
Lake Oswego	20 min	11 mi
Gresham	28 min	18 mi



Positioned for Talent

Striking and innovative, Field Office offers top-of-the-market Class A office space to Portland's expanding North Pearl District on Front Avenue.



10 –minute walk to Slabtown

12 –minute walk to Pearl District

Powered by Esri | County of Clark, Oregon Metro, Bureau of Land Management, State of Oregon GEO, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, U.S. Forest Service

Area Amenities

Food & Drink

1. Cycle Town Coffee Roasters
2. Emerald Line
3. Dockside Saloon & Restaurant
4. Cascadia Coffee Pub
5. Angel's Taqueria
6. Dutch Bros
7. Slabtown Food Carts
8. Fillmore Trattoria
9. St. Jack
10. Stepping Stone Café
11. Lucky Lab
12. G-Love New American Kitchen
13. Good Coffee
14. Mama Bird
15. Besaws
16. Grassa
17. Matador
18. Afuri
19. Fifty Licks Ice Cream
20. Breakside Brewery
21. Lovejoy Bakers
22. Manzanita NW Wine Bar
23. Kinglet Tea
24. The Sultan Café
25. Aviation American Gin

Apartments

1. Bridgetown Lofts
2. Riverscape Apartments
3. Waterline Apartments
4. Pacifica Tower Condos
5. Rivage Apartments
6. The Sutton Luxury Apartments

Entertainment

1. The Fields Park
2. PlayDate PDX
3. Tanner Springs Park
4. Freakybuttrue Peculiarium

Fitness

1. StretchLab
2. Movement Portland
3. CrossFit X-Factor
4. 24 Hour Fitness
5. LA Fitness
6. VC Crossfit

Hotels

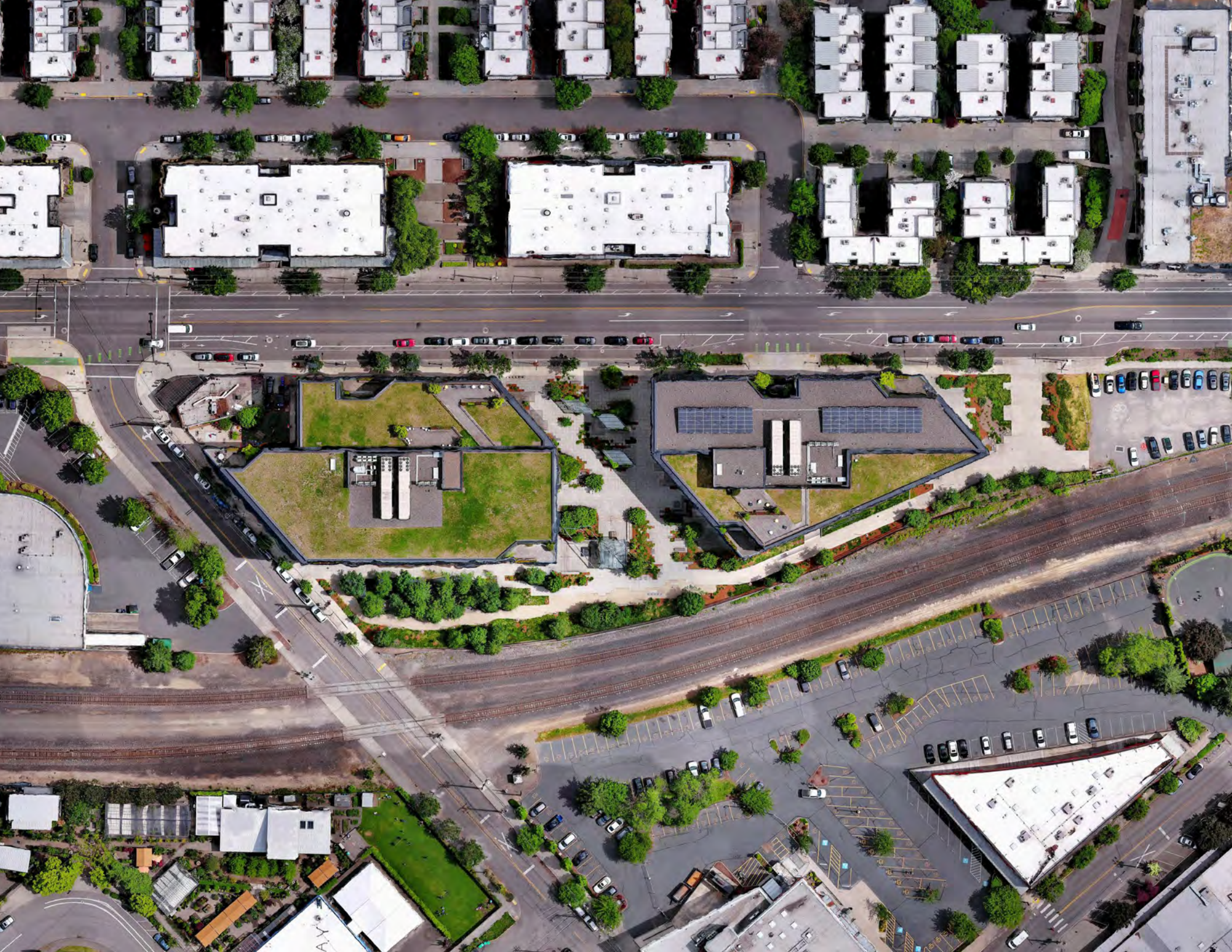
1. Holiday Inn Express
2. Silver Cloud Hotel
3. Inn at Northrup Station
4. Slabtown Village Tiny Homes

Services

1. Post Office
2. DoveLewis Veterinarian
3. ZoomCare
4. EV Charging Station
5. Wells Fargo
6. Les Schwab Tires
7. Legacy Good Samaritan Medical Center

Shopping

1. New Seasons
2. Portland Running Co
3. Good Dog PDX
4. Environments
5. Oddball Shoe Co.
6. Pomarius Nursery
7. Safeway



Committed to a Sustainable Future

The Field Office campus exemplifies our commitment to sustainability, having achieved LEED Platinum Certification and earning the “2019 Development of the Year” award from the Daily Journal of Commerce.

This green-focused building offers over 200 bike parking spots, complete with a repair station, showers, and lockers to support eco-friendly commuting. Additionally, it features several bike and scooter rental hubs, and is conveniently located within a block of multiple bus stops. Our dedication to environmental stewardship extends to the rooftop beehive and the use of local flora in our landscaping, fostering biodiversity and enhancing the local ecosystem.

Office Availabilities

West Building

2035 NW Front Ave

Up to 85,815 RSF contiguous

Suite 202W*	2,284 RSF	contiguous to 10,617 RSF
Suite 204W**	8,333 RSF	
Suite 300W*	32,721 RSF	contiguous to 75,198 RSF
Suite 400W	33,004 RSF	
Suite 502W	9,473 RSF	

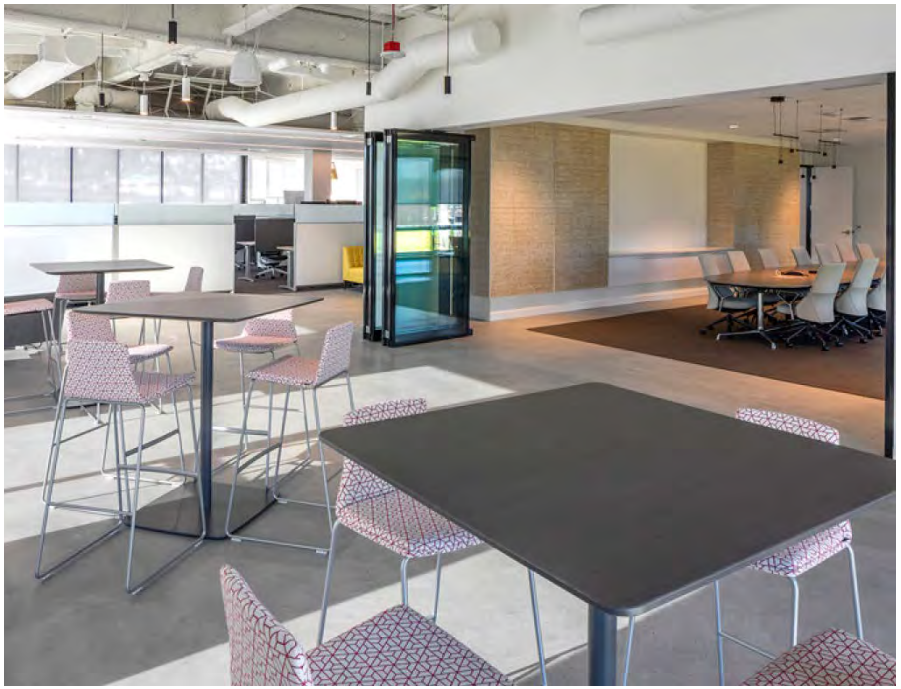
East Building

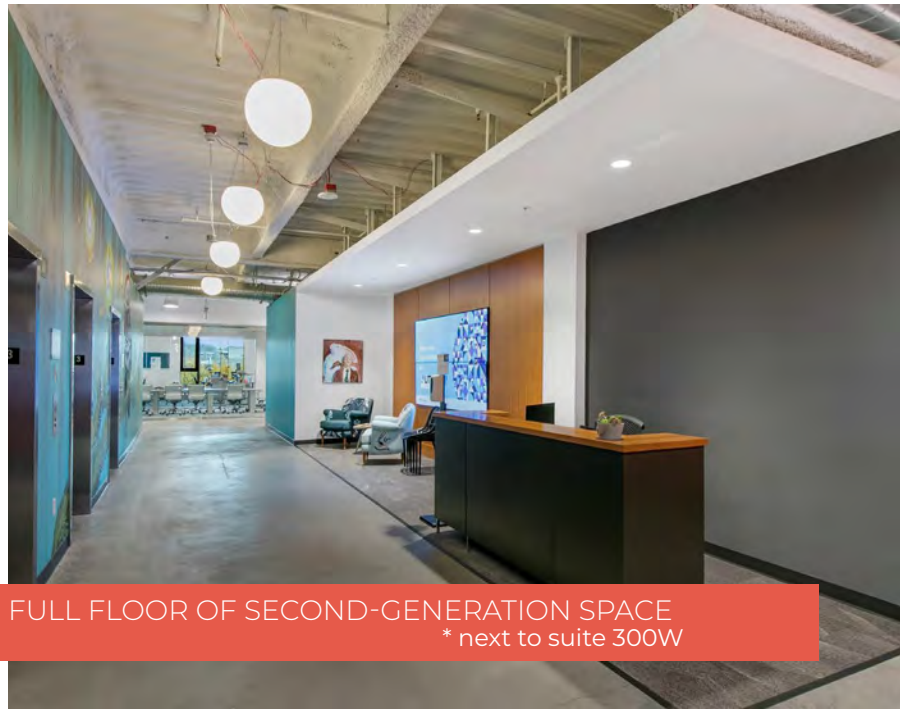
1895 NW Front Ave

Up to 119,382 SF contiguous

Suite 200E	25,557 RSF
Suite 300E	26,131 RSF
Suite 400E	26,106 RSF
Suite 500E	25,503 RSF
Suite 600E**	16,085 RSF

* second generation space ** spec suite





FULL FLOOR OF SECOND-GENERATION SPACE
* next to suite 300W

Retail Availabilities

West Building

Retail 9	2,797 RSF

East Building

Retail 4	2,048 RSF
Retail 10	2,337 RSF

Enterprise Zone

Tax abatement incentives are available to select companies through Prosper Portland.

Who qualifies?

If your business is headquartered in Portland, produces software, or is involved in e-commerce, you may qualify.

What are the potential savings?

Property tax abatement for the first 5 years of the lease term. These savings could equate to between $2.00 - $5.00 per RSF per year. For example, if a qualified company leases the entire 4th floor of the West Building (33,004 RSF) they can expect to save between $66,008 - $165,020 annually for the first 5 years of the lease term.

How do I find out more?

For more information, visit:

https://prosperportland.us/portfolio-items/portland-enterprise-zone/

PENSKE
Truck Rental

Office Leasing

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