

FIRST & MAIN

100 SW Main Street • Portland, Oregon



First & Main is a prime example of cutting-edge, eco-friendly building and construction practices. The building is conveniently located next to the Tom McCall Waterfront Park and the Hawthorne Bridge, and boasts sweeping views of the Willamette River and Mt. Hood. Within walking distance of the city's most popular restaurants, hotels, business services and shopping destinations, First & Main is uniquely positioned to embrace the beauty, accessibility and vibrancy of a community enjoying continued growth. First & Main: the ideal destination for work, play and everything in between.

- LEED Platinum office building
- Distinctive exterior with state-of-the-art metal and glass curtain wall
- Warm, inviting lobby embodying the professional elegance of the great Northwest, featuring casual seating
- Three levels of below-grade parking with up to 300 parking stalls
- 24-hour, on-site security enhanced by a key-card access system
- Bike hub that provides secure bicycle storage lockers and showers for bike commuters and tenants
- NEW Fitness Center
- Extensive views of Portland and the Willamette River

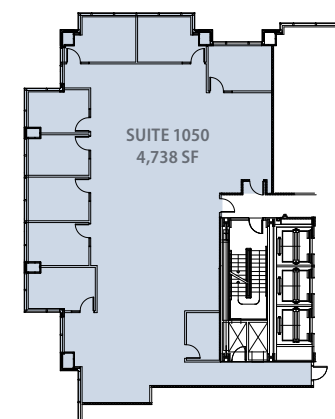
**SHORT TERM
LEASE OPTION
AVAILABLE***
ON THE LAST
REMAINING SPACE

***2-3 YEARS**

SUITE 1050 - 4,738 SF

TIs AVAILABLE

\$42.00/SF – GROSS



Another Quality Property From



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FIRST & MAIN

100 SW Main Street • Portland, Oregon



Dramatic and elegant full-glass lobby, providing abundant natural light



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1120 NW Couch Street • Suite 350
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24-hour, on-site security enhanced by a key-card access system



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Fourth floor eco-terrace with mature landscaping



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Extensive bike facilities, as well as a fitness center that includes weight and cardio equipment.



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Breathtaking views of the Willamette River and Mt. Hood



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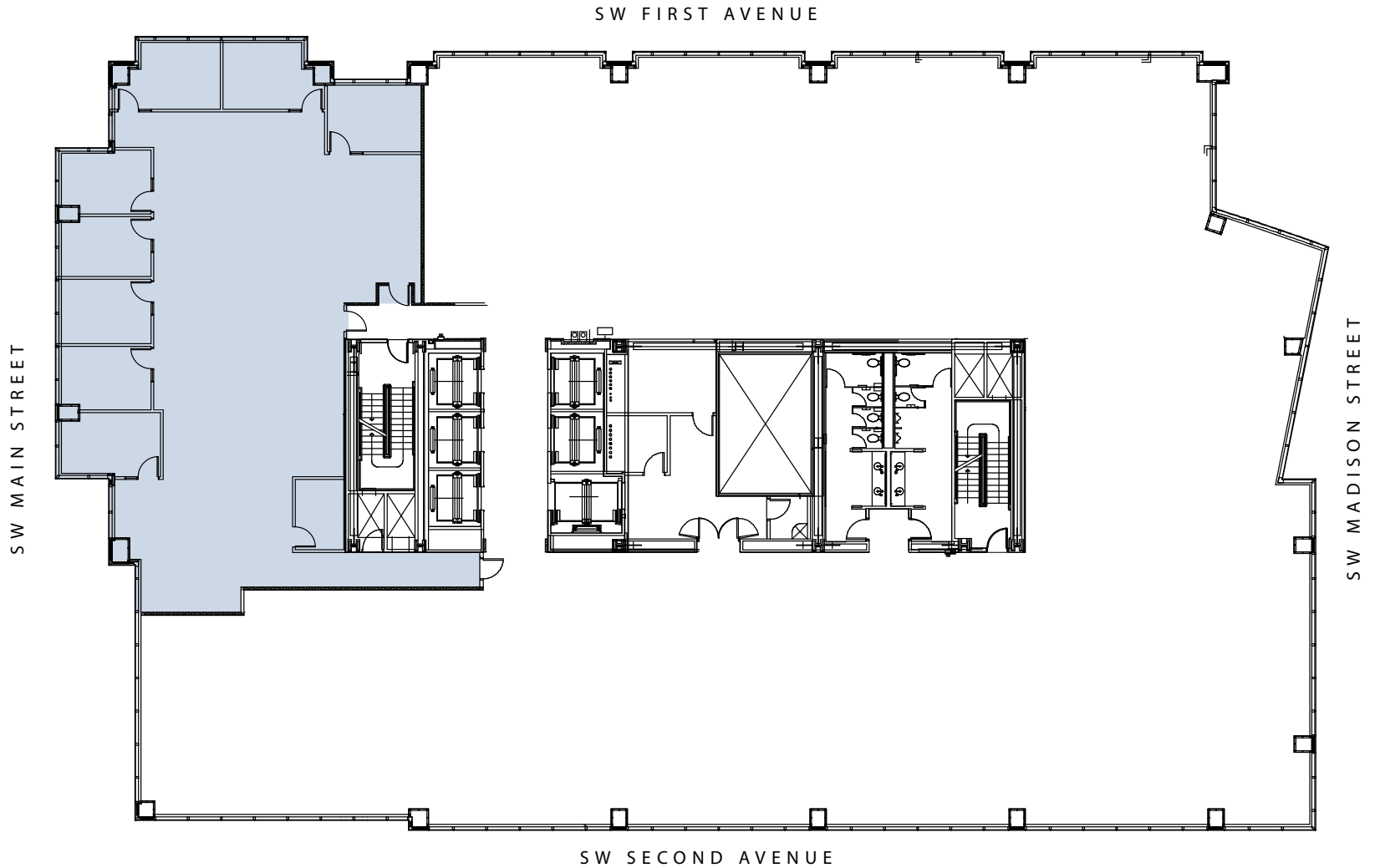


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10TH FLOOR - SUITE 1050	
4,738 RSF	Mix of private offices and open floor plan



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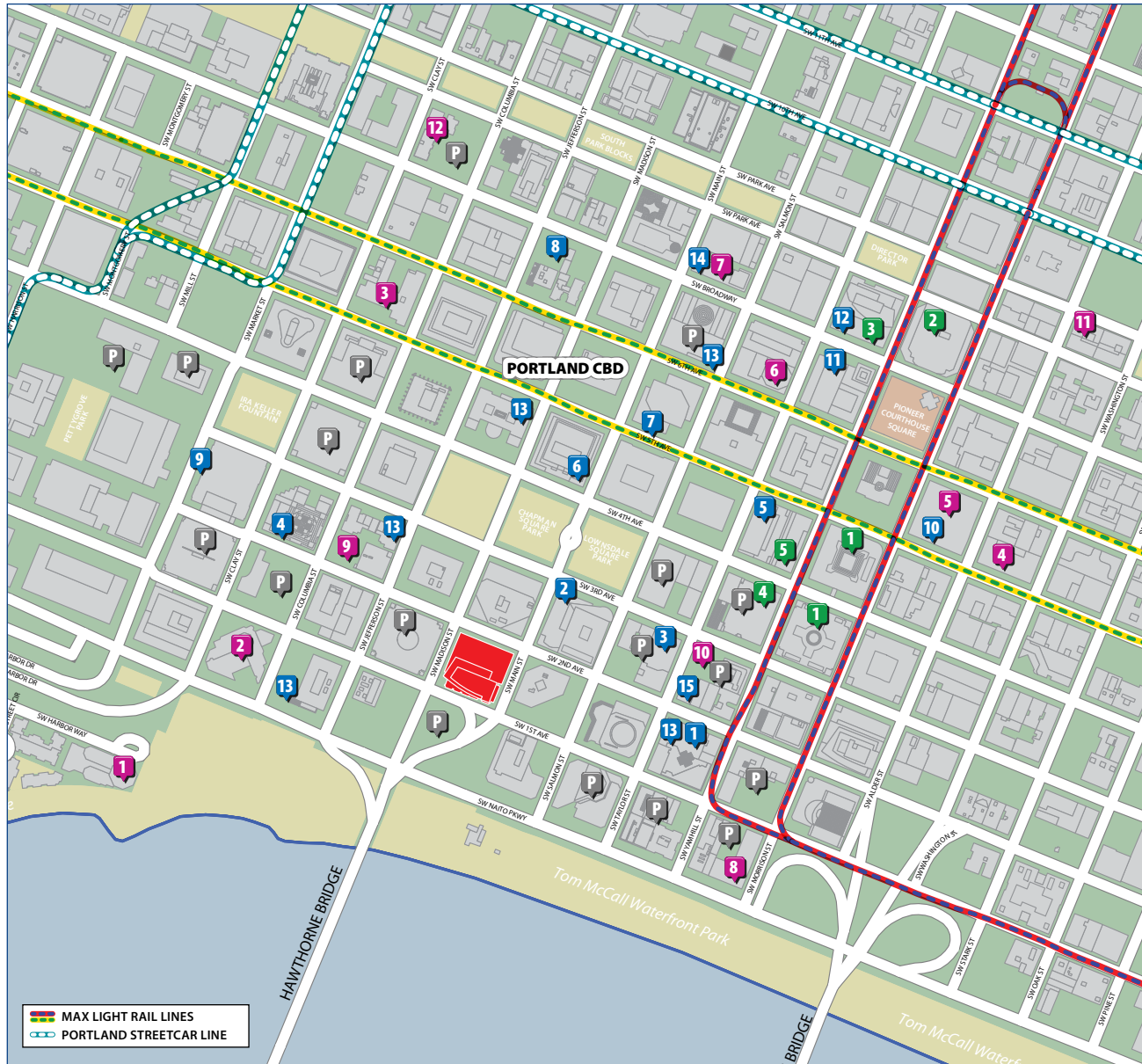
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Restaurants/Cafés

- 1 Q Restaurant
- 2 Café Today Hatfield
- 3 The Good Earth Café
- 4 Mika Sushi
- 5 Bridge City Café
- 6 Café Portlandia
- 7 Caffe Viale
- 8 Higgins Restaurant
- 9 Restaurant Murata
- 10 Urban Farmer Restaurant
- 11 RingSide Fish House
- 12 Ruth's Chris Steak House
- 13 Starbucks
- 14 Headwaters
- 15 Luc Lac

Hotels/Lodging

- 1 Riverplace Hotel
- 2 Portland Marriott
- 3 Hotel Moderna
- 4 Hotel Monaco
- 5 The Nines
- 6 Hilton
- 7 The Heathman Hotel
- 8 Hotel Rose
- 9 The Porter
- 10 AC Hotel by Marriott
- 11 Provenance Hotel
- 12 Radisson RED Hotel

Shopping/Retail

- 1 Pioneer Place
- 2 Nordstrom
- 3 Banana Republic
- 4 Tiffany & Co.
- 5 Aldo Shoes
- P Public Parking



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Superb Access

Whether by car, train, bus, bike or foot, getting here is easy. Park your bike or car on site. You can't beat the highly-accessible location.

No matter your commute, you are within walking distance to Portland's extensive public transportation system. TriMet's 52-mile Metropolitan Area Express (MAX) light rail system with 85 stations and 79+ bus routes connects the cities of Beaverton, Gresham, Hillsboro and Portland as well as the Portland International Airport to First & Main.

Bus Service

- Frequent Service
- Standard Service
- Rush-Hour Service
- Bus stop

MAX Light Rail Service

- MAX Blue Line**
Hillsboro/City Center/Gresham
- MAX Green Line**
Clackamas/City Center/PSU
- MAX Red Line**
Airport/City Center/Beaverton
- MAX Yellow Line**
Expo Center/City Center/PSU

Portland Streetcar

- Central Loop Line (CL)**
OMSI to SW Market
- North South Line (NS)**
NW 23rd to South Waterfront



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Property Fact Sheet

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BUILDING

Class:	A	Ceiling Height:	9' 2"
Year Built:	2010	Construction Type:	Type I - Fire Resistive
Size (SF) / Stories:	364,779 SF / 16 Stories	Zoning:	C1Z
Typical Floor Size:	21,031 SF	Certifications:	LEED® Platinum Certification Rating
Major Tenants:	CLEAResult, Interface Engineering, Travel Portland, Troutman Sanders, General Services Administration		



OPERATIONS

Hours of Operations:	7 am – 7 pm Mon – Fri, 9 am – 1 pm Sat (with the exception of holidays)		
Elevators:	Five 400 fpm elevator cabs (3,500 lbs. permissible load) and one freight elevator cab (4,500 lbs. permissible load). All passenger elevators are equipped with state-of-the-art Destination Dispatch Control System (OTIS Compass System).		
Power:	Electrical service is through a switchboard with capacity for 4,000 amp, 480/277 volts, three-phase 4-wire service to tenant spaces.		
Emergency Power:	750 KW diesel powered emergency generator.		
Security:	The building is equipped with a Lenel security system. The elevators are also accessed by card readers as needed. Cameras are at all entrances to the building and various other locations. The system is monitored by a security guard posted at the main lobby 24/7.		
HVAC/Mechanical:	Central plant system consisting of 4 package fan units that work in unison to supply air to fan terminal units in the occupied areas of the building. Cooling is provided by a 250, and 700 ton York chiller.		
Fire Protection:	The building is 100% sprinklered. A 150 Hp fire pump supplies water from 26,250 gallon water storage tank to the fire sprinkler system.		

AMENITIES

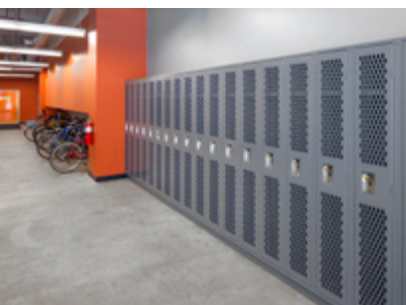
Showers / Lockers:	Shower facilities on site; lockers in shower room for daily use only		
Fitness Center:	Fitness center that includes weight and cardio equipment		
Other:	Within easy walking distance of the city's most popular restaurants, hotels, business services and shopping destinations.		

TRANSPORTATION

Transit:	MAX Light Rail and streetcar within 3 blocks of the transit mall. Bus line located on SW Main and SW Madison.		
Parking:	300 Spaces in 3 level below grade garage, 0.8:1000 ratio on site. Additional parking within 1 block.		
Bicycles/Lockers:	Secure bike storage for 123 bikes; lockers available for a nominal monthly charge.		

CONTACT

Owner:	American Assets Trust		
Property Manager:	American Assets Trust		
Architect:	GBD Architects		



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For further information, please contact:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.