BLOCK 216

560 SW 10TH AVENUE

ELEVATE YOUR WORKSPACE

Opening Q3 2023

SCALE NEW HEIGHTS

Luxurious office space in Portland's skyline with unrivalled amenities and spectacular views.

OFFICE IN A SKYLINE ICON

Introducing Block 216 – the **1.1 million SF** mixed-use tower with **158,000 RSF** of premium office space. Standing at 460 ft, this new **35-story** tower is the fourth tallest building in Portland, and an iconic addition to the city's skyline. Block 216 offers Class-A office space and is home to Portland's first five-star hotel – The Ritz-Carlton.

Uniquely positioned and thoughtfully designed, with abundant space and next-level amenities, it's the ideal location for individuals and businesses on the rise. Seize this rare opportunity to occupy Portland's ultimate office address.

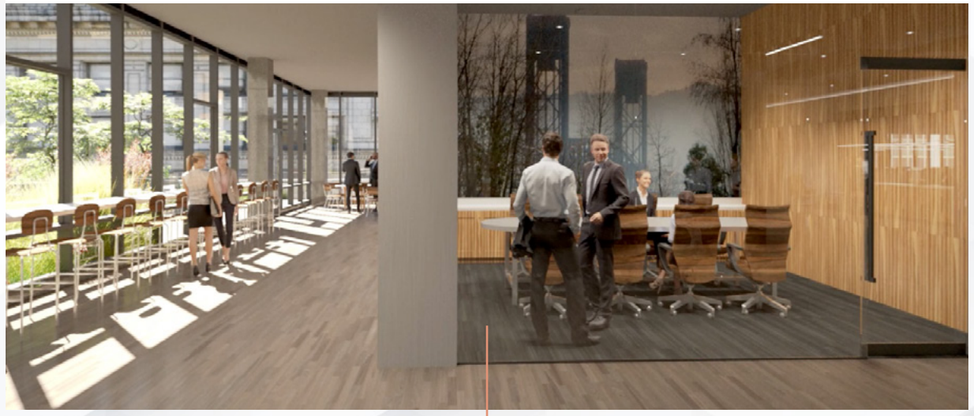
BUILT TO RAISE THE BAR

Block 216 is one of the largest private sector developments downtown in Portland, and the most complex construction project in Portland's history. On the outside, it's a striking presence that will transform the way the world views the city. On the inside, it's an inspiring space that will empower your team – productivity will soar.

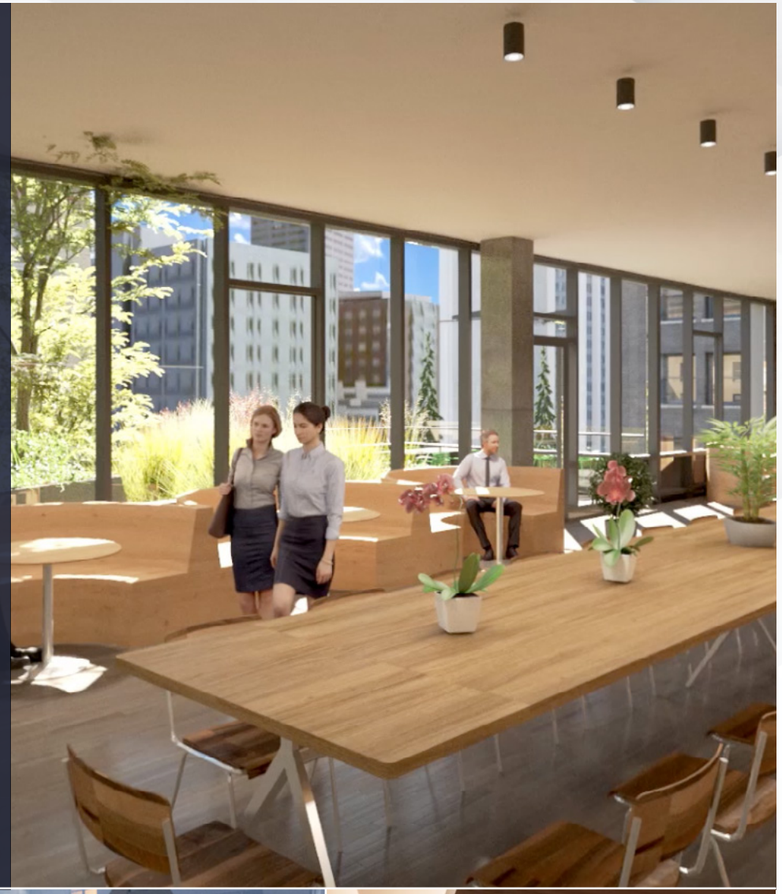
THE HEIGHT OF MODERN WORKING

Light and spacious floors equipped with the latest technology offering everything your workforce needs to prosper and cultivate. Designed from the inside out, with approximately **134,000 RSF** of premium office space available over five floors. Efficient floor plates range from **25,654 RSF - 34,842 RSF** with flexible layouts tailored to reflect your company's needs.

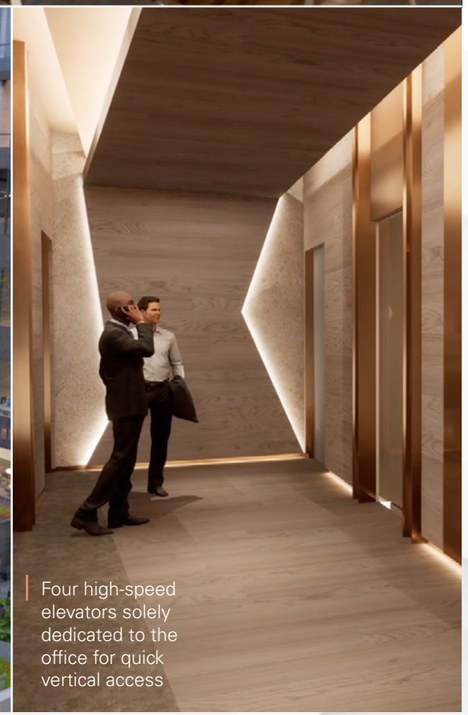
Every detail comes together to enhance the comfort of your workspace. Large windows, expansive glass lines, and high ceilings that allow natural light to flood in and showcase the majestic views. Maintain the perfect temperature with state-of-the-art heating and cooling systems and 24/7 control system.



- Generous structural bays and clear span from 32-35 Ft
- Rental rates for office floors range from $38.00-42.00 NNN
- 24/7 exclusive exterior security, and concierge security in office lobby
- Circulation corridor for multi-tenant suites and large open areas for full-floor suites
- Central HVAC chiller plant for operating efficiency
- Pursuing LEED Gold Certification
- Office-specific dedicated and secure entry and lobby



Heavily landscaped terraces on every floor help to create the perfect outdoor escape.

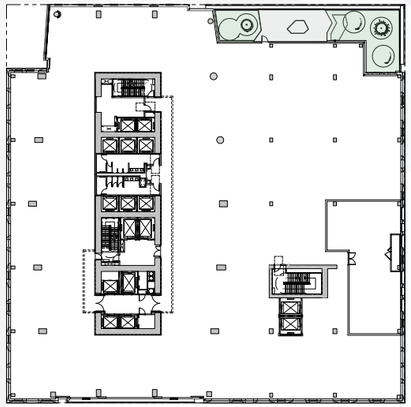


Four high-speed elevators solely dedicated to the office for quick vertical access

AVAILABILITIES

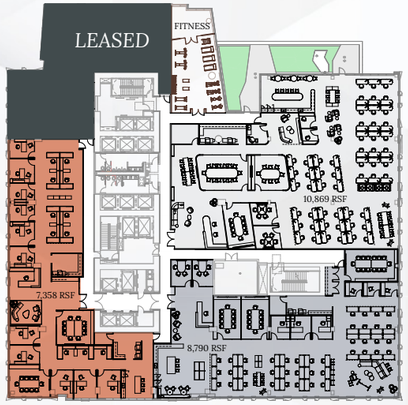
FLOOR 3

32,884 SF



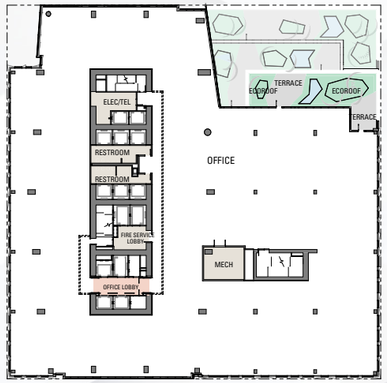
FLOOR 4

4,000 - 27,017 SF



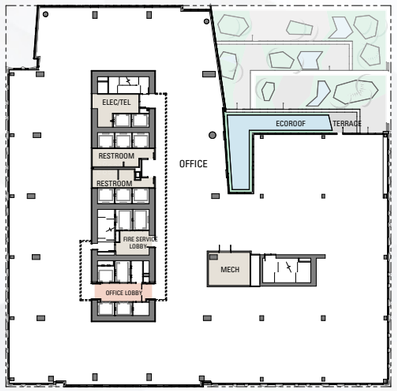
FLOOR 5

33,087 SF



FLOOR 6

31,997 SF



HIGHLIGHTS

13’ to 14’ slab-to-slab clear heights

Four office-use only elevators for quick access

Floor-to-ceiling expansive windowlines

THE NEW STANDARD OF AMENITIES

Top amenities attract top talent, and Block 216 has these in abundance to inspire your workforce and impress your clients. Access to the prestigious Ritz-Carlton hotel is only an elevator ride away where world-class dining, spa, pool and fitness facilities await. In total, there are four floors of amenities, crafting the perfect place to create an idealistic culture for your people and your business.

The 20th floor restaurant and bar is a perfect meeting spot for any time of day

The Ritz-Carlton upscale dining and lobby bar experiences

Ground floor retailers featuring Packouz Jewelers Rolex and thoughtfully curated vibrant food hall and bar area with eight restaurants

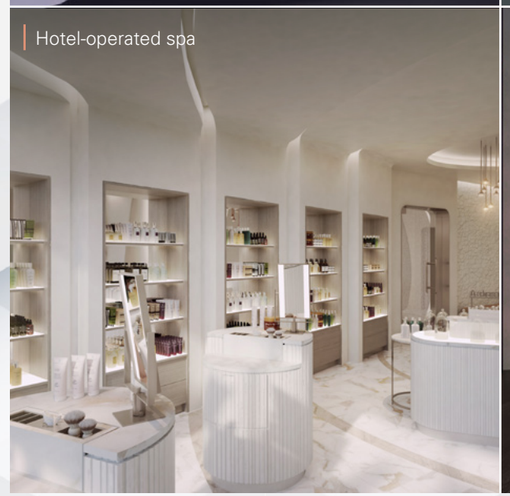
The Ritz-Carlton features the finest meeting and event spaces in the Pacific Northwest with spaces to accommodate intimate events, smaller conferences, and lavish galas.

Office-exclusive fitness center and tenant lounge

Access to The Ritz-Carlton Executive Membership

1 to 1,000 SF parking ratio with available valet services

On-site secure bike parking with large locker room and shower facility

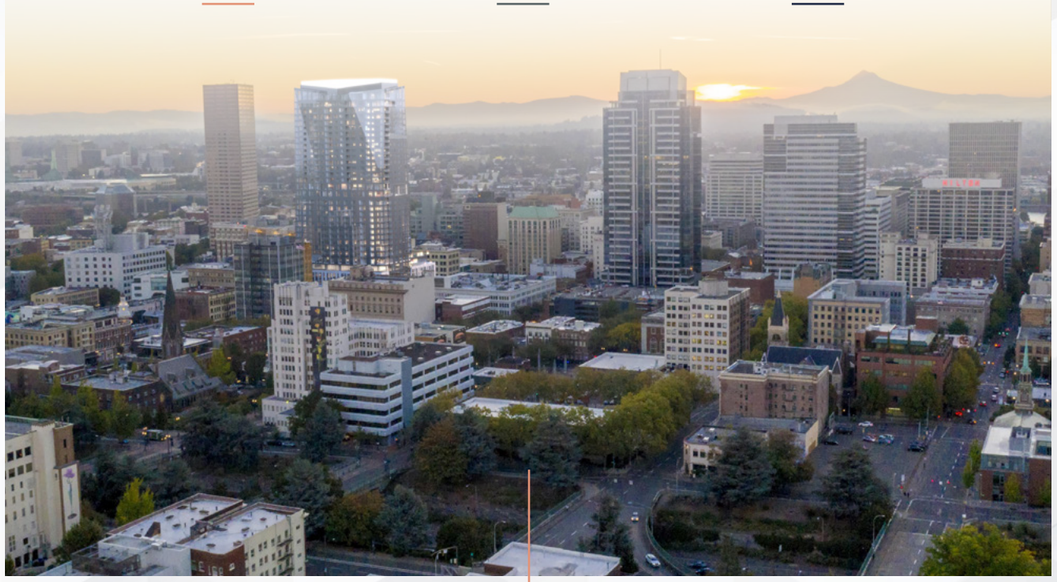


Hotel-operated spa

SECURE THE BEST ADDRESS IN TOWN

Block 216 is conveniently positioned in the heart of Portland's burgeoning West End, fostering immediate access to all that the city has to offer. Positioned only steps away from the Portland's best high-end dining, bars, boutiques, art galleries, and more; Block 216 gives you endless exploration possibilities.

100	100	94
WALK SCORE	TRANSIT SCORE	BIKE SCORE



NEIGHBORING NOTABLE RETAILERS

DOLLY OLIVE · El Gaucho · DOMAINE SERENE · frances may · NORDSTROM · TOKI · Bullard TAVERN · SWINE

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ARRIVING Q3 2023

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