

# Aspect

400 SW 6TH AVE, PORTLAND, OR



Owned by



Exclusively Leased By



# EVERYTHING YOU NEED IS RIGHT INSIDE

# A

Recently renovated and under new ownership and management, Aspect merges Portland's scenic landscape with modern indoor amenities. Expansive workspaces and open floor plans encourage creative expression from sunrise to sunset.



Flexible & efficient floor plans, suited for both private and open-plan layout



Best-in-class ownership offering competitive market deals



Iconic views of downtown landmarks and Mount Hood



Convenient access and directly located off the MAX light rail system



A majorly renovated lobby with a lively tenant lounge that includes a cafe/bar, game and seating areas



A modern and spacious fitness center with Peloton and Precor equipment, yoga studio, and cardio area



State-of-the-art conferencing and training facilities



Upgraded bike storage facilities and repair stand

W 6TH AVE



# OFFICE AMENITIES REIMAGINED



TENANT LOUNGE



CONFERENCE ROOM & TRAINING FACILITIES



BIKE LAB



CAFE & BAR



STATE-OF-THE-ART FITNESS CENTER



SHOWERS, LOCKERS & TOWEL SERVICE

# THE CENTER OF CONNECTIVITY



## AT THE HEART OF PORTLAND CBD

Surrounded by rivers, mountains, and vineyards, Portland offers more than urban adventure. Every corner, every level, and every aspect of our building invites exploration.

### Eat & Drink

Portland's dynamic restaurant scene caters to every appetite. Vegans, vegetarians, carnivores, pescatarians, and gluten-free-ers are welcome.

### Caffeine

Portland's café scene is one of the best in the country. Brewed fresh every hour on the hour, you can stop into any one of the city's

more than seven-hundred coffee shops for a delicious brew at any time. Just minutes from Aspect's grand lobby, you will find a plethora of eclectic brewers.

### Transit

Located in the heart of Portland's CBD, Aspect is surrounded by the city's world-class public transportation, providing accessible mobility to everyone.

Conveniently located on TriMet's westbound and eastbound MAX light-rail lines, Aspect is a true transit-oriented property. With quick access to Interstate 5, Highway 99E, Morrison Bridge and secure on-site parking,

a driver's commute is equally as convenient. Less than a mile from Morrison Bridge, bikers have direct access to Portland's southeast residential neighborhoods. Ample bike storage and Aspect's secure facilities create a haven for bike commuters.

### Parking

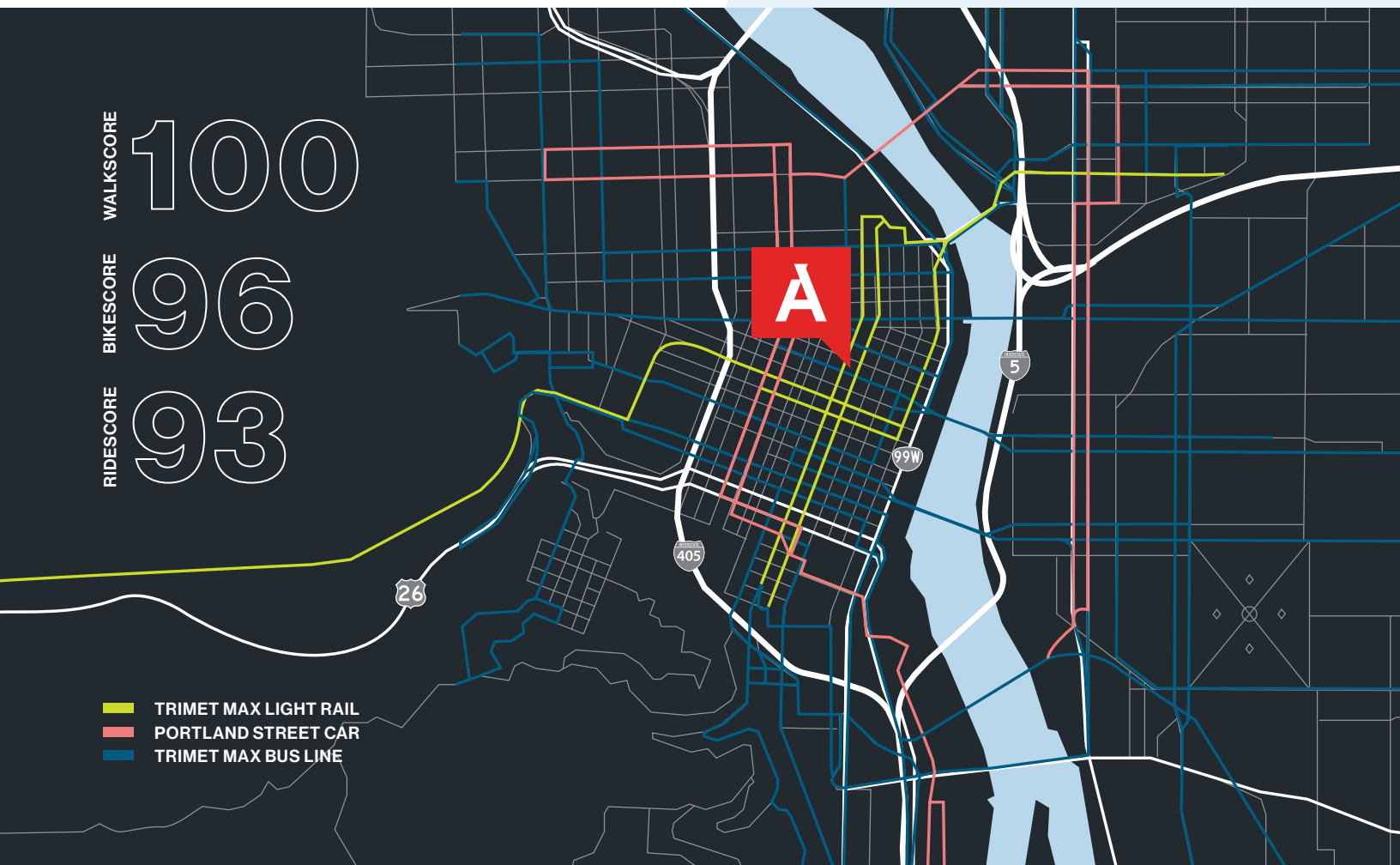
Designed with a commuter's needs in mind, Aspect has modernized on-site parking with valet. In addition, there are seven parking garages within three blocks of Aspect, offering over 650 parking spaces.

WALKSCORE  
100

BIKESCORE  
96

RIDESCORE  
93

TRIMET MAX LIGHT RAIL  
PORTLAND STREET CAR  
TRIMET MAX BUS LINE





## AMENITIES

### Eat + Drink

- 01 Forte Portland
- 02 Kelly's Olympian
- 03 Departure
- 04 Killer Burger
- 05 Tokyo Sando
- 06 Buffalo Wild Wings
- 07 Ghandi Indian
- 08 Chipotle
- 09 Stretch the Noodle

### Eat + Drink

- 10 CRAFTpdx
- 11 Ben & Jerry's
- 12 Potbelly
- 13 Wok a Holic
- 14 Bottle + Kitchen
- 15 Portland City Grill
- 16 Tito's Burritos #1
- 17 La Jorochita
- 18 Il Solito

### Caffeine

- 01 Starbucks
- 02 Stumptown
- 03 Buranko Cafe & Bar
- 04 Lotus & Bean
- 05 Simple Local Coffee
- 06 Artly Coffee
- 07 Oak Street Coffee
- 08 Java Man Coffee
- 09 Huber's Cafe

### Attractions

- 01 MUJI Portland
- 02 Nike
- 03 2nd Avenue Records
- 04 Nordstrom Rack
- 05 Punch Bowl Social
- 06 Apple
- 07 Stumptown Otaku
- 08 Waterfront
- 09 Glowing Greens

### Parking

- 01 City Center Parking
- 02 SP + Parking
- 03 Smart Park
- 04 Moda Tower Parking
- 05 Parking Portland
- 06 Capital Parking
- 07 SP + Parking
- 08 Star Park
- 09 SP + Parking

# Aspect

ASPECTPORTLAND.COM

Owned by



Exclusively Leased By

**SEAN MCCARTHY**  
503.721.2712  
sean.mccarthy@kidder.com

**BRANDON O'LEARY**  
503.221.2289  
brandon.oleary@kidder.com

**CARTER MCFARLAND**  
503.449.0592  
carter.mcfarland@kidder.com

**GRANT GUERNSEY**  
503.221.2726  
grant.guernsey@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

