

# PAE LIVING BUILDING

TIMING - JULY 2021 | AVAILABLE RETAIL SPACE - UP TO 3,438 SQUARE FEET | LEASE RATES - PLEASE CALL FOR DETAILS



The PAE Living Building is Portland's first certified Living Building. The project is carbon neutral and seeks to achieve the highest levels of building performance and sustainability. Showcasing the city as a leader in sustainability and design, the building includes modern construction methodologies as well as level 4 seismic. Located at the prime corner of SW 1st and Pine; the neighboring retailers include the lively Pine Street Market, Mother's Bistro, Voodoo Doughnuts, AFURI Ramen, Stumptown, Bijou Cafe and well known Kell's Irish Pub. The PAE Living Building has a total of 48,000 SF of office, with the new Headquarters of PAE Engineering, and up to 3,438 SF of ground floor retail space. The trade area is a 24-hour neighborhood with strong daytime population and an active nightlife scene, as well as a strong tourism component with Saturday Market and many nearby hotels including the Embassy Suites Hotel, with 276 rooms located directly across the street and the Hoxton one block away. The developer is constructing a second mixed-use building with 130 apartments on SW 2nd Ave between Pine St and Oak St.

FOR LEASING INFORMATION, CONTACT:

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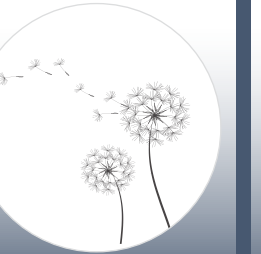

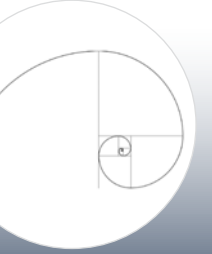
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# LIVING BUILDINGS ARE REGENERATIVE AND CONTRIBUTE POSITIVELY TO SOCIETY

<p><b>STRUCTURE</b> 50% regional materials - selected to maximize health &amp; sustainability</p> 	<p><b>PLACE</b> Designed for people - utilizing urban agriculture</p> 	<p><b>WATER</b> Supplied by captured rain and re-used water</p> 	<p><b>ENERGY</b> Generated via photovoltaics</p> 	<p><b>HEALTH &amp; HAPPY</b> Fresh air &amp; daylight are provided to all</p> 	<p><b>EQUITY</b> Creating &amp; promoting an inclusive sense of community</p> 	<p><b>BEAUTY</b> Design features to educate &amp; aesthetically celebrate cultures, spirit &amp; place</p> 
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Source: APEX



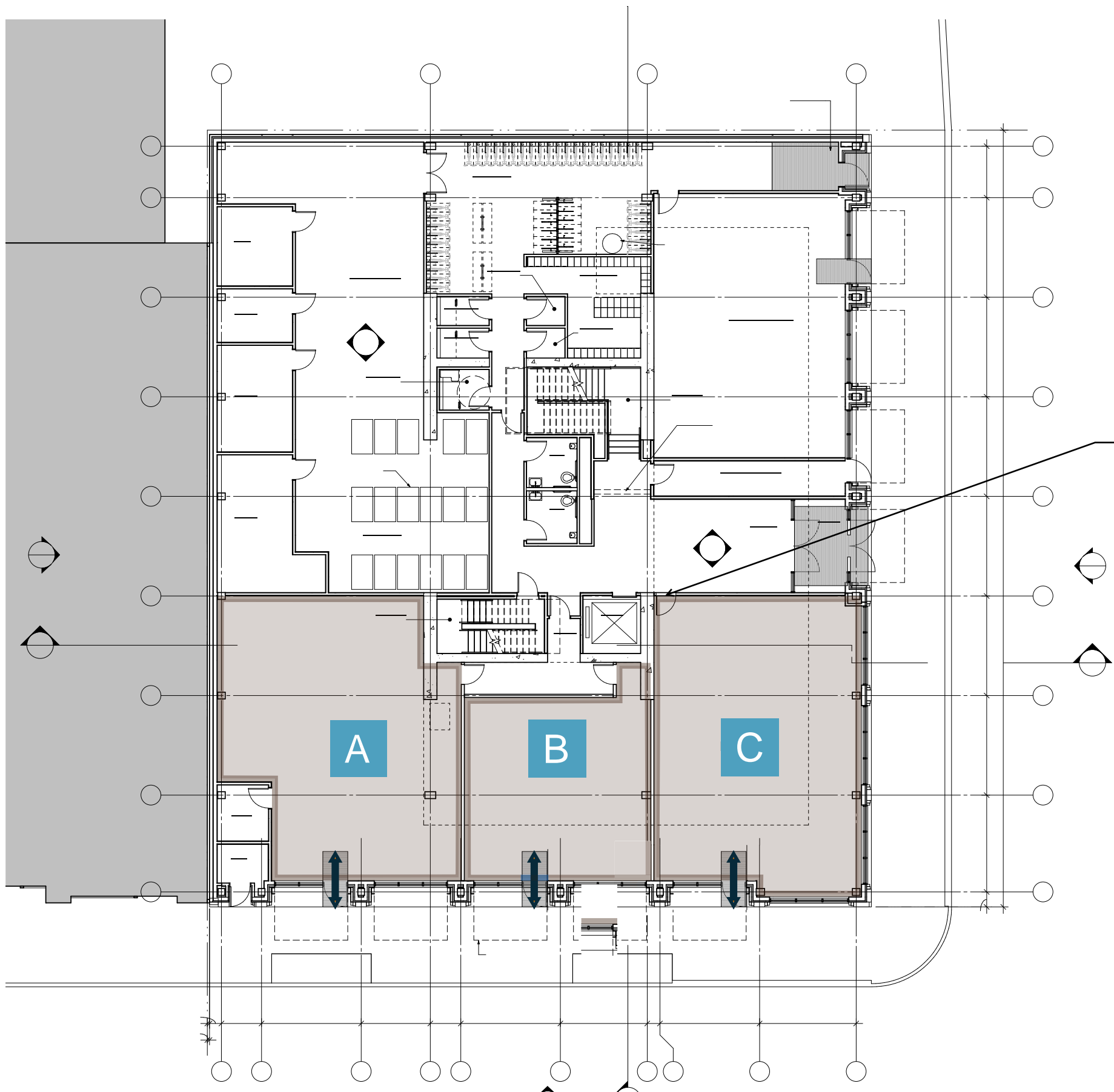
# SITE PLAN

## AVAILABLE SPACES

A 1,202 SF

B 907 SF

C 1,329 SF



# TRADE AREA AERIAL



## UNIVERSITY OF OREGON - PORTLAND CAMPUS



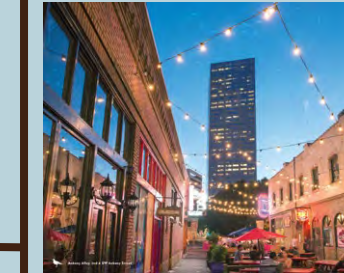
The Portland Campus specializes in architecture, law business and journalism

## THE HOXTON HOTEL



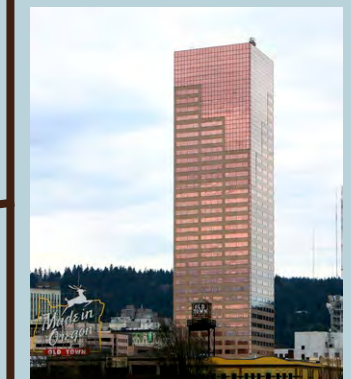
London hotel group in Portland's Old Town Chinatown, featuring 119 rooms and location of restaurants Lovely Rita and Tope

## ANKENY ALLEY



Home to VooDoo Donuts and Afuri, this iconic alley in Portland is a tourist hot spot

## US BANK TOWER



1.2 million SF of Class A office, 3,500 employees

## PINE STREET MARKET



Portland's first food hall, featuring nine of Portland's best chefs and purveyors

## BLOCK 300



Over 350,000 SF of Class A office, major employers include Aruba and Puppet Labs

- HOTELS
- UNDER CONSTRUCTION
- FUTURE DEVELOPMENTS
- MAJOR EMPLOYERS

# DEMOGRAPHICS & RENDERINGS

## ESTIMATED POPULATION

1 mile – 35,025  
 3 mile – 181,203  
 5 mile – 414,500

## AVERAGE HH INCOME

1 mile – \$66,319  
 3 mile – \$88,632  
 5 mile – \$86,985

## EMPLOYEES

1 mile – 123,932  
 3 mile – 248,550  
 5 mile – 339,549

Central Business District Vacancy Rate is 4%



## MAJOR NEIGHBORHOOD EMPLOYERS

- AirBnB
- Aruba Networks
- Drupal
- Google
- Leopold Ketel
- Mercy Corps
- Miller Nash
- New Relic
- Pine St Market
- Puppet Labs
- SquareSpace
- Stoll Berne
- Survey Monkey
- University of Oregon Portland Campus



# LIVING BUILDING DEVELOPMENT SITE POTENTIAL

Conceptual Rendering



Present day – Ankeny Blocks, south facing

