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## One of Portland's largest new office projects lands its first two tenants

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The initial and ideal hope for Field Office, the 300,000-square-foot, two-building office complex currently under construction in Northwest Portland, was to land a major tech or creative tenant who would take all the space and create a new Portland campus.

That hasn't happened yet, but even after the first two tenants have signed on for space, there's still 260,000 square feet up for grabs.

In a release today, Field Office's developer announced that digital marketing agency Adpearance and the Children's Garden, a locally owned early childhood learning center, have signed the first two leases in the project. Adpearance will take 30,000 square feet of space in the west building, while the Children's Garden will occupy 10,000 on the ground floor of the west building.

In the release, Adpearance co-founder said the new office will bring all of the company's employees into a single space. They are currently scattered across several different offices.

"We've grown a ton in the last few years, and the growth has stretched the company across multiple offices within blocks of each other," he said. "We looked at a ton of spaces in the inner core and wanted to find a creative, inspired space that could accommodate 30,000 square feet-plus on one floor so we could bring everyone back together. Field Office stood out because we could feel that the building was collaborative and innovative in ways we hadn't seen in other spaces."

Tessa Stephenson, executive director at the Children's Garden, said the new space will be a good fit for the early learning center's second location.

"The open spaces and skillful integration of natural elements make Field Office an ideal complement to our discovery-based style of early childhood education," she said.

Field Office, which should be complete in early 2018, comes from local developer project^ and National Real Estate Advisors, a Washington, D.C., real estate investment firm with more than \$2.6 billion worth of assets under management.

Located at 2030 N.W. 17th Ave., the two-building development offers a total of 300,000 square feet of rentable office space, with floor plates spanning from 23,000 square feet to 30,000 square feet.

About 23,000 square feet of space on the ground level is for either retail or office use. It will also have 355 underground parking spaces, as well as plenty of bike parking.



JONATHAN ELLINGER

Field Office, a two-building, 300,000-square-foot project under construction near the Fremont Bridge, has signed its first two tenants.

Other amenities planned for the project include 17 different outdoor spaces, including high park terraces, communal areas and a commuter lounge. The buildings, designed by architects from Hacker, will also go for LEED Gold certification and feature green roofs and other sustainable amenities.

JLL represented the owners in the recent leases, while Matt Johnson, managing director at Cushman & Wakefield, represented the Children's Garden. Charley Floberg, a vice president at JLL, represented Adpearance.

**Jon Bell**

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