

# OREGON SQUARE BLOCKS 90 & 103

729 NE OREGON STREET

&

827 NE OREGON STREET

PORTLAND, OR 97232



AMERICAN  
ASSETS  
TRUST



  
**CAPACITY**  
COMMERCIAL GROUP





# OREGON SQUARE BLOCKS 90 & 103

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PORTLAND, OR 97232

OREGON SQUARE Blocks 90 & 103 will be located in the vibrant Lloyd Community of NE Portland. The proposed Oregon Square Blocks office development is part of a larger eco-district focused on sustainability centered with district solutions around energy, water, waste and transportation. When built, the two Class “A” buildings will help further the “live, work, play” community in the Lloyd neighborhood, providing spectacular 360-degree views, and immediately adjacent to Hassalo on Eighth. It will provide excellent proximity to area amenities, multiple transportation options, downtown Portland and the airport.

The benefits of leasing at OREGON SQUARE BLOCKS 90 & 103 include:

- » Planned two-building, 385,000 SF office campus (expandable to 555,000 SF)
- » Underground parking facility with 246 stalls located beneath both blocks; additional parking available beneath adjacent Hassalo on Eighth
- » Large floor plates with 11' finished ceilings and glass line allow deep daylighting solutions while also allowing greater space planning flexibility
- » Each floor features outdoor space and both buildings feature ground floor fitness centers and rooftop decks
- » Property management and engineering staff in nearby Lloyd 700 Building
- » Adjacent to Hassalo on Eighth, comprised of three residential buildings with 657 Studio, 1, 2 and 3 bedroom units, street-level restaurants, retail, fitness, and medical
- » Direct access to the new Congressman Earl Blumenauer Bicycle & Pedestrian Bridge, providing access to the Central Eastside, and a block from the streetcar and MAX lines.
- » Conveniently located within walking distance to Lloyd Center, Oregon Convention Center, and Moda Center, home to the NBA's Portland Trailblazers
- » Year-round Lloyd Farmers Market in the courtyard every Tuesday
- » Easy access to highways, downtown Portland and the airport
- » *Call for more information*

When you consider the many fine features planned for these buildings, combined with the project's location, amenities and office availability, we think you will agree that OREGON SQUARE BLOCKS 90 & 103 represents one of NE Portland's finest office leasing opportunities.

FOR MORE INFORMATION PLEASE CONTACT

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# OREGON SQUARE BLOCKS 90 & 103

729 NE OREGON STREET & 827 NE OREGON STREET  
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**BLOCK 103**  
206,497 RSF

**BLOCK 90**  
178,094 RSF



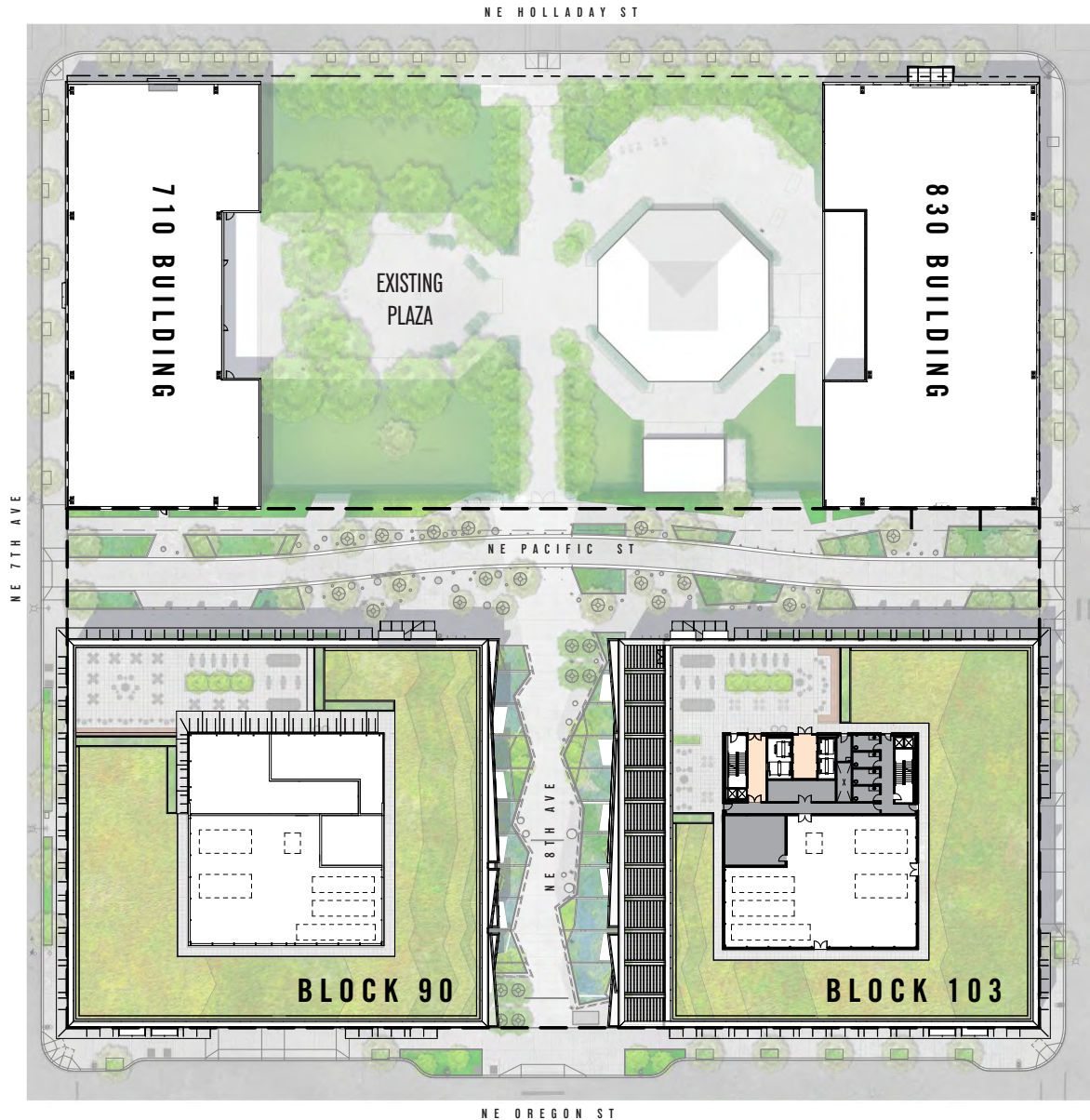
**384,591 RSF COMBINED**





# OREGON SQUARE BLOCKS 90 & 103

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# OREGON SQUARE BLOCK 90

729 NE OREGON STREET  
PORTLAND, OR 97232

## GROUND FLOOR PLAN



*Mezzanine Above*

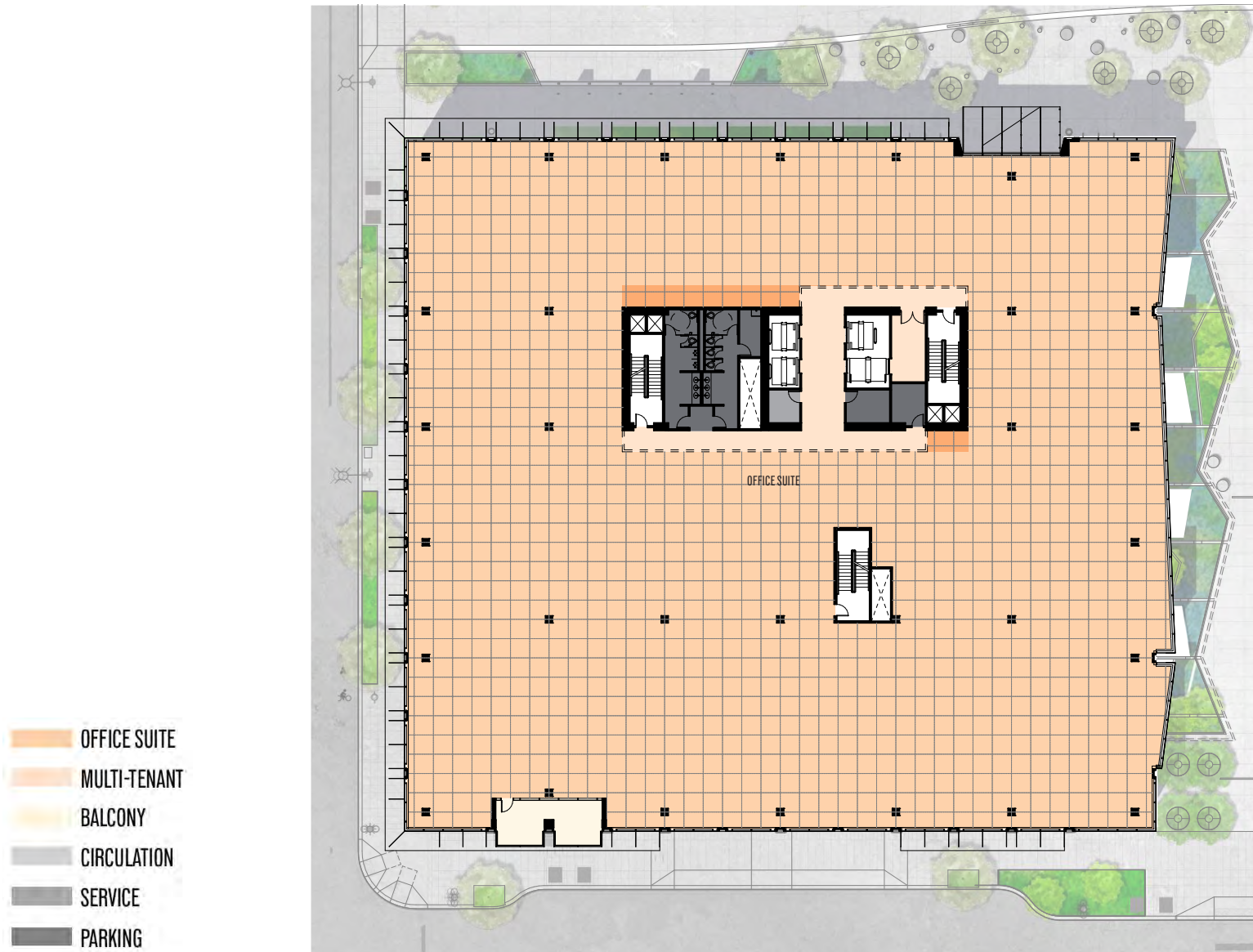
- OFFICE SUITE
- MULTI-TENANT
- BALCONY
- CIRCULATION
- SERVICE
- PARKING



# OREGON SQUARE BLOCK 90

729 NE OREGON STREET  
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## 2ND & 3RD FLOORS PLAN



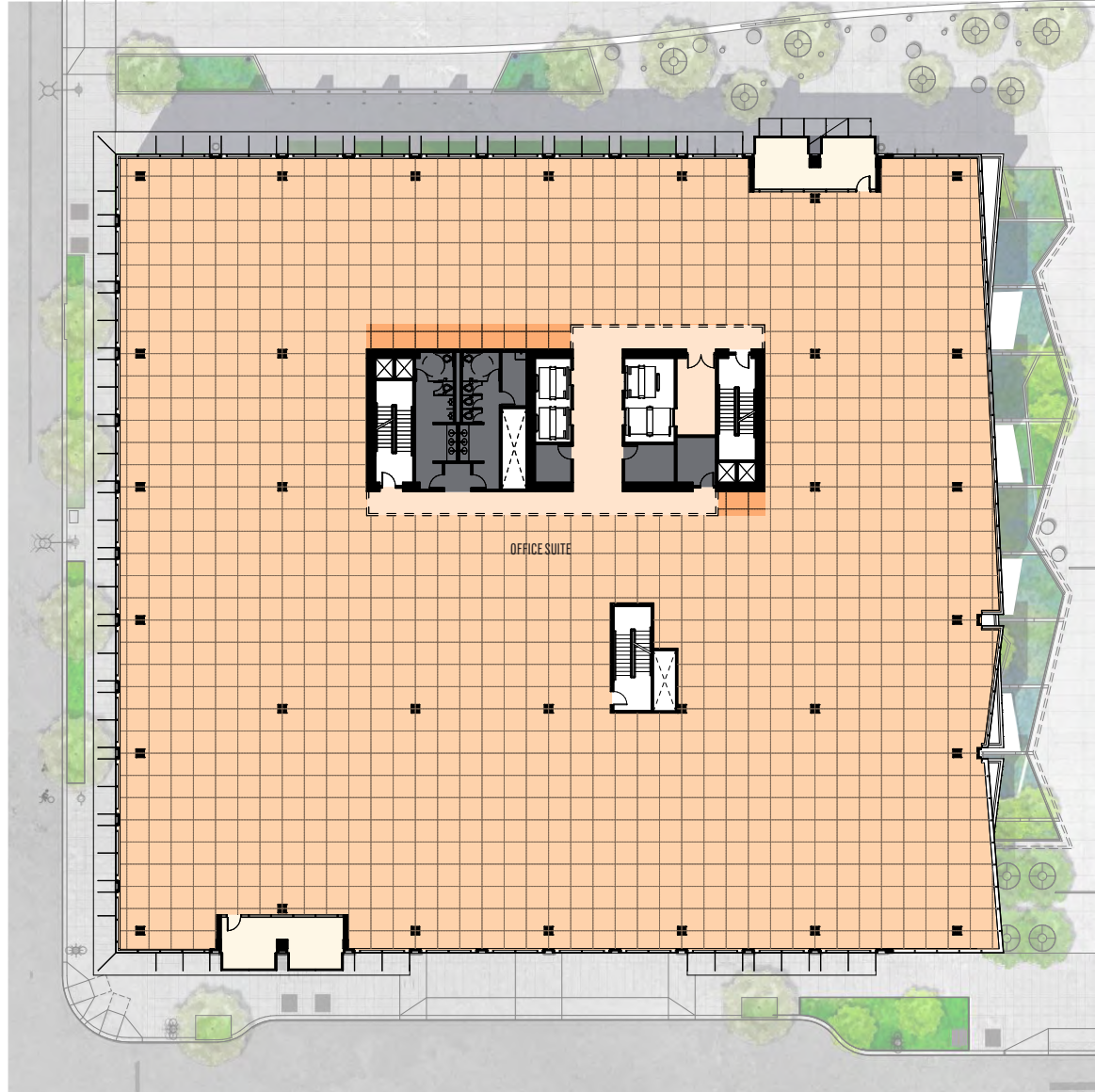




# OREGON SQUARE BLOCK 90

729 NE OREGON STREET  
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## 4TH & 5TH FLOORS PLAN



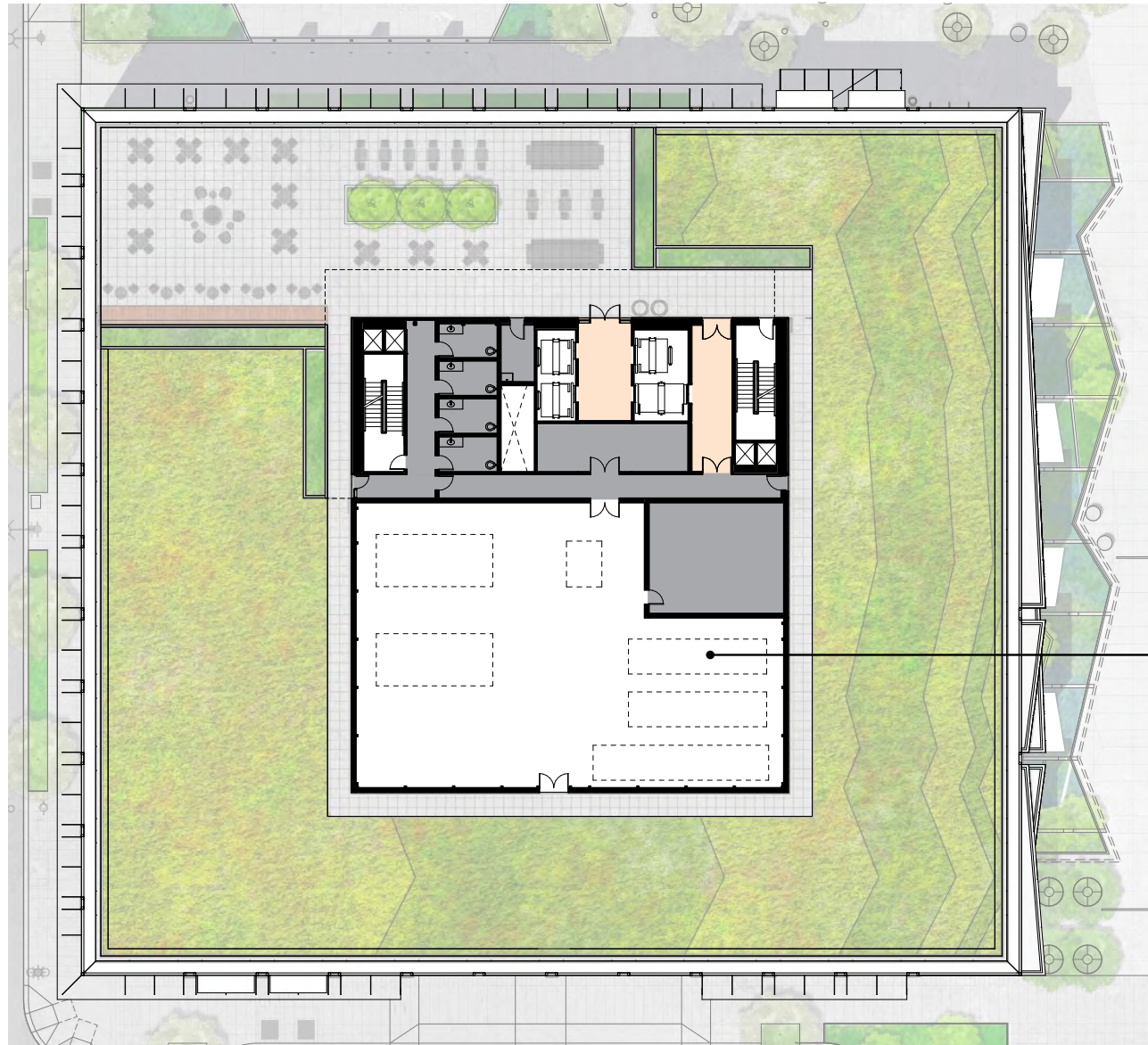
- OFFICE SUITE
- MULTI-TENANT
- BALCONY
- CIRCULATION
- SERVICE
- PARKING



# OREGON SQUARE BLOCK 90

729 NE OREGON STREET  
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## BLOCK 90 - ROOF TOP TERRACE



- OFFICE SUITE
- MULTI-TENANT
- BALCONY
- CIRCULATION
- SERVICE
- PARKING

*Mechanical Equipment, Typ.*





# OREGON SQUARE BLOCK 103

827 NE OREGON STREET  
PORTLAND, OR 97232

## GROUND FLOOR PLAN



Mezzanine Above

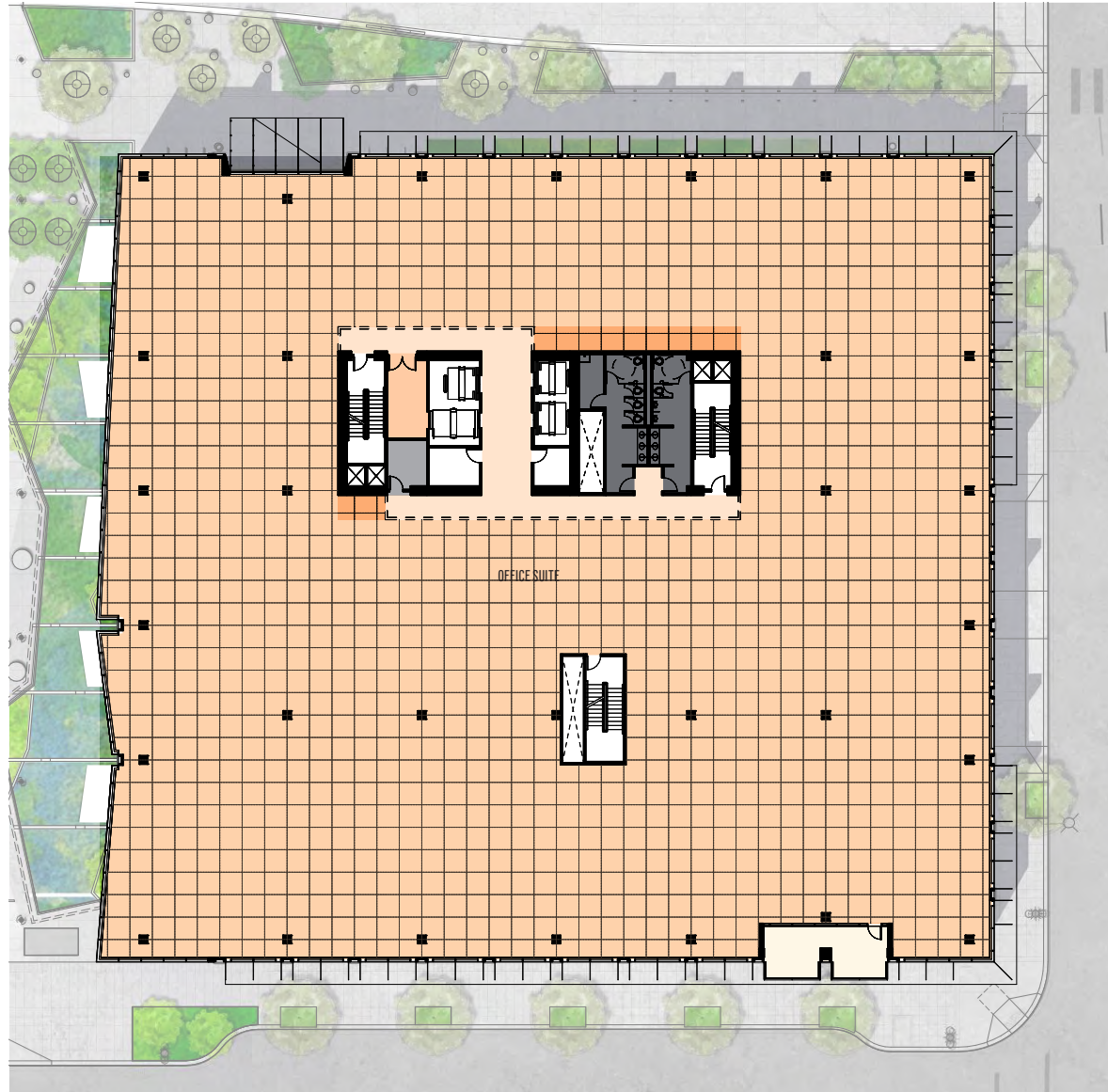
- OFFICE SUITE
- MULTI-TENANT
- BALCONY
- CIRCULATION
- SERVICE
- PARKING



# OREGON SQUARE BLOCK 103

827 NE OREGON STREET  
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## 2ND & 3RD FLOORS PLAN



- OFFICE SUITE
- MULTI-TENANT
- BALCONY
- CIRCULATION
- SERVICE
- PARKING

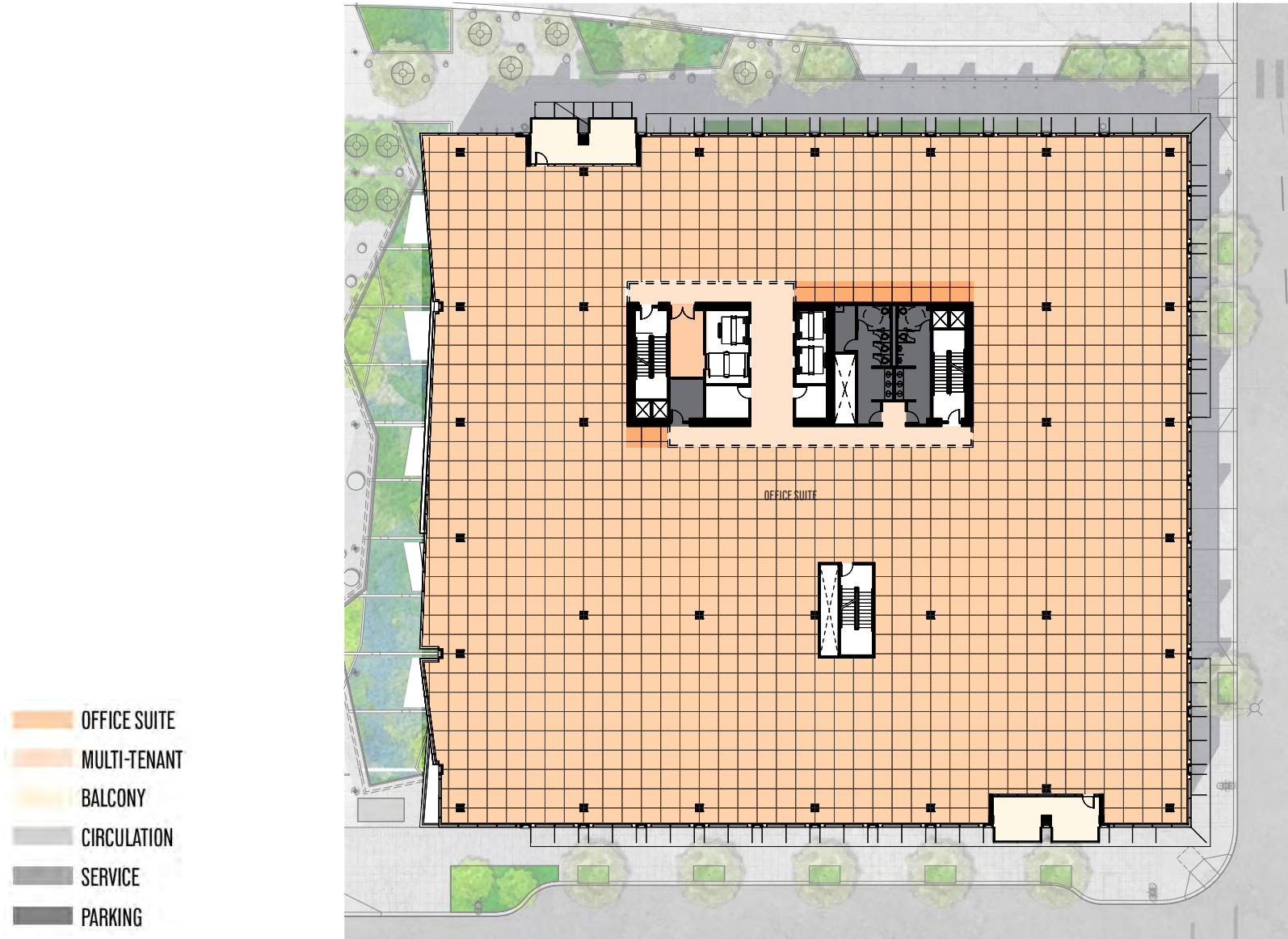




# OREGON SQUARE BLOCK 103

827 NE OREGON STREET  
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## 4TH & 5TH FLOORS PLAN

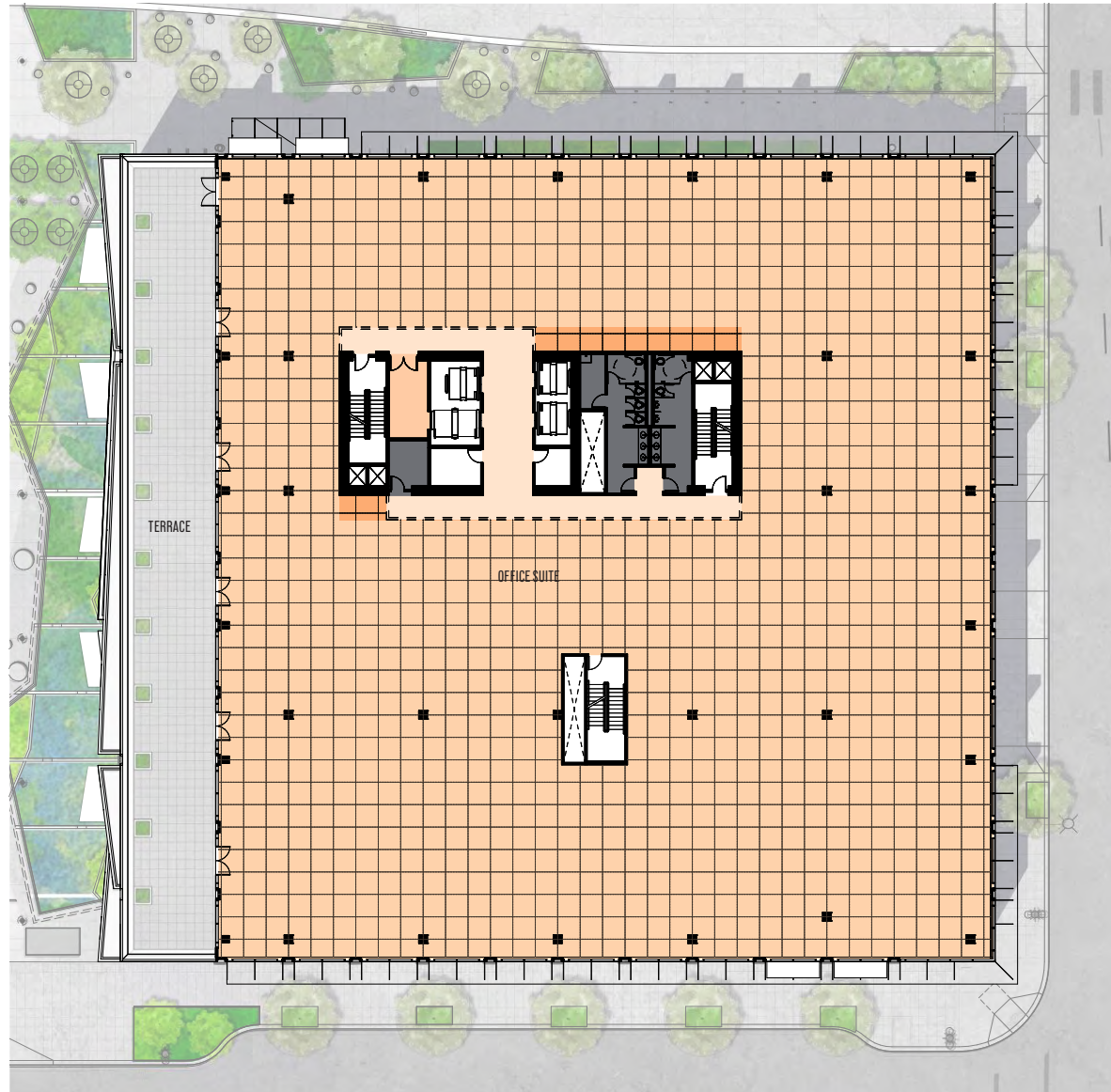




# OREGON SQUARE BLOCK 103

827 NE OREGON STREET  
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## 6TH FLOOR PLAN



- OFFICE SUITE
- MULTI-TENANT
- BALCONY
- CIRCULATION
- SERVICE
- PARKING

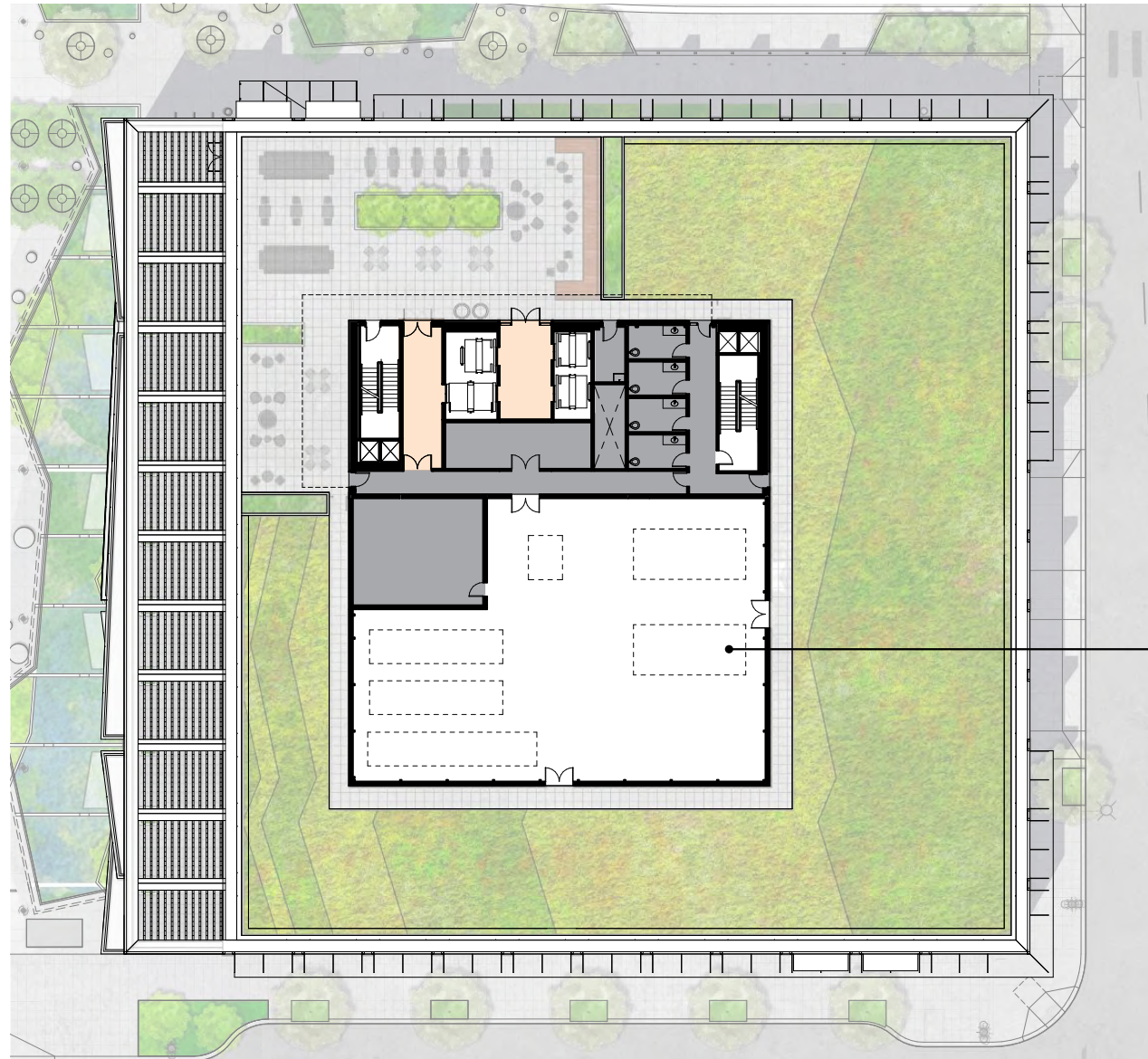




# OREGON SQUARE BLOCK 103

827 NE OREGON STREET  
PORTLAND, OR 97232

## BLOCK 103 - ROOF TOP TERRACE



*Mechanical Equipment, Typ.*

- OFFICE SUITE
- MULTI-TENANT
- BALCONY
- CIRCULATION
- SERVICE
- PARKING



# OREGON SQUARE BLOCKS 90 & 103

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EXPANSION OPTION FOR BOTH BLOCKS

**BLOCK 103**  
308,542 RSF

**BLOCK 90**  
246,787 RSF



**555,329 RSF COMBINED**





# OREGON SQUARE BLOCKS 90 & 103

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## PARKING PLAN



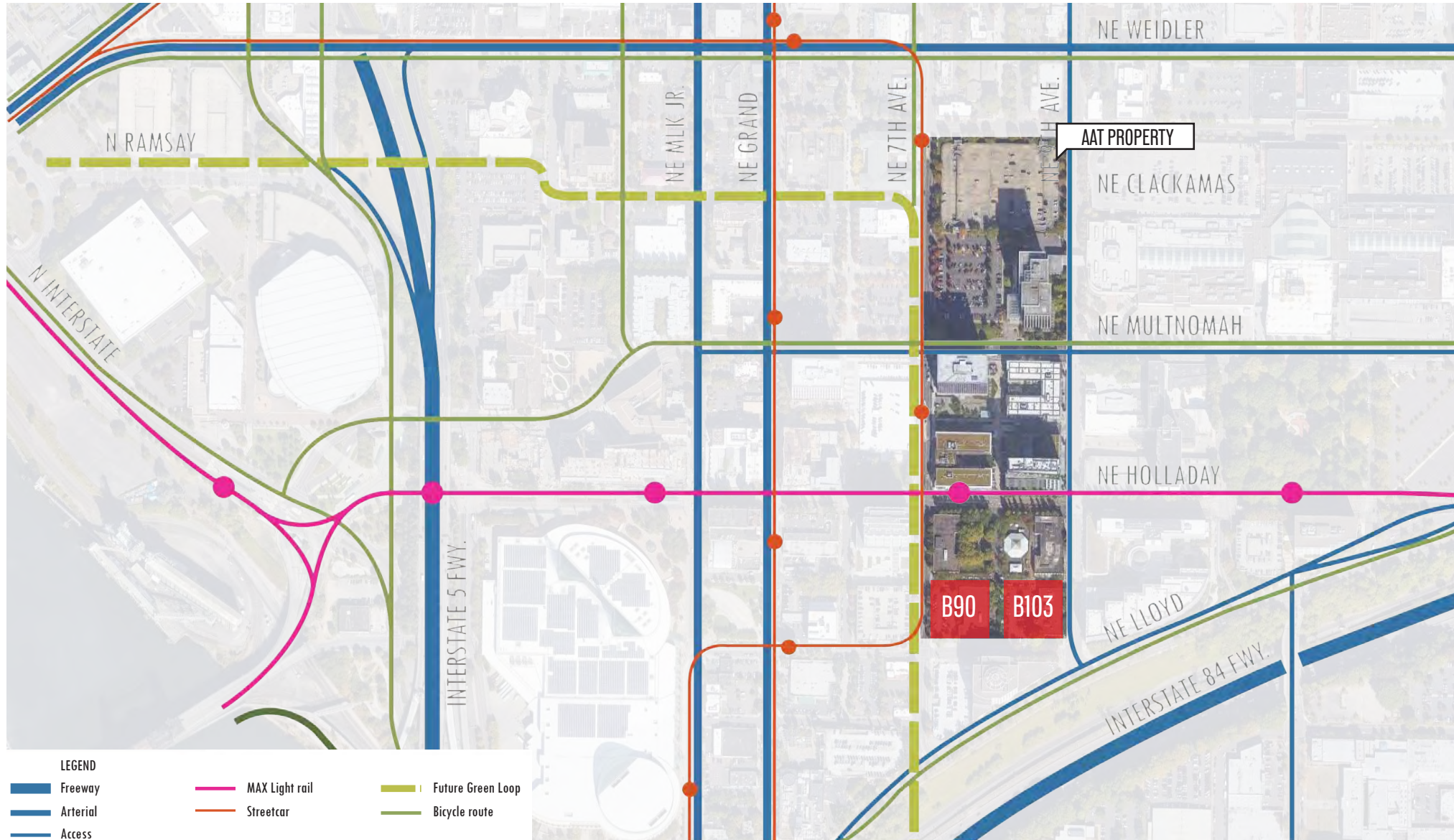
 PARKING  
 SERVICE/SUPPORT



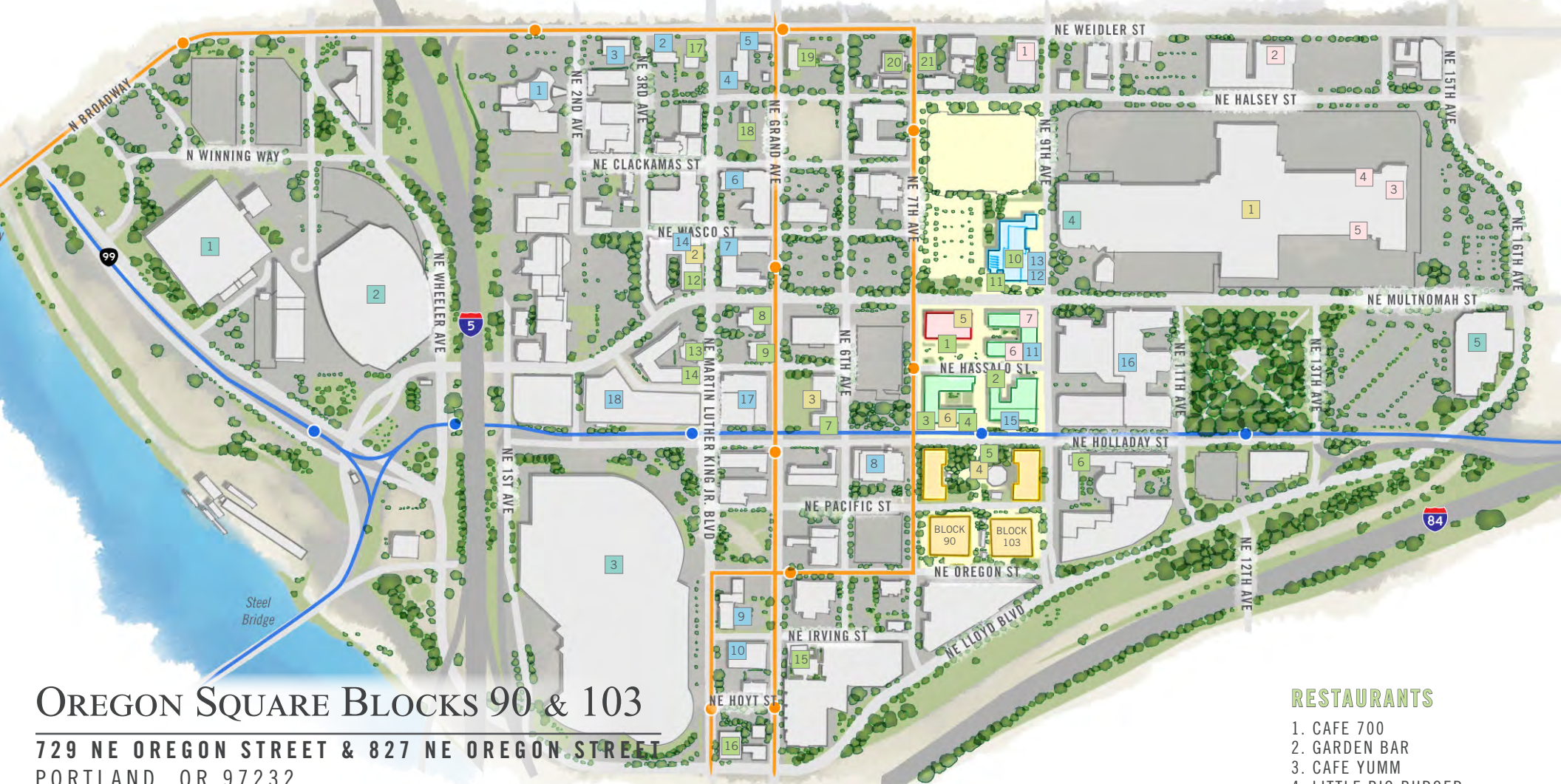
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## LLOYD - TRANSPORTATION MAP







# OREGON SQUARE BLOCKS 90 & 103

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## LEGEND

- LLOYD 700
- HASSALO ON EIGHTH
- LLOYD CENTER TOWER
- OREGON SQUARE
- PORTLAND STREETCAR
- TRIMET MAX

## ENTERTAINMENT

- VETERANS MEMORIAL COLISEUM
- MODA CENTER
- OREGON CONVENTION CENTER
- LIVE NATION CONCERT VENUE(COMING SOON)
- REGAL LLOYD CENTER & IMAX

## HEALTH & BEAUTY

- LLOYD ATHLETIC CLUB
- LA FITNESS
- DERMATOLOGY PROFESSIONALS
- ULTA BEAUTY
- US NAILS
- ORANGETHEORY FITNESS
- SOLA SALON STUDIOS (OPEN Q2 2021)

## RETAIL

- LLOYD CENTER
- PASSAGES BOOK SHOP
- V CARDS SHOP
- LLOYD FARMERS MARKET
- SIMPLY MAC
- BLOCK ADVISORS

## SERVICES

- CROWNE PLAZA
- 7-ELEVEN
- WILLAMETTE DENTAL GROUP
- WASHMAN CAR WASH
- VALVOLINE INSTANT OIL CHANGE
- MARRIOTT
- QUALITY INN
- FIRST TECH FEDERAL CREDIT UNION
- COLUMBIA BANK
- CONVENTION CENTER AUTO BODY
- POINT WEST CREDIT UNION
- ADVANTIS CREDIT UNION
- KEY BANK
- EDWARD JONES
- PROVIDENCE HEALTH
- DOUBLETREE HOTEL BY HILTON
- HOTEL EASTLUND
- HYATT REGENCY PORTLAND

## RESTAURANTS

- CAFE 700
- GARDEN BAR
- CAFE YUMM
- LITTLE BIG BURGER
- E-SAN THAI FOOD CART
- UNION MARKET & DELI
- J CAFE
- RED ROBIN
- DENNY'S
- CAFE TODAY
- FUEGO FOOD CART
- SUBWAY
- BURGerville
- STARBUCKS
- TABLE 6 CAFE
- SPIRIT OF 77
- STARBUCKS
- WENDY'S
- MCDONALD'S
- BURGER KING
- CHIPOTLE MEXICAN GRILL





*Everything you need is right here.*

