



# 710 OREGON SQUARE

710 NE HOLLADAY STREET | PORTLAND OR 97232



**CAPACITY**  
COMMERCIAL GROUP

AMERICAN  
ASSETS  
TRUST 

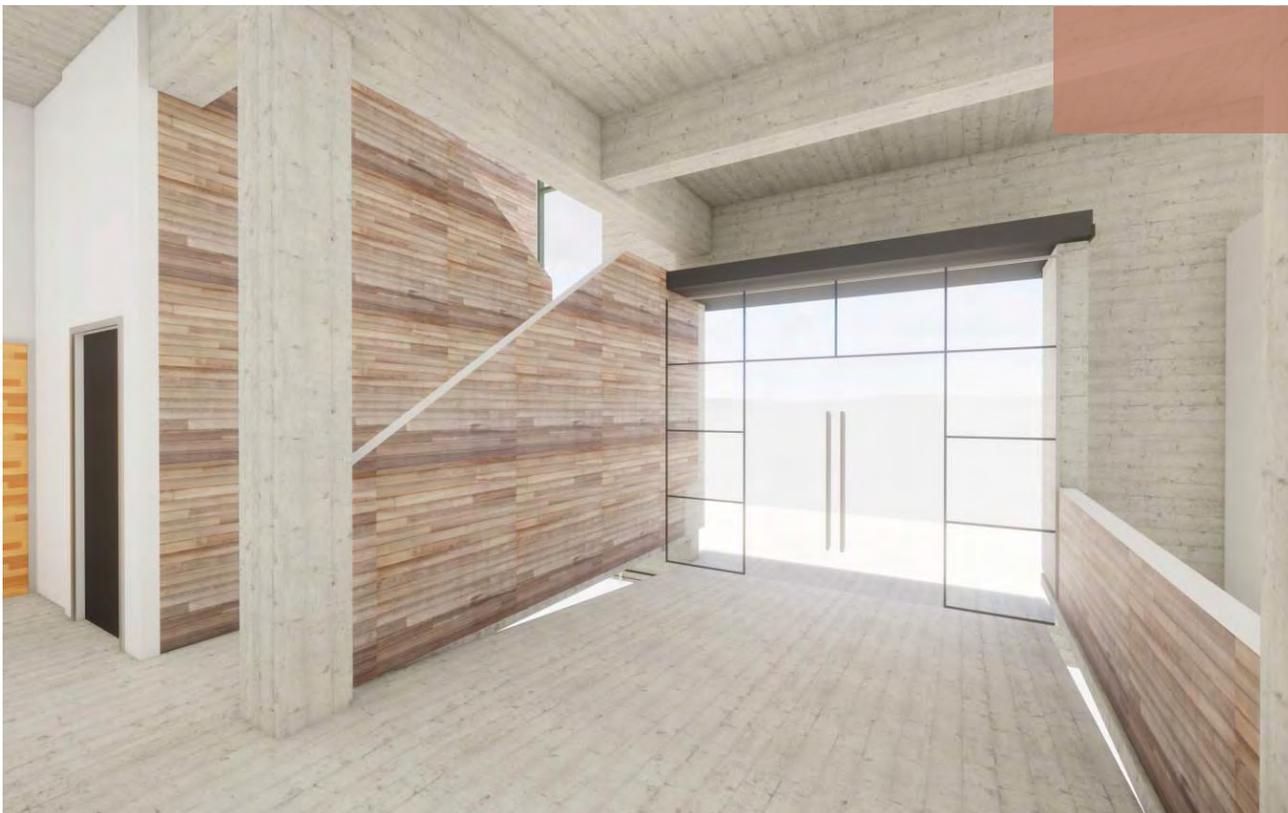
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CONTINUING THE TRANSFORMATION OF THE WORKPLACE

*The best workplaces aren't confined to four walls and a desk. We love renovations that get you to move out of the cube and take your work with you. Recharge, refresh and change your view, not your vision.*

**The renovations planned for the 710 Building will feed off of the highly successful renovation of the 830 Building which is 100% leased. The 710 Building provides excellent proximity to amenities, transportation options, and downtown Portland. Renovations are underway with delivery in the second half of 2021.**



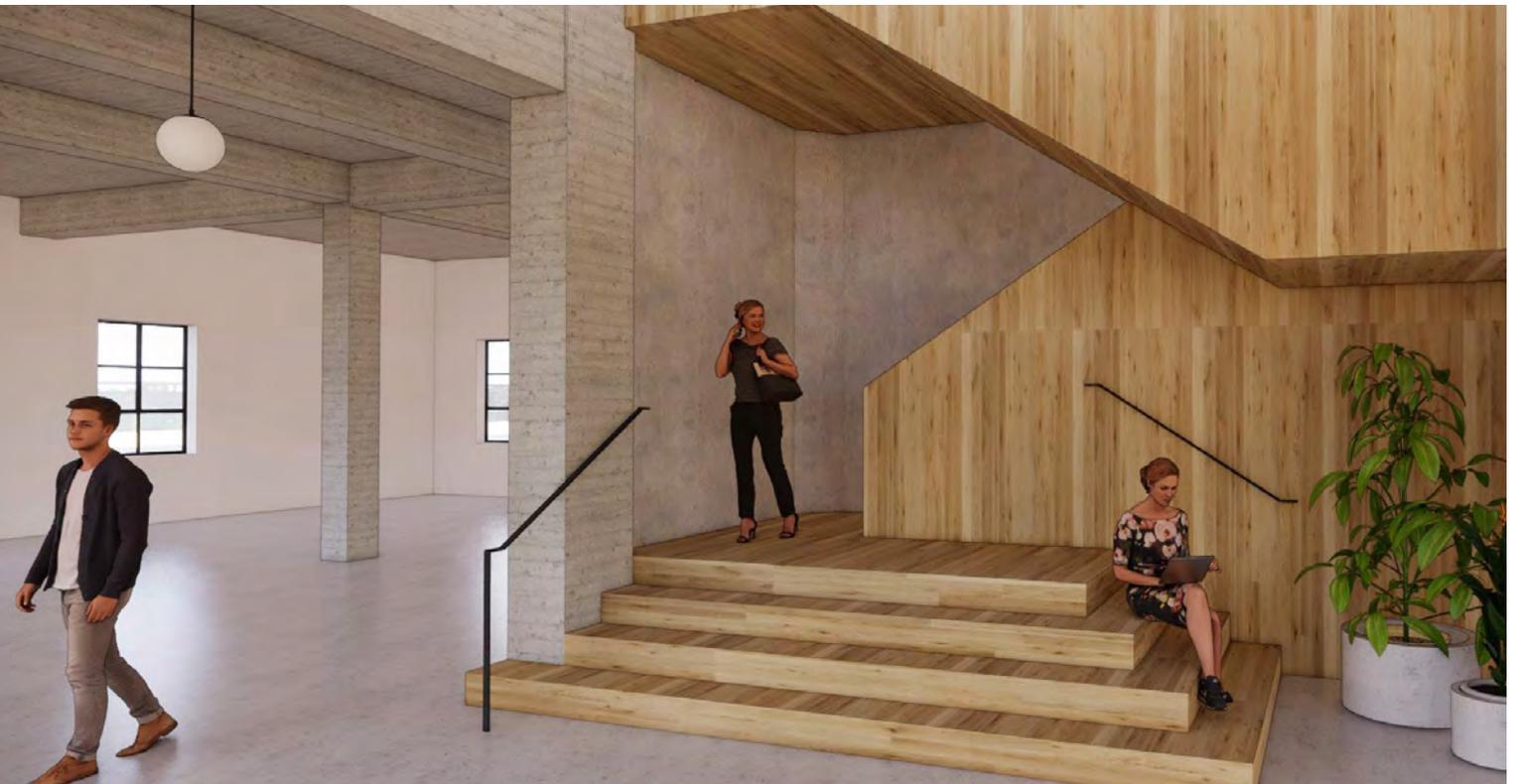


33,276 SF  
2 LEVELS

**OREGON SQUARE** - A creative office community adjacent to American Assets Trust's award winning  Hassalo on Eighth at Lloyd.

## BENEFITS

Consider the myriad of features combined with the project's location, amenities, access and office availability, and we think you will agree that 710 Oregon Square represents one of NE Portland's finest office leasing opportunities.





## 710 OREGON SQUARE FEATURES

- » Over 33,000 SF of Class A Office creative space on two floors
- » Parking at 2 Spaces per 1,000 RSF
- » New Stairwell light wells and roll-up door for an enhanced environment
- » Adjacent courtyard and gardens with year-round Lloyd Farmers Market every Tuesday
- » Proximity to Hassalo on Eighth Retail

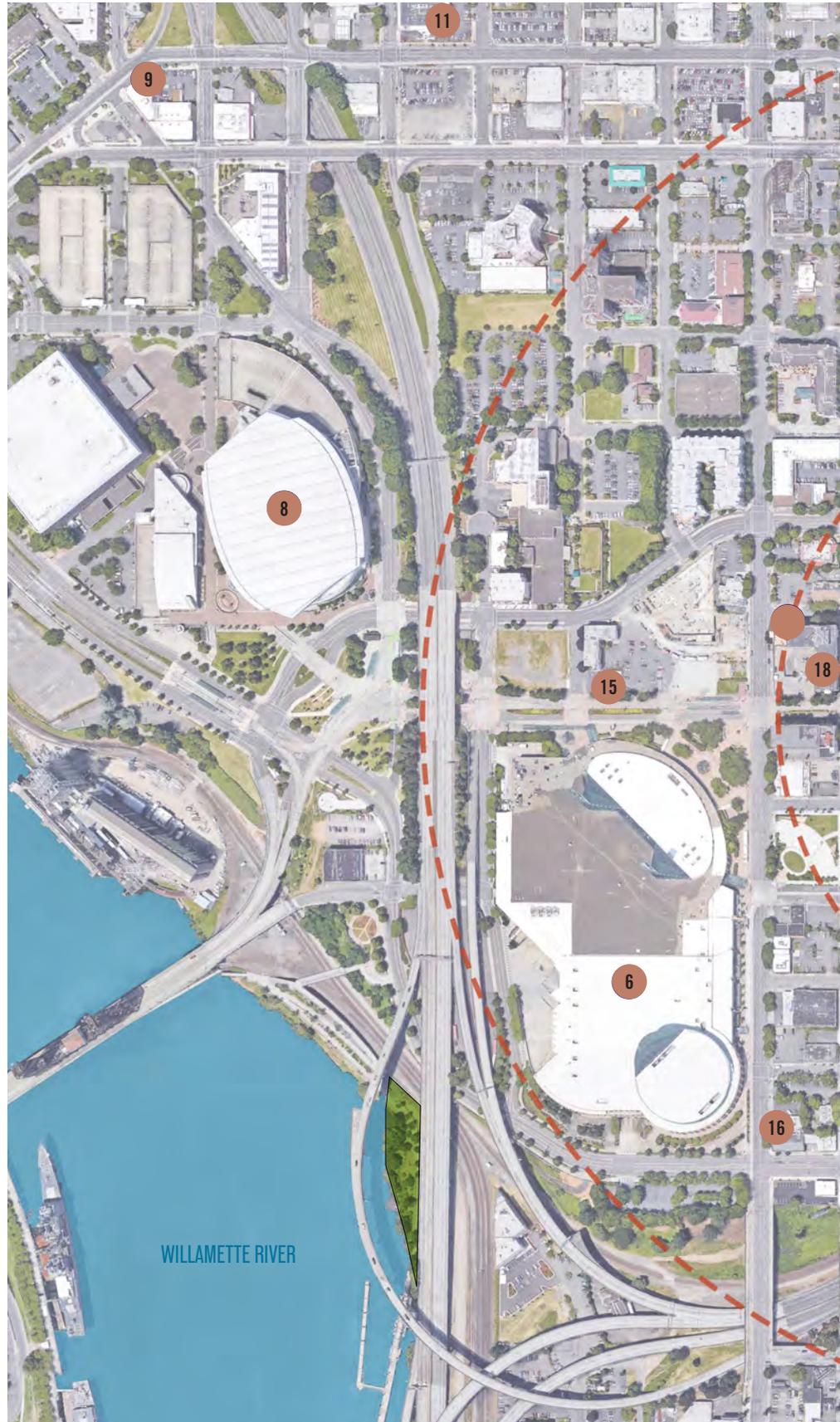


Little Big Burger  
Cafe Yumm!  
Evergreens  
Cafe 700  
Orangetheory Fitness  
Simply Mac  
Providence Medical Group  
Point West Credit Union  
Fidelity National Title  
Block Advisors  
Sola Salon Studios  
WellnessMart MD

- » Immediate access to East/West TriMet Max line and the Portland Streetcar
- » Walk or bike to hotels, business services, Lloyd Center, Oregon Convention Center and Moda Center
- » Easy access to freeways and Downtown Portland
- » Managed by American Assets Trust located at Lloyd 700 with 14 building engineers and technicians serving our Lloyd customers

## THINGS TO DO AND SEE

1. GREEN BRIDGE COFFEE
2. MADE IN OREGON STORE
3. KOI FUSION FOOD CART
4. FRANK'S NOODLE HOUSE
5. CAFE TODAY
6. OREGON CONVENTION CENTER
7. SWIFT LOUNGE
8. MODA CENTER
9. UPRIGHT BREWING
10. BLACK WATER BAR
11. PINE STATE BISCUITS
12. HOLLADAY PARK
13. PORTLAND TENNIS CENTER
14. MCMENAMIN'S BROADWAY PUB
15. CONVENTION CENTER HOTEL  
HYATT REGENCY
16. SPIRIT OF '77 BAR
17. LLOYD CYCLE STATION
18. HOTEL EASTLUND
19. ESAN THAI FOOD CART
20. BUCKMAN FIELD
21. LIVE NATION CONCERT VENUE  
COMING SOON





HASSALO ON EIGHTH

OREGON SQUARE

5 MIN BIKE  
15 MIN WALK

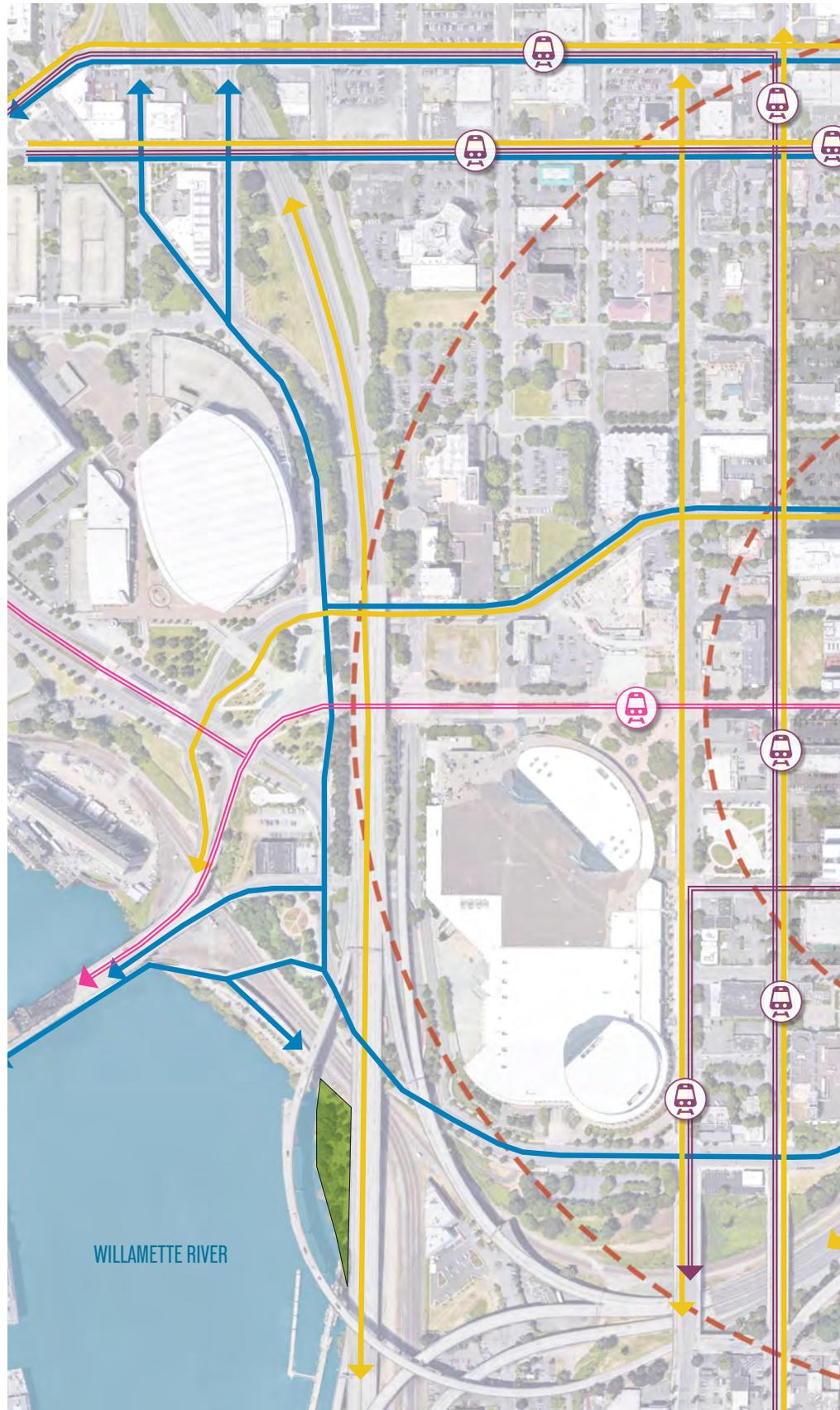
10 MIN BIKE  
30 MIN WALK

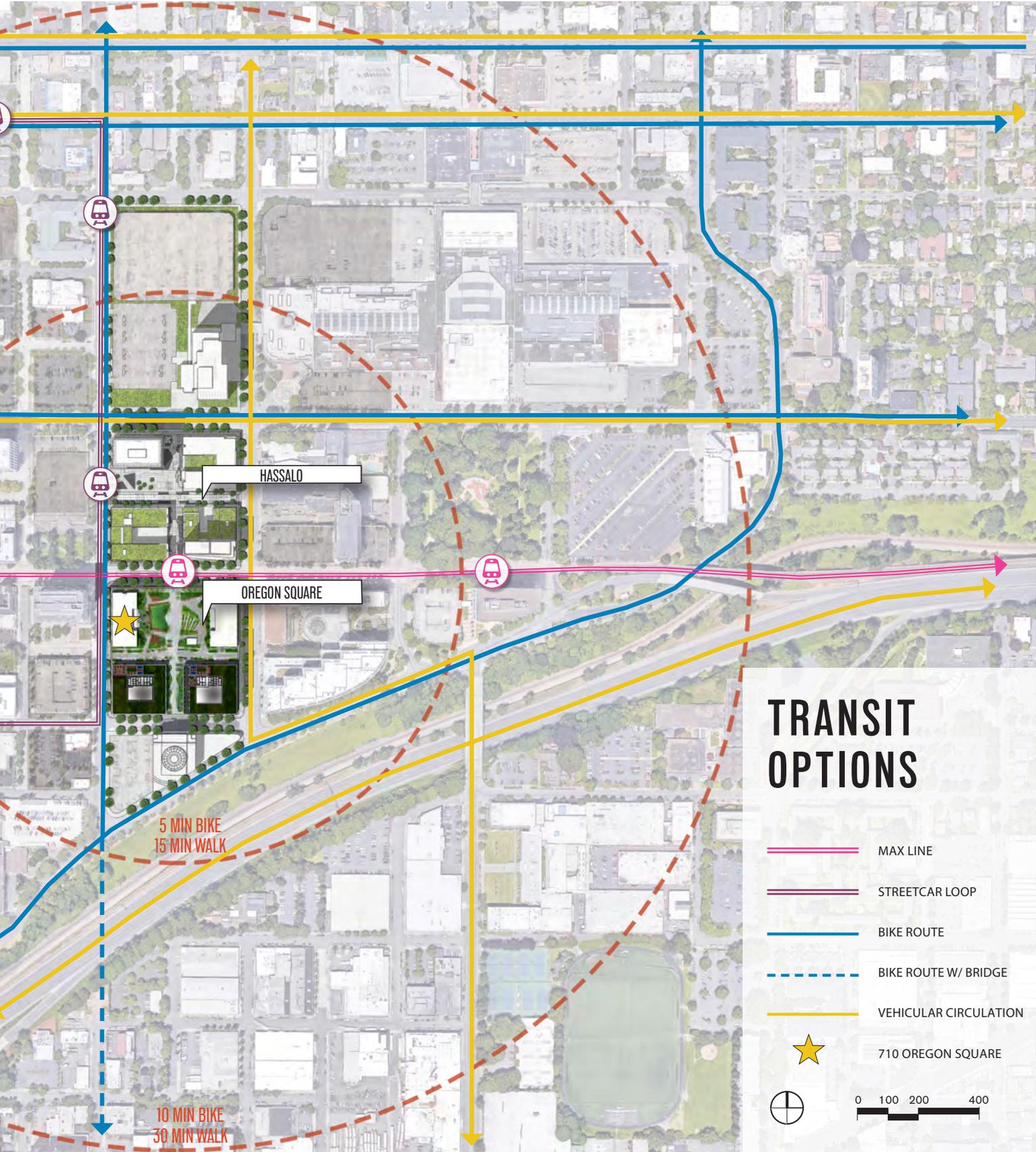
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## TRANSPORTATION

This neighborhood has been built as a transit hub. Catch the bus, max, or streetcar within one block. Ride your bike to Lloyd Cycle Station - Portland's largest bike hub. If you drive, you'll find that parking is plentiful. But best of all, once you've arrived you'll find so many reasons to stay.

Lloyd is home to a growing number of buffered and protected bike lanes, hosts over 12,000 bike parking spaces, and has a dedicated transportation management association, Go Lloyd, to assist residents, employees and businesses with their individual transportation needs. Through these initiatives and the work of the local neighborhood association, Lloyd Community Association, Lloyd is working towards achieving its goal to "create one of the most desirable and innovatively sustainable urban neighborhoods in the nation."





# TRANSIT OPTIONS

- MAX LINE
- STREETCAR LOOP
- BIKE ROUTE
- - - BIKE ROUTE W/ BRIDGE
- VEHICULAR CIRCULATION
- ★ 710 OREGON SQUARE

5 MIN BIKE  
15 MIN WALK

10 MIN BIKE  
30 MIN WALK

HASSALO

OREGON SQUARE

0 100 200 400

## HASSALO ON EIGHTH

Just one block to the north of Oregon Square, the development of Hassalo on Eighth has fundamentally transformed this neighborhood of strictly commercial office into a vibrant place for people to live, work and play.





## GREAT EATS

Little Big Burger  
Cafe Yumm!  
Evergreens  
Cafe 700

## SWEAT IT OUT

Orangetheory Fitness

## SHOPS / SERVICES

Simply Mac  
Providence Medical Group  
Point West Credit Union  
Fidelity National Title  
Block Advisors  
Sola Salon Studios  
WellnessMart MD





## LLOYD CENTER

The revitalization of the Lloyd Community is in full swing. Businesses and amenities alike are flocking to the area to be a part of the bustling community. In addition, Lloyd Center is in the middle of reinventing the mall experience, a strong sign of the area's growing prosperity.

Among the big names committed to lease space at Lloyd Center is Live Nation's Rose City Music Hall, a lifestyle entertainment and dining experience the likes of which Portland has never seen.

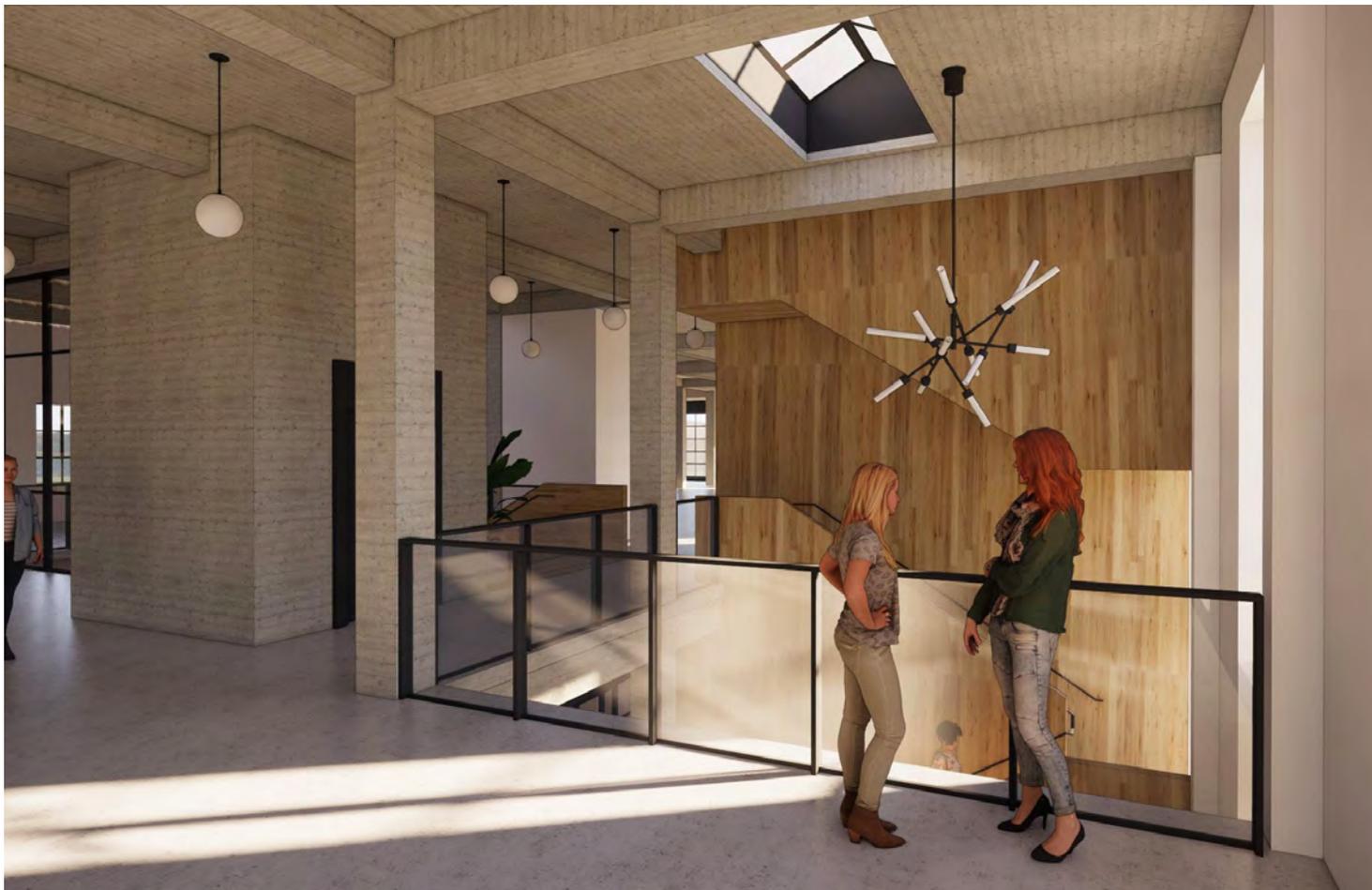
There are several construction projects currently in production in the neighborhood and even more slated for the future. The 600-room Hyatt Regency Hotel at the Oregon Convention Center is nearing completion and the \$75 million renovation project at Lloyd Center is currently underway.

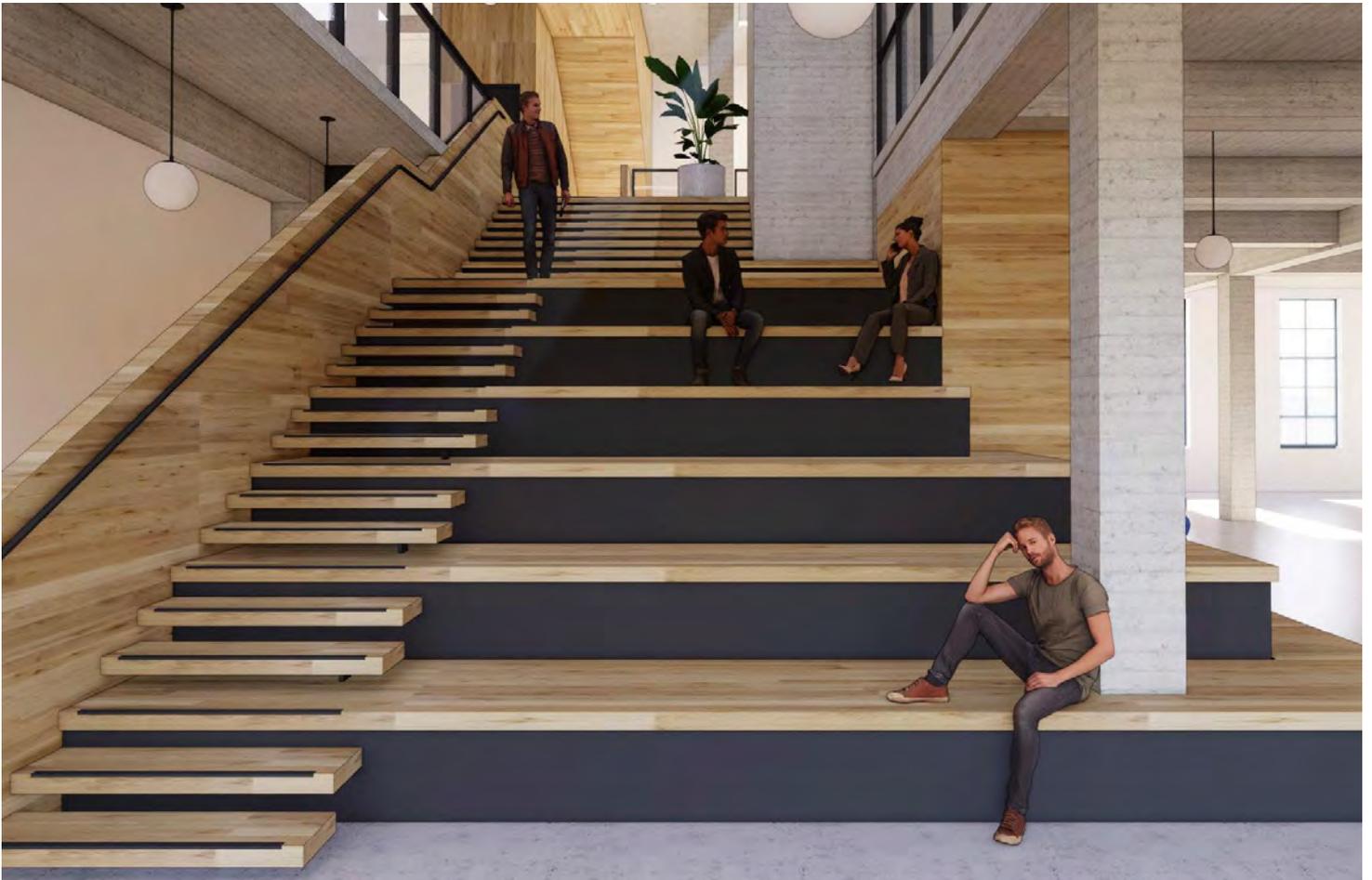




# FEATURES

Stairwells and lobby  
entrance enhancements.





## FEATURES

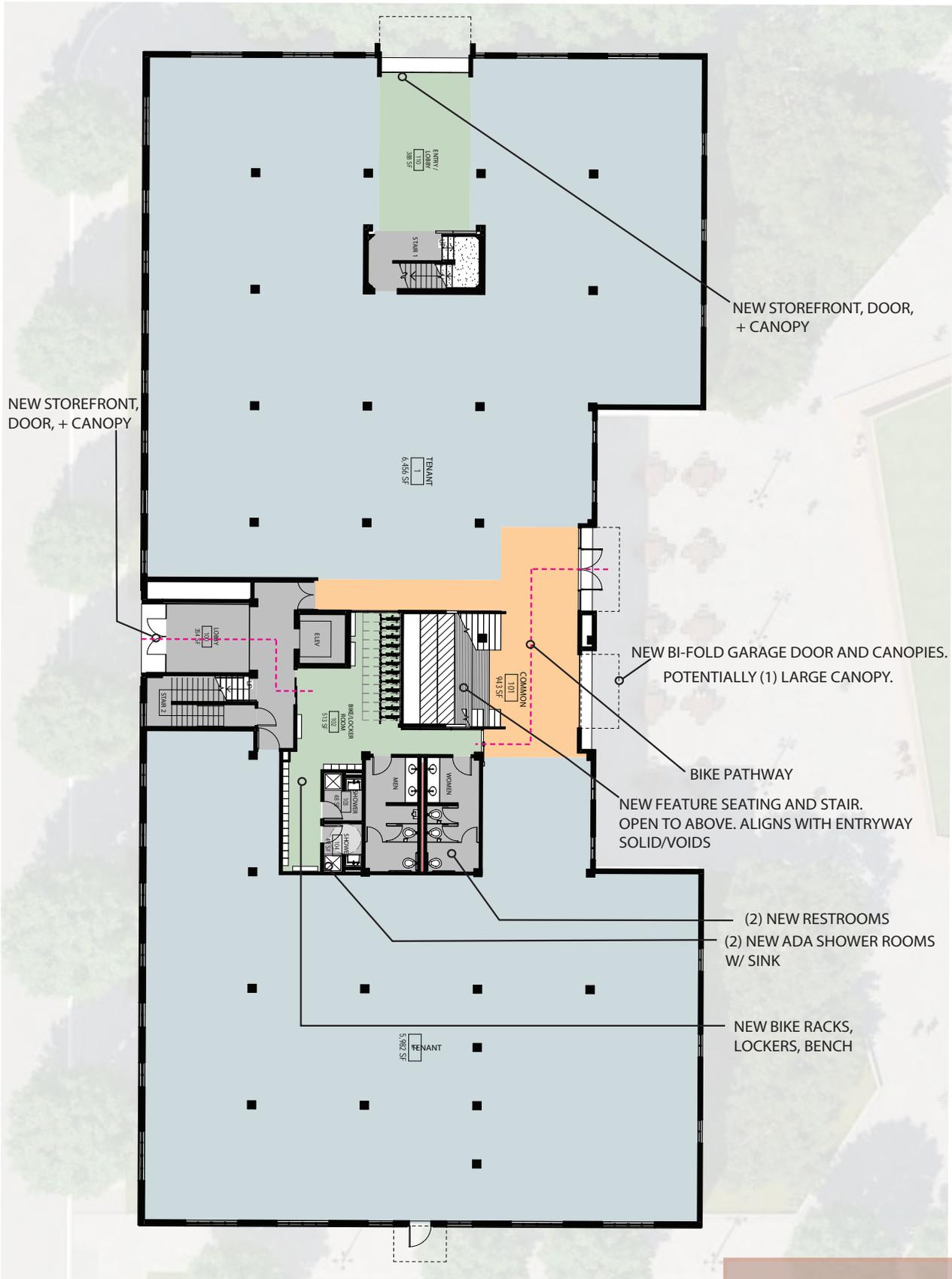
Creative office space gives you the ability to layout workspace to suit your vision and work with plenty of natural light.





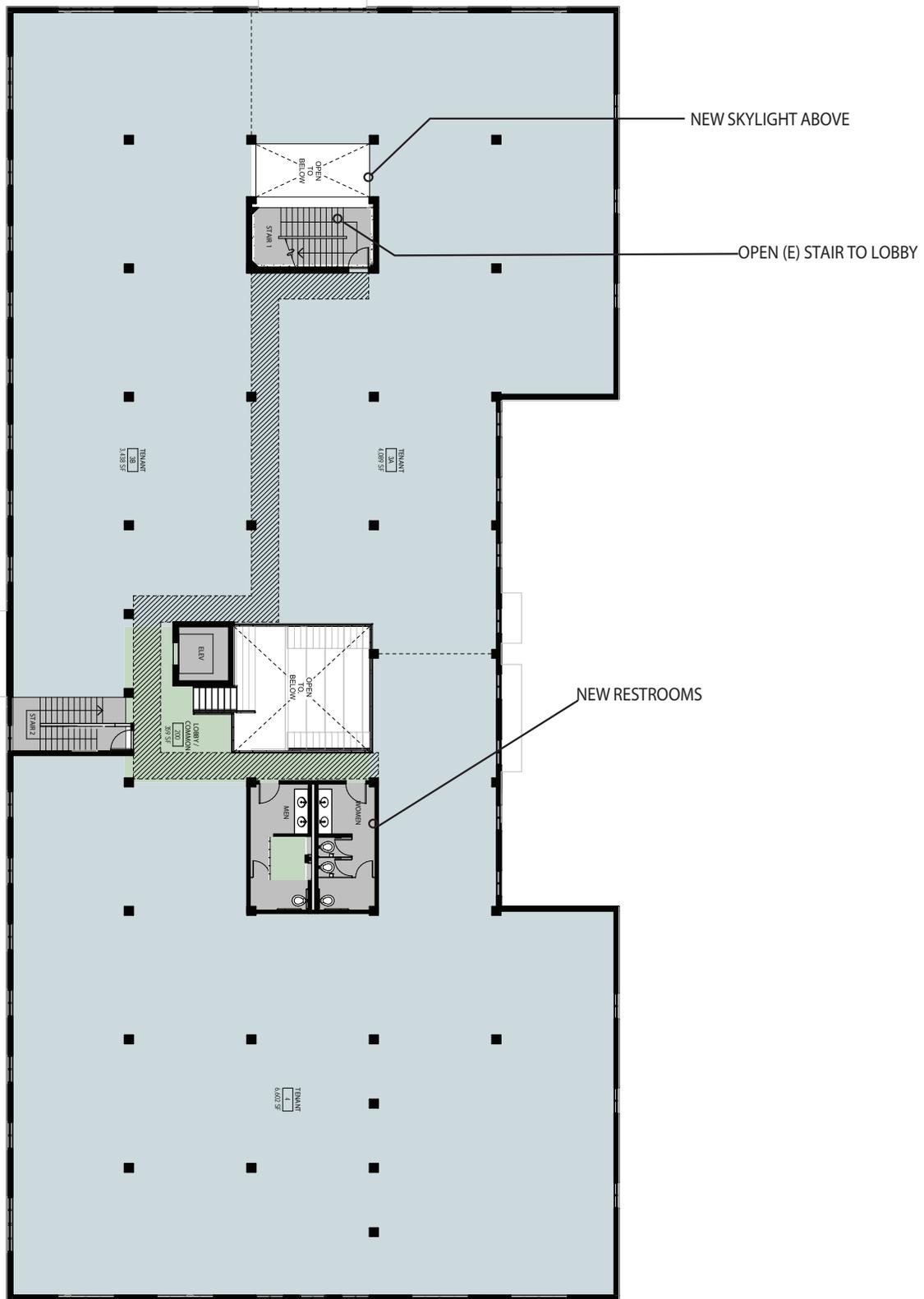
# FIRST FLOOR SPACE PLAN

16,225 RSF



# SECOND FLOOR SPACE PLAN

17,051 RSF



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## CONTACT



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