



the leftbank project

Spaces Available

370-12,000sf suites
66,000 sf total
Leasing rates from \$12-\$18/sf NNN per year



Location & Transportation

- Easy access to Downtown, the Pearl, N/NE Portland, Lloyd District, I-5, I-84 and MLK
- Outstanding visibility – 45,000 cars pass the building daily
- Positioning at the intersection of the major N-S-E-W bikes paths
- Access to Rose Quarter Transit Center and red and yellow MAX lines
- The first eastside stop when the Streetcar crosses the river in 2011
- An Events Venue located across the street that partners with the Leftbank Project
- Ability for tenants to apply for TI grants and low-interest loans from PDC, since Leftbank is located in OCC Urban Renewal District
- Leftbank is located in the Lloyd Green District

Amenities

- Tenant parking available in Rose Quarter deck across the street, 2x1000sf
- Visitor parking in 2 lots during business hours
- Shared conference room
- Locker rooms with showers
- Storage space available
- On-site tech support available from Old Town Computers service shop
- Extensive bike parking, including covered and indoor bike racks
- On-site Leftbank Café, serving organic, locally sourced ingredients for its seasonal menu plus Stumptown coffee, regional wine, and Upright Brewery beer straight from the brewery in Leftbank's basement. The Café is also available to cater tenant events

Building Features

- Exposed masonry and elemental finishes, original maple and concrete floors
- Exposed ceilings from 8-17 feet
- Operable windows in every suite

Green Features

- Salvaging landmark building formerly slated for demolition
- Repurposing wood used for flooring, stairs and furnishings throughout
- Refurbishing original light fixtures that again illuminate common spaces
- Employing ultra-efficient LED bulb for common area lighting
- Installing super high-efficiency, energy recovery zoned heat pump system

Tenant Community

Includes Portland Farmers Market, Upright Brewing Company, Upstream Public Health, SOLIDCORE, The Greenville Project, ORANGEWALL studios, intelligent design, gallopowell, JHL design, Old Town Computers, FMYI, Blue Tree Strategies, Visere, Gameplan and Strategies360.