



SELECT A CITY ▾

POLL LIMITED TIME OFFER SIGN IN WELCOME

INDUSTRIES & TOPICS  NEWS **LISTS & AWARDS** PEOPLE & COMPANIES EVENTS MORE... 

From the Portland Business Journal:
<https://www.bizjournals.com/portland/blog/real-estate-daily/2016/08/a-300-square-foot-urban-office-campus-is-coming-to.html>

A 300K-square-foot urban office campus is coming to inner Northwest Portland (Photos)

Aug 17, 2016, 11:59am PDT Updated: Aug 19, 2016, 9:53am PDT

Right now, there's not much on a roughly 2.5-acre swath of land along Northwest Front Avenue behind the Dockside Saloon & Restaurant in Northwest Portland.

But in about a year-a-half, the site will be home to what's being billed as one of the largest spec office projects in town, a 300,000-square-foot urban campus that could be just the kind of outpost that a tech or creative giant might be looking for.



HACKER

"We came across this property here that we felt could be a great opportunity — it's close in, it has the zoning — to really create what we think will be an amazing campus-like space in the city," said Jonathan Ledesma, a partner at project^, a Portland real estate developer and one of the team members behind the new project.

Called Field Office and technically located at 2030 N.W. 17th Ave., the two-building development recently broke ground and should complete in late 2017 or early 2018. In total, the two six-story buildings will offer 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 will be for either retail or office use. It will also have 355 underground parking spaces, as well as plenty of bike parking.

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.

Other members of the team spearheading the project include National Real Estate Advisors, a Washington, D.C., real estate investment firm with more than \$2.6 billion worth of assets under management. This is National's first foray into the Portland market.

Jake Lancaster, managing director for JLL, and Annalore Rodman, also of JLL, are handling the office lease-up for the project. Urban Works Real Estate will tend to the retail. Lease Crutcher Lewis is the contractor on the project.

Lancaster, who's also been involved in other prominent Portland office developments, said an ideal scenario would find a single tenant taking up the entire campus, but there's plenty of other options as well.

"Up and down the West Coast we have seen the expansion of urban campuses, whether it's Amazon in Seattle or name almost any of the big tech companies in San Francisco," he said. "In this town, the central city does not have that, but because of the demand we're seeing and the in-migration of tech and creative services, we think this is an ideal opportunity to create a campus setting."

For an early look at what's in store for Field Office, click through the gallery above.

And for more about the project and how it might help transform the surrounding neighborhood, check out this Friday's print edition of the Portland Business Journal.

Jon Bell

Staff Reporter

Portland Business Journal

