



FIRST & MAIN

NEWMARK

AMERICAN
ASSETS
TRUST 

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Elevated Experiences Inside and Out

With newly delivered amenities, debt-free ownership and modern design, First & Main stands as one of Portland's most secure and prestigious assets—offering a next-level tenant experience in the city's most connected submarket.

Property Highlights



Premier Class A asset in downtown Portland with LEED Platinum certification



Conveniently located one block away from the new courthouse



Modern design (delivered 2010) with high-performance building systems and sustainable features



Safe, well-positioned submarket with immediate access to transit, waterfront, restaurants, and hotels



Institutional ownership with debt-free positioning providing long-term stability



Panoramic city skyline with beautiful, unobstructed views of the Willamette River, Mount St. Helens and Mount Hood



New best-in-class amenities delivered Summer 2025 including a fitness center, indoor/outdoor tenant lounge, conference facility



Extensive bike hub with showers and lockers for commuters



24/7 on-site security and keycard access for tenant peace of mind



Spec Suites on the 13th floor delivering Summer 2026



Current Availability

SUITE #	RSF	RATE
600	±7,584	Call for rate
1050	±4,844	Call for rate
1200	±21,101	Call for rate
1300	±7,704	Call for rate
1325	±2,766	Call for rate
1350	±6,668	Call for rate
1375	±3,900	Call for rate
1400	±21,105	Call for rate
1500	±20,825	Call for rate

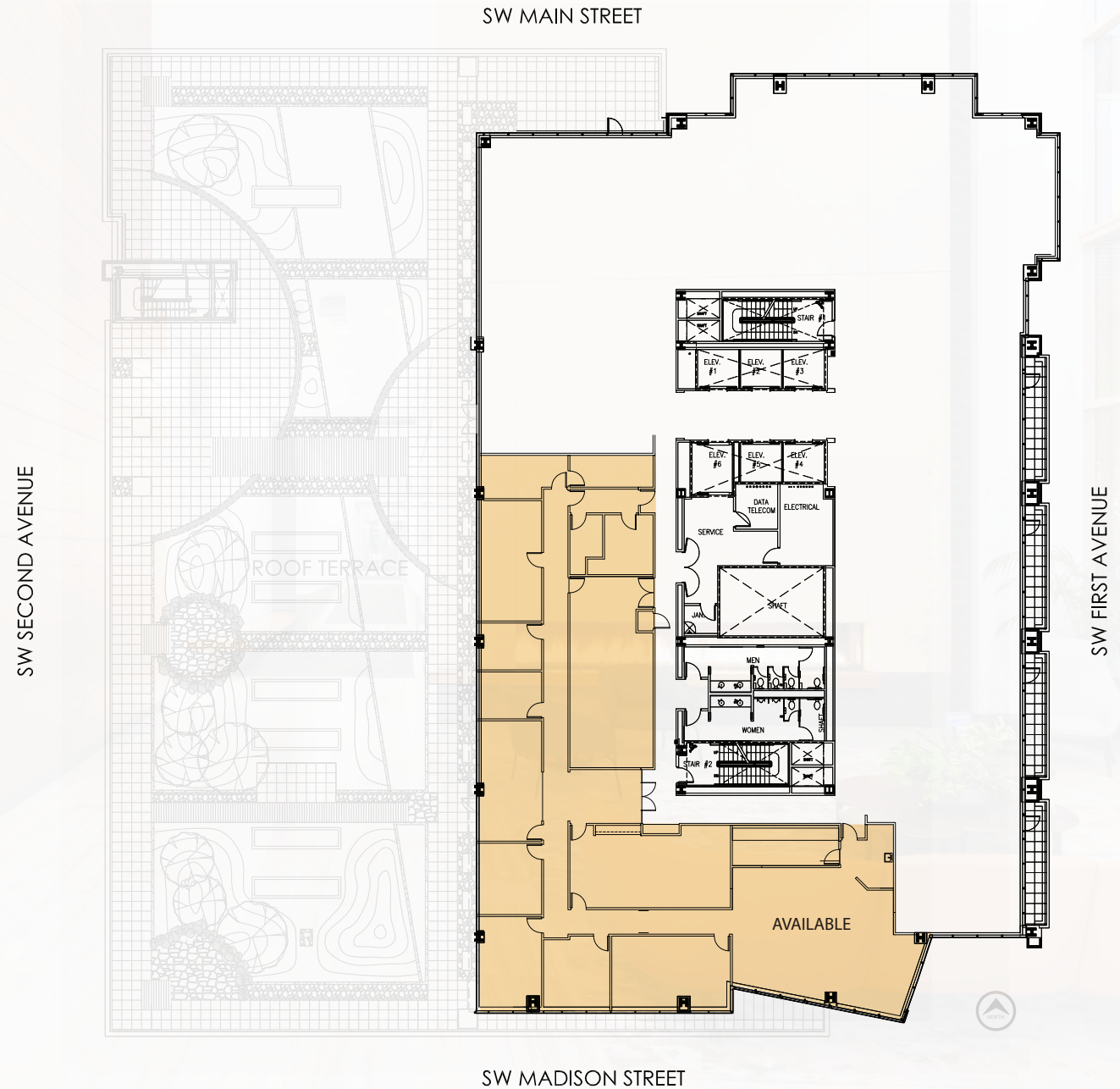


6TH FLOOR

SUITE 600 | 7,584 RSF

Private Offices and Open Workspace

Additional Storage Available



10TH FLOOR

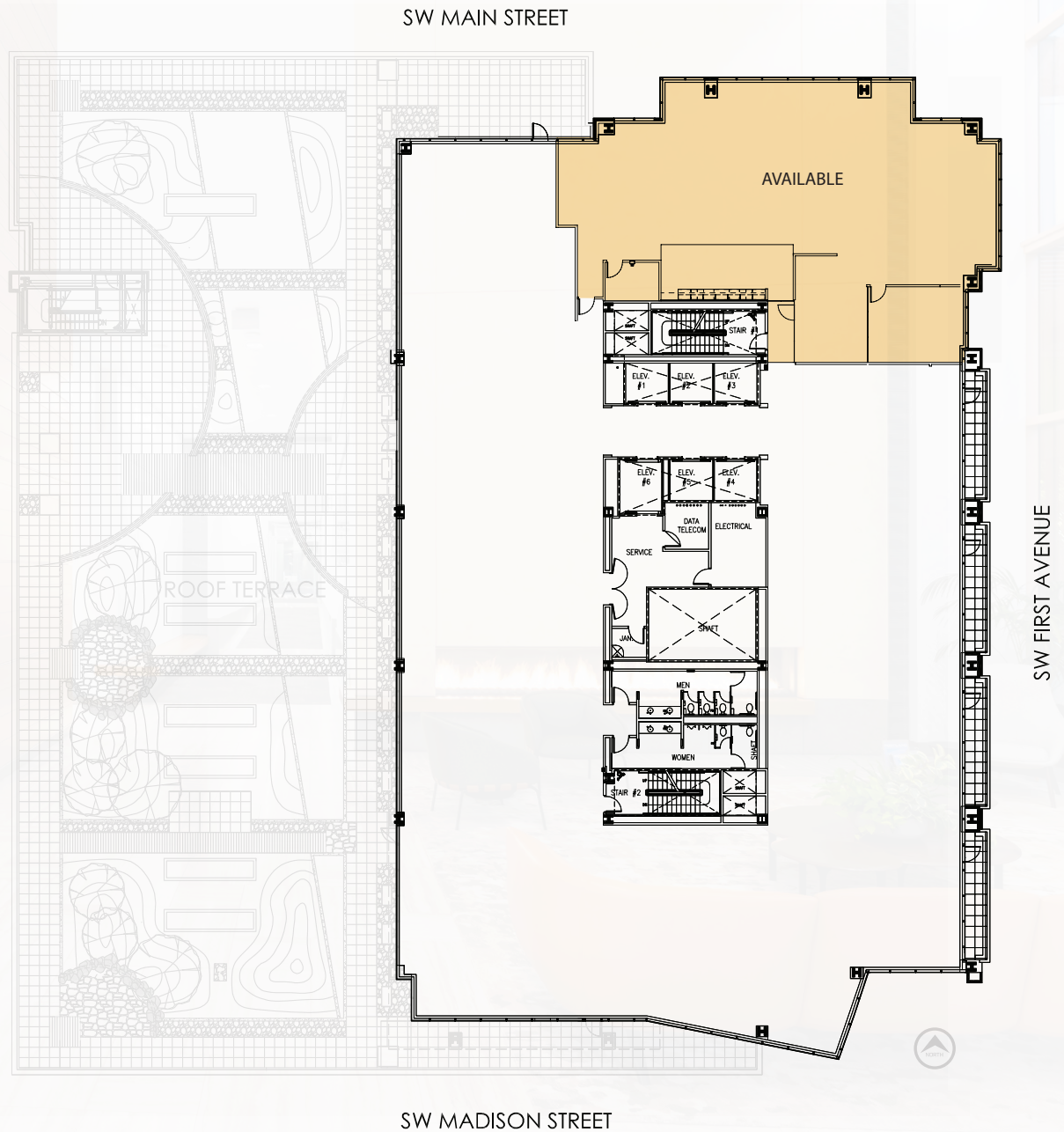
SUITE 1050 | 4,844 RSF

Recently Built-Out Spec Space

Full Plug-&-Play Opportunity

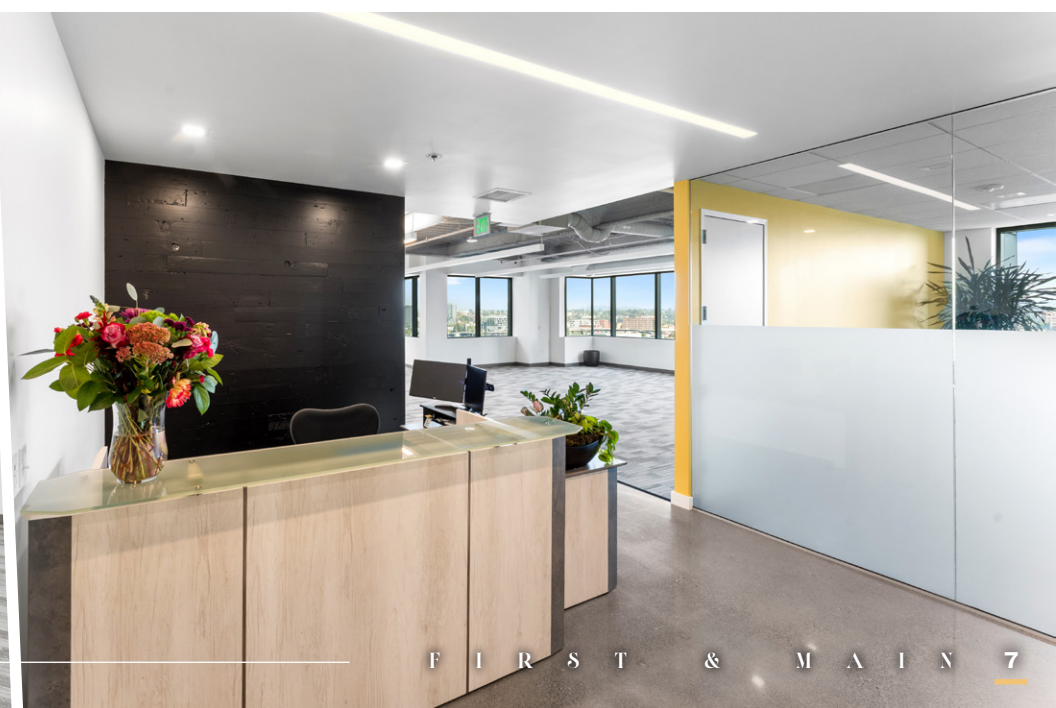
Short Lease Term Available

SW SECOND AVENUE



10TH FLOOR

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12TH FLOOR

SUITE 1200 | 21,101 RSF

Private Offices and Open Workspace

Contiguous to 84,069 RSF



15TH FLOOR

SUITE 1300 | 1325 | 1350 | 1375

Spec suites delivering Summer 2026

Contiguous to 84,069 RSF



14TH FLOOR

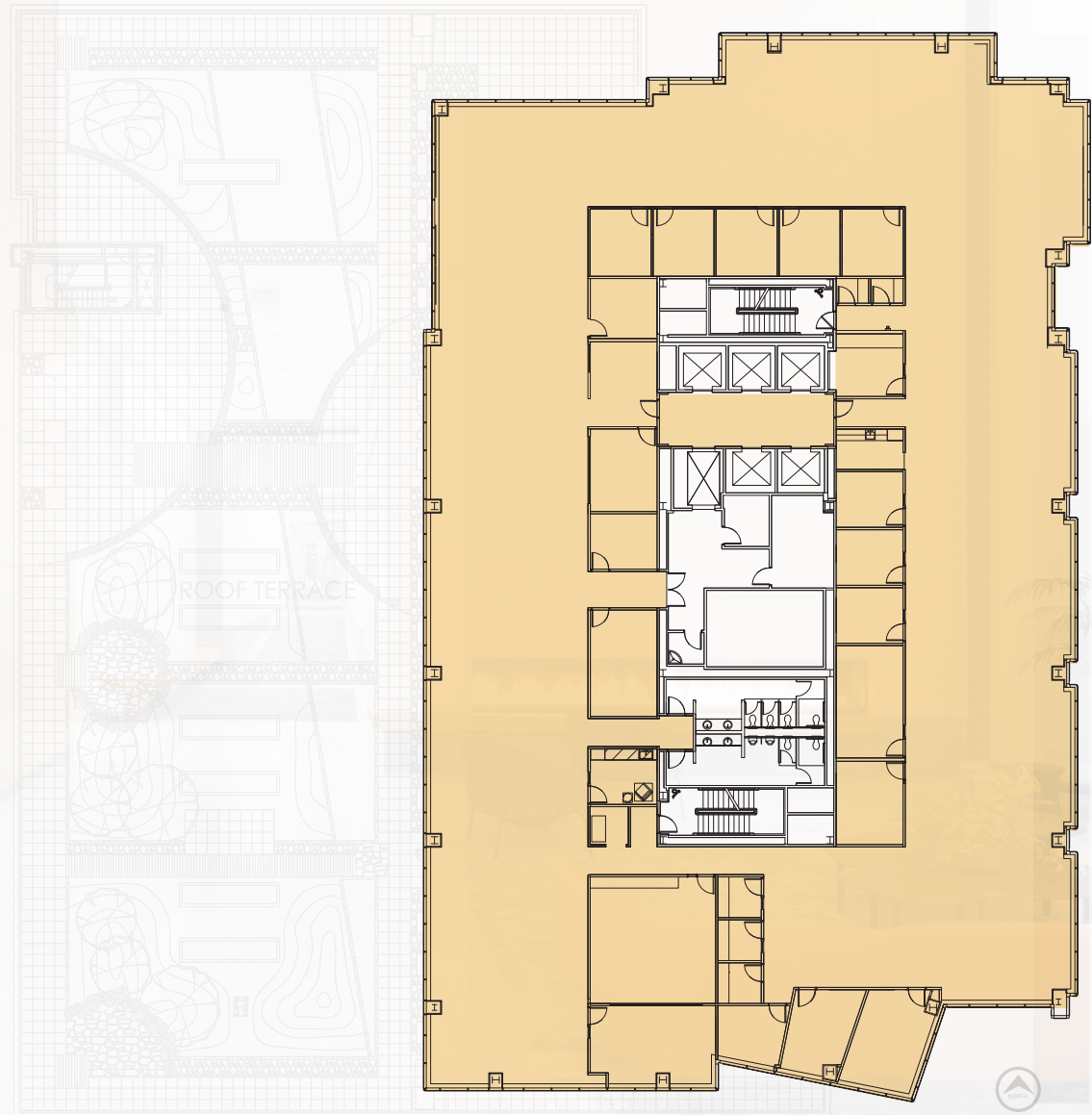
SUITE 1400 | 21,105 RSF

Private Offices and Open Workspace

Contiguous to 84,069 RSF

SW SECOND AVENUE

SW MAIN STREET



SW FIRST AVENUE

SW MADISON STREET

14TH FLOOR

FIRST
& MAIN



15TH FLOOR

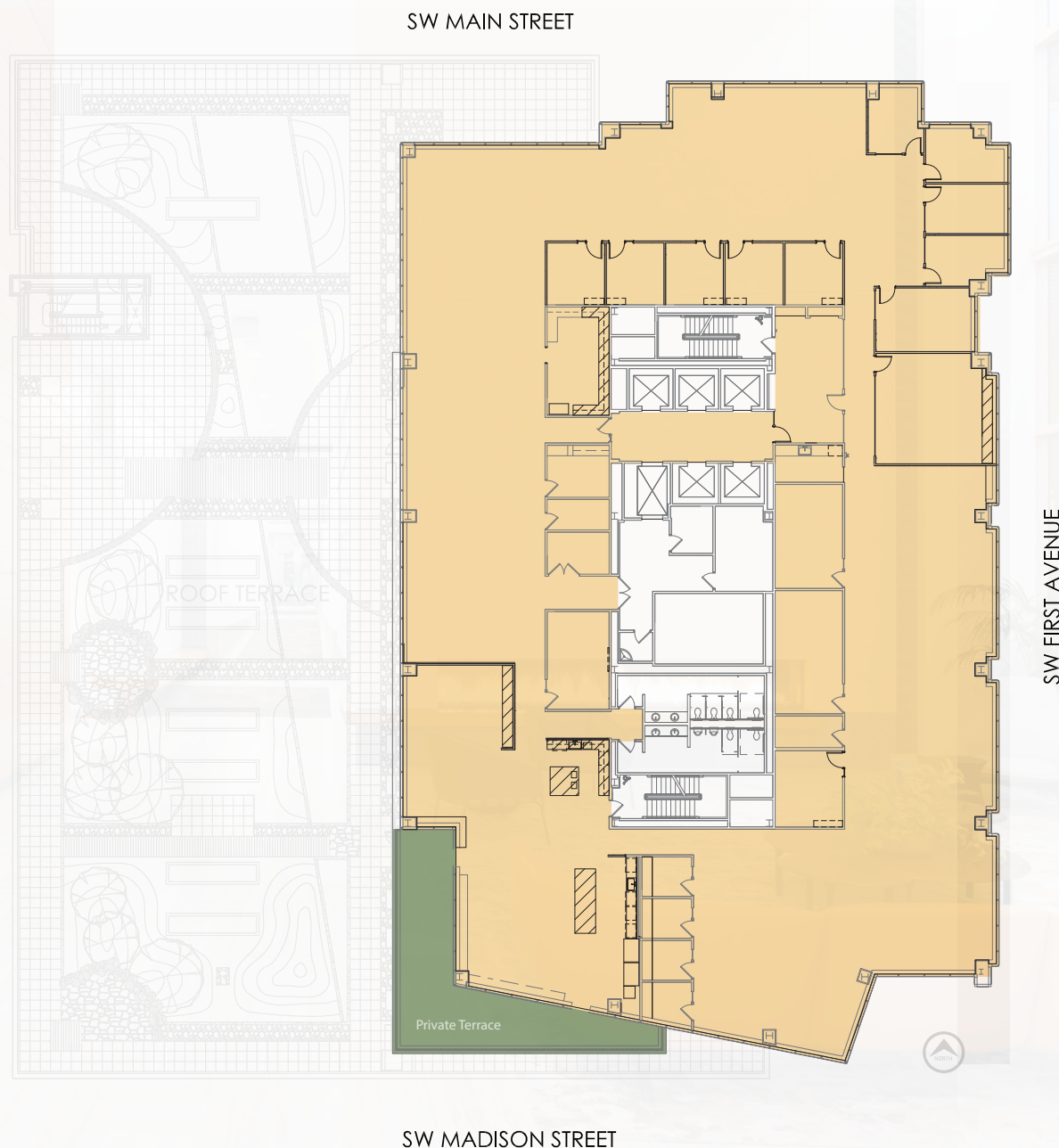
SUITE 1500 | 20,825 RSF

Private Offices and Open Workspace

Southwest Facing Private Terrace

Contiguous to 84,069 RSF

SW SECOND AVENUE



15TH FLOOR



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Steps from Everything

● LANDMARKS

1. Pioneer Courthouse Square
2. Willamette River
3. Hawthorne Bridge
4. Morrison Bridge
5. I-5
6. Naito Parkway
7. Multnomah County Courthouse
8. U.S. District Courthouse

● SHOPPING, ARTS & ENTERTAINMENT

1. Portland Art Museum
2. Keller Auditorium
3. Arlene Schnitzer Concert Hall
4. Newmark Theatre
5. University Club of Portland
6. Pioneer Place Mall
7. Nordstrom Rack

● HOTELS

1. The Porter
2. Marriott Downtown Waterfront
3. Kimpton
4. Hotel Rose
5. The Nines
6. The Heathman Hotel

● PARKS

1. Lownsdale Square
2. Chapman Square
3. Terry Schrunk Plaza
4. Park Blocks
5. Ira Keller Fountain Park
6. Tom McCall Waterfront Park

100 SW MAIN ST, PORTLAND









100 SW MAIN ST, PORTLAND





Built for Today, Backed for Tomorrow

First & Main is owned debt-free, a rare distinction in Portland's Class A market. Tenants benefit from long-term stability, flexible decision-making, and a partner committed to maintaining and enhancing the property. With American Assets Trust's (AAT) proven track record, First & Main is positioned for enduring success.

About



AAT is one of the largest real estate groups in the San Diego region and offers full-service real estate services on approximately 4.3 million square feet of office buildings throughout California, Oregon, and Washington. Additionally, the company's portfolio encompasses approximately 2.5 million square feet of retail and over 2,302 residential apartment units throughout some of the nation's most desirable markets in California, Oregon, Texas and Hawaii. AAT has strong relationships with some of the world's largest financial institutions, including Wells Fargo Bank, Bank of America, Merrill Lynch, US Bank, PNC Financial Services, and RBC Bank. AAT's financial strength, diversified holdings, and conservative investment philosophy make us an ideal landlord and partner.

The Portland portfolio encompasses approximately 931,000 SF of office space and 657 apartment units.



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