

# THE WATERFRONT

VANCOUVER • WASHINGTON



## FULL-CITY BLOCK DEVELOPMENT OPPORTUNITY

OVER \$2 BILLION DEVELOPMENT • 20 BLOCK, 32-ACRE URBAN DEVELOPMENT  
SOUTH-FACING ON THE COLUMBIA RIVER



OPPORTUNITY ZONE INVESTMENT

OFFERING MEMORANDUM **CBRE**





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## EXCLUSIVE AGENTS

### INVESTMENT SALES | MULTIFAMILY

#### *Joe Nydahl*

Senior Vice President  
+1 503 221 4849  
joe.nydahl@cbre.com

#### *Josh McDonald*

Senior Vice President  
+1 503 221 4887  
josh.mcdonald@cbre.com

#### *Phil Oester*

Senior Vice President  
+1 503 221 4842  
phil.oester@cbre.com

### INVESTMENT SALES | OFFICE

#### *Paige Morgan*

Senior Vice President  
+1 503 221 4813  
paige.morgan@cbre.com

#### *Charles Safley*

Senior Vice President  
+1 503 221 4824  
charles.safley@cbre.com

### DEBT & STRUCTURED FINANCE

#### *Nick Santangelo*

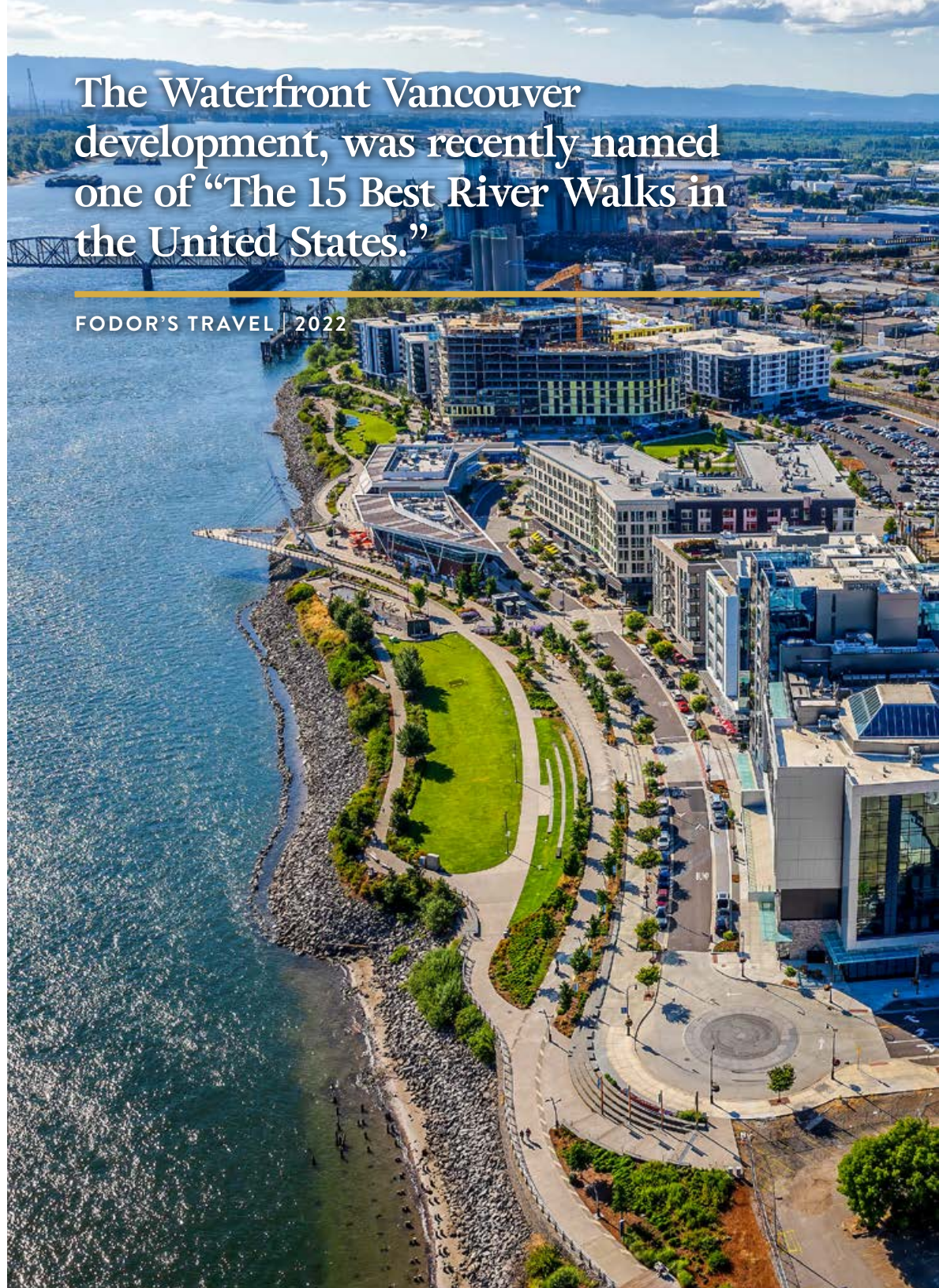
Senior Vice President  
+1 503 221 4821  
nick.santangelo@cbre.com

FOR MORE INFORMATION VISIT:  
[www.CBRE-TheWaterfront.com](http://www.CBRE-TheWaterfront.com)



The Waterfront Vancouver development, was recently named one of “The 15 Best River Walks in the United States.”

FODOR'S TRAVEL | 2022



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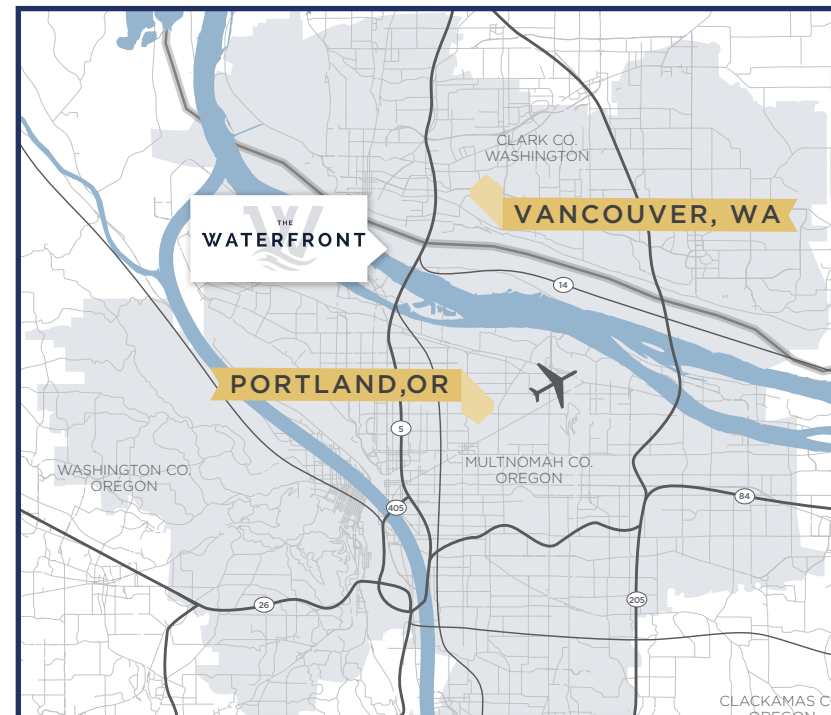
# EXECUTIVE SUMMARY

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THE  
**WATERFRONT**



# GENERATIONAL OPPORTUNITY



## INVESTMENT HIGHLIGHTS

- ★ Shovel ready: streets, sidewalks, street lighting and utilities are complete
- ★ Permitting and Design Review process in Vancouver, WA is clear and straightforward
- ★ Numerous development amenities: 7.3-acre waterfront park, interior park, Grant Street Pier and premier restaurants, including WildFin, Twigs, Stack 571 Burger & Whiskey Bar, Waterfront Taphouse, Pepper Bridge Winery, Amavi Winery, Maryhill Winery, What a Catch, The Witness Tree, DosAlas and El Gaucho
- ★ The Waterfront Vancouver's rapid development demonstrates robust performance
  - The Waterfront Vancouver's multifamily developments Rediviva, RiverWest, The Columbia and Broadstone Claro achieving highest rents in the region
  - Office space over 95% leased
  - 138-room hotel with 40 condos
- ★ Located within the flourishing submarket of Vancouver, WA, part of Clark County where annual immigration totals over 9,000, outpacing Portland's Multnomah County
- ★ All available blocks are located within a designated Opportunity Zone, providing tax deferral and reduction benefits

## THE OFFERING

The Waterfront Vancouver provides a generational opportunity to be involved in a project that has transformed the Vancouver landscape. Situated along one half mile of south-facing riverfront, this unrivaled location provides Vancouver with a dynamic reconnection to its waterfront. The 20-block, 32-acre urban development features a state-of-the-art waterfront park, 90' cable-stayed pier and is home to 250,000 square feet of restaurants, plus retail, Class A office space, boutique hotels and luxury multifamily residential units.



# CITY-BLOCK DEVELOPMENT OPPORTUNITIES



## DEVELOPMENT OVERVIEW

- ★ Contact our exclusive agents for pricing
- ★ Riverfront and Interior Blocks
- ★ Shovel ready: streets, sidewalks, street lighting and utilities are complete
- ★ Permitting and Design Review process in Vancouver, WA is clear and straightforward

## BLOCK OVERVIEW

	Size	FAA Height
Block 10	45,394 SF	140-150'
Block 11	<b>UNDER CONTRACT</b> 54,149 SF	140'-142'
Block 14	45,275 SF	140-145'
Block 16 (Condo)	24,451 SF	148.7'
Block 21	<b>UNDER CONTRACT</b> 36,108 SF	168'



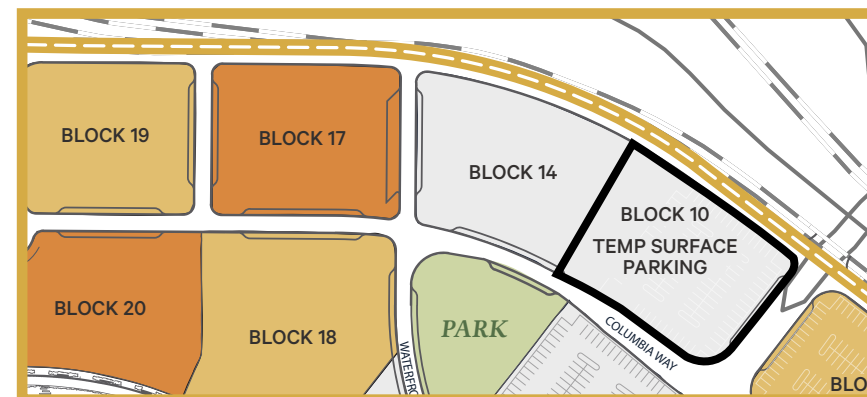


# BLOCK 10



## SITE SUMMARY

Site Address	800 W. Columbia Way, Vancouver, WA 98660
Tax ID	#986041174
Parcel Area	Gross SF = 45,394 SF Net SF = 40,784 SF Easement Area = 4,610 SF
Zoning	CX zone (Vancouver Municiple Code - Section 20.430)
Height Limit	140-150'



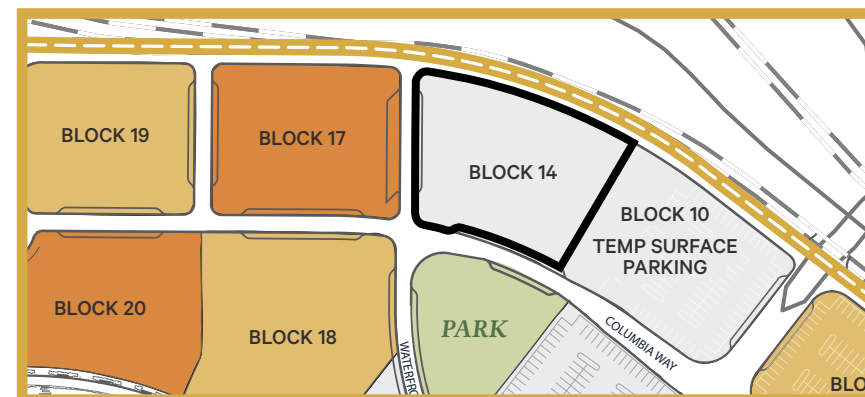


# BLOCK 14



## SITE SUMMARY

Site Address	NEC of W Columbia Way & Waterfront Way
Tax ID	#986041178
Parcel Area	Gross SF = 45,275 SF Net SF = 40,768 SF Easement Area = 4,507 SF
Zoning	CX zone (Vancouver Municiple Code - Section 20.430)
Height Limit	140-145'





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# DEVELOPMENT OVERVIEW

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THE  
WATERFRONT





## DEVELOPMENT OVERVIEW

# VISION, PROGRESS AND LEGACY



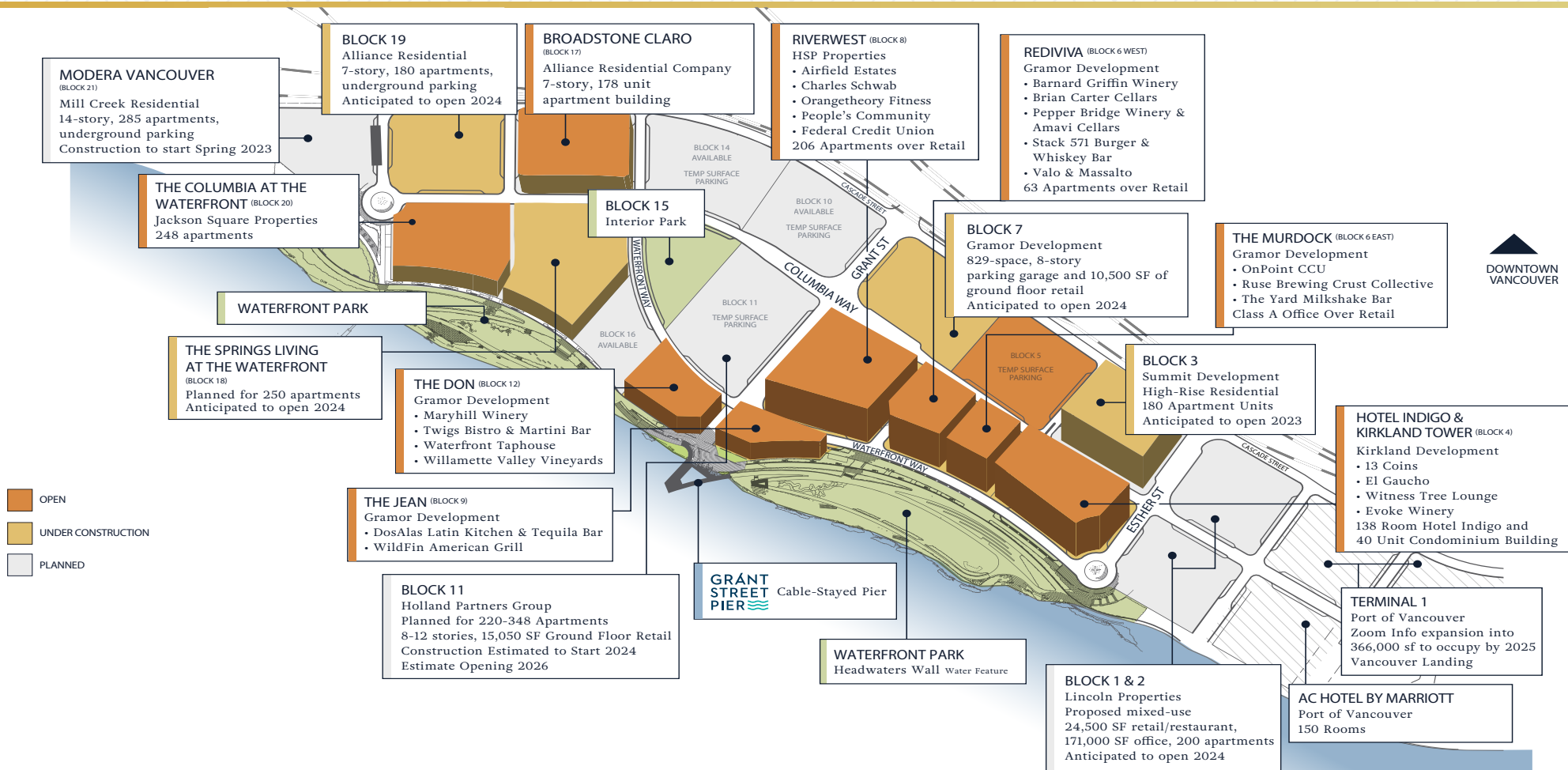
**\$1.5 BILLION | 32-ACRES**

## THE VISION

A stunning development built around Grant Street Pier with the picturesque Columbia River in the backdrop. A designed community that brings nature, work and leisure together. A place where creative offices and chic abodes are steps away from exciting dining venues paired with a mixture of retail shops and boutiques. This is where work and life are in perfect balance.



# THE PROGRESS - DEVELOPMENT STATUS



## PHASE 1 & 2 - NOW OPEN

- ★ \$35 Million -1/2 Mile Waterfront Park
- ★ 90' Cable-Stayed Pier
- ★ Flagship Waterfront Restaurants
- ★ Curated Ground Floor Retail
- ★ Class A Creative Office Space - over 95% leased
- ★ Apartments

## PHASE 1 & 2 UNDER CONSTRUCTION 2023

- ★ Block 4 : 138-Room Hotel Indigo & 40-Unit Condo Building Under Construction - Now Open
- ★ Block 3: 12-Story, 226-Unit Apartment Building & 12,440 SF Retail Under Construction - Anticipated to open 2023
- ★ Block 18: 250-Unit Senior Living Building, Under Construction



# THE PROGRESS





# THE PROGRESS - FLAGSHIP RESTAURANTS



THE FLAGSHIP RESTAURANT BUILDINGS

40,000 SF OF WATERFRONT RESTAURANTS





# THE PROGRESS - PREMIER RETAIL TENANTS



## FLAGSHIP RESTAURANT BUILDINGS



WildFin's menu selections feature the finest the region has to offer, from Northwest meats, fresh fish, seafood and produce.



Serving upscale pub food and a wide variety of local beers, The Waterfront Taphouse's second-story spot on the north shore of the Columbia River overlooks the Grant Street Pier.



A new premier tasting room from one of Washington state's most-visited wineries from the Columbia River Gorge.



Twigs Bistro and Martini Bar, an epicurean delight, offers a sophisticated yet casual restaurant experience.



Dosalas offers an elevated take on Latin American cuisine with an upscale atmosphere and panoramic views overlooking the Columbia River.



A new premier tasting room from one of Oregon state's most-visited wineries from the Willamette Valley.







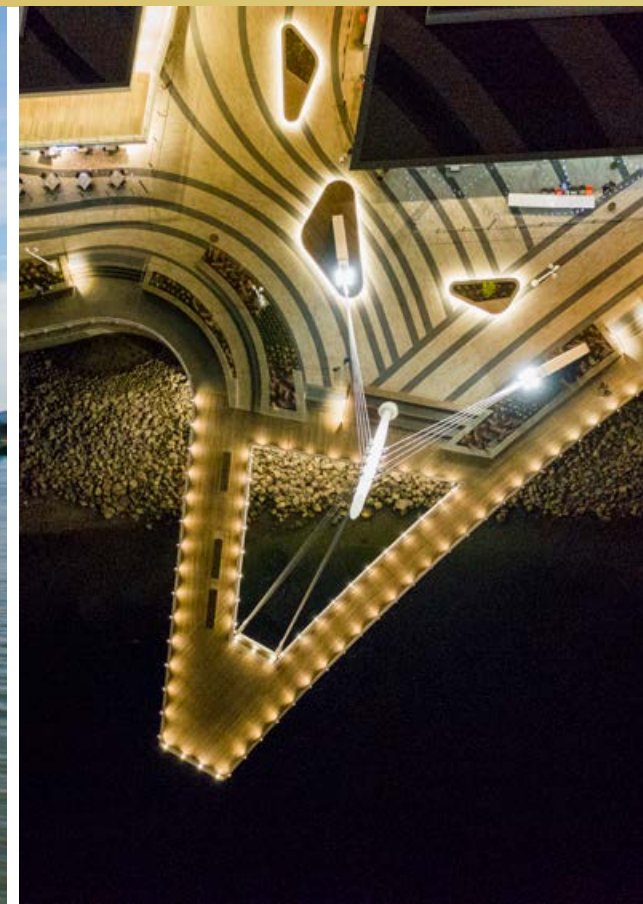
## THE WATERFRONT PARK

The 7-acre Waterfront Park connects the entire 20-block development with an inviting, greened-area for the public to enjoy. It was essential to the development's vision of making the waterfront accessible to everyone. The extension of the Waterfront Renaissance Trail through the park integrates the Waterfront Park with the surrounding community, giving urban riverfront access to residents for the first time in over 100 years.

The park experience is the result of a partnership between internationally recognized designers. Landscape architects PWL Partnership made the

river the chief inspiration for its winding, flowing design. With nine pillars erected in the park to celebrate the life-giving power of water and featuring quotes like, "Water comes together in the sacred places," from Raymond Carver. Internationally renown public art designer Larry Kirkland envisioned the state-of-the-art pier and Headwaters Wall as community gathering places that would educate and inspire. Architectural lighting design firm Fisher Marantz Stone helped make use of the nighttime environment with dramatic lighting that gives the park excitement and accessibility after dark.

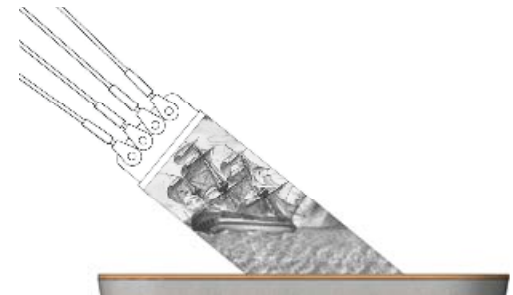




## THE CABLE-STAYED PIER

The cable-stayed pier is the centerpiece of The Waterfront Vancouver. Larry Kirkland envisioned a cantilevered pier suspended above the mighty Columbia River, evoking the hull and mast of a ship. This connection to the river is reinforced by an image of the Columbia Rediviva, a ship that is the Columbia River's namesake, on the pier's anchorage.

The pier is a powerful symbol of Vancouver's reconnection with its waterfront and a thrilling visual backdrop while exploring the park. The pier lighting is by architectural lighting design firm Fisher Marantz Stone to highlight the brilliant white pier against the night sky.





# BLOCK 6 & 8 RETAIL



RIVERWEST  
VANCOUVER

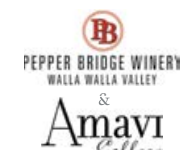
BLOCK 8



zoomcare



BLOCK 6





# URBAN OFFICE - THE MURDOCK



“From the earliest stages, we could see not only the transformative power in the vision, but also the dynamic partnership among civic leaders, city government, philanthropic leaders and the business community. We also recognized the substantial investment underway, not only in actual dollars, but in thoughtful community engagement and input. Our trustees recognized all of these combined made the Trust a perfect partner and reflected the entrepreneurship and creative involvement we believed would honor the legacy of Jack Murdock. What we imagined and what we all have witnessed has not only come to pass but exceeded our expectations.”

– Dr. Steve Moore, Executive Director, M.J. Murdock Charitable Trust

## THE MURDOCK

OFFICE SPACE 100% LEASED

70,000 SF CLASS A OFFICE BUILDING  
ON COLUMBIA WAY





# HOSPITALITY - HOTEL INDIGO



## BLOCK 4

The 138-room, five-star Hotel Indigo brings a new vibrancy to the Vancouver urban core. This is the ideal venue to stay and appreciate all that the area has to offer. In addition, the location features the Pacific Northwest's finest steakhouse, El Gaucho. The El Gaucho restaurants emphasize a festive traditional atmosphere with live music and tableside meal preparation. Indulge in this relaxing waterside retreat and experience five-star luxuries minutes away from Downtown Vancouver, Downtown Portland and Portland International Airport.

*El Gaucho*

*Evoke Winery*



PORT OF VANCOUVER

ADJACENT TO  
THE WATERFRONT

Located at the corner of Daniels Street and Columbia Way, the seven-story property offers 150 thoughtfully designed and well-appointed guest rooms and an impressive amenity list including AC Kitchen, AC Lounge, 11,500 SF of flexible meeting space and AC Wellness Studio.



# THE LEGACY

## DEVELOPER BIO ENHANCING COMMUNITIES

Gramor Development is one of the Pacific Northwest's premier developers, with extensive experience in the greater Seattle and Portland metropolitan areas. Since 1985, Gramor and its experienced real estate development team have become synonymous with quality mixed-use retail and office properties throughout the region.

Gramor Development has built a distinguished reputation with over 65 developments totaling over 4 million square feet and valued at nearly \$1 billion. After completing construction, we manage our commercial real estate developments by working closely with tenants to maximize their customers' experience.

The Waterfront will add to the company's tradition of delivering significant value, marketability and economic development to locales, cities and neighborhoods.



**70+ DEVELOPMENTS**  
**4,000,000+ SF**  
**\$1B+ IN VALUE**





LAKE VIEW VILLAGE - LAKE OSWEGO, OR



TIMBERLAND TOWN CENTER - PORTLAND, OR



PROGRESS RIDGE - BEAVERTON, OR



## AWARD-WINNING HISTORY

Gramor was honored at the 2018 Distinguished Achievement Awards and received a Gold Award – the program’s highest honor – in the “Unbuilt” category for The Waterfront. Gramor’s other notable awards and achievements include:

- ★ Portland Business Journal, 2018 Transformer Awards Winner
- ★ Portland Business Journal, 2016, Executive of the Year for Barry Cain
- ★ Portland Business Journal, 2012 Top Commercial Developer, Gramor Development, Inc., ranked 2nd by total square footage developed in the last five years
- ★ Daily Journal of Commerce, 2011 Top Projects, Private Buildings more than \$50 million for Wilsonville Old Town Square
- ★ Portland Business Journal, 2010 Oregon’s Most Admired Companies for Barry Cain as CEO of the Year and Gramor Development in the Commercial Real Estate category
- ★ ULI Oregon/SW Washington – 2007 Development of Excellence, for Lake View Village





# LOCATION

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THE  
**WATERFRONT**





VANCOUVER, WA



PORTLAND, OR



PORTLAND CBD



DOWNTOWN VANCOUVER

## LOCATION PIVOTAL LOCATION

### VANCOUVER & PORTLAND

- ★ Ideal location with easy access via the Interstate Crossing Bridge to both the Portland, OR and Vancouver, WA
  - 15-min drive to Portland CBD
  - 5-min walk to Vancouver CBD
  - Easy access to I-5 and bus transit
- ★ Portland is the largest metro area in Oregon, with over 300,000 jobs within a 2-mile radius of the CBD, a well-educated workforce and highly-desirable lifestyle amenities
- ★ Vancouver is the fastest growing county in the metro area, with over 17,000 jobs within a 1-mile radius of downtown and a rapidly growing downtown cultural scene



# VIBE OF VANCOUVER



VANCOUVER CITY LIBRARY



FARMER'S MARKET



ESTHER SHORT PARK



CRUISING THE GUT



COLUMBIA RIVER BRIDGE

## VANCOUVER, WA

Vancouver has come a long way from its humble beginnings. Once known for processing forest products, it is now known as a hub for technology firms. Companies like Hewlett-Packard and Wafertech put roots in the area years ago and other similar companies have followed. Over time Vancouver has become a bustling, progressive urban center of the Pacific Northwest.

In 1997, the City of Vancouver began a process of revitalizing its downtown core. Many new iconic structures were commissioned in that period, including the Fort Vancouver Regional Library, City Hall, and the renovation of Esther Short Park.

These waterfront-adjacent developments set the scene for a re-imagining of what was possible downtown.

Vancouver is continuing to shed its industrial roots and embrace its role as a new regional destination. Young professionals are relocating to Southwest Washington seeking work and downtown living near hip bars, restaurants, and shops. The downtown renaissance is changing the city and The Waterfront has become the next part of that transformation.



# LIFESTYLE DESTINATION

## WALKING DISTANCE TO DOWNTOWN VANCOUVER'S LIFESTYLE AMENITIES

Over the past five years in downtown Vancouver, many new businesses, organizations and residents have made a significant decision to invest in the city's future. Over 50 new spots to eat and drink have opened their doors during this period. Downtown Vancouver is rich with life, featuring over 100 restaurants, shops, bars, breweries, wineries and art galleries. Hundreds of new employees have been hired by new downtown companies such as ZoomInfo with its new office set to open in October of 2023, Killian Pacific, and LSW architects. In addition, 37 new tech start-ups have opened in the downtown Innovation Partnership Zone.







## VANCOUVER & CAMAS

The Innovation Partnership Zone (IPZ) is an initiative designed to grow and support tech companies located in Downtown Vancouver and East Vancouver/Camas Employment Center by cultivating partnerships between private business, education and local governments and agencies. The IPZ in downtown Vancouver is working to grow its tech cluster by supporting complementary businesses- the coffee shops, bars, breweries, restaurants, food trucks, and vibrant public spaces that help firms recruit and retain top tech talent. Since the formation of the IPZ in 2013, brewpubs and taprooms, as well as tech firms, have proliferated in Downtown Vancouver.

## COLUMBIA TECH CENTER

Columbia Tech Center is a master-planned, mixed-use development located 10 minutes from the Waterfront. Situated on 480 acres, Columbia Tech Center has over 3.65 million square feet of high-quality office, flex/industrial, medical and retail. The location is home to Clark College, Charter College, over a dozen financial services, Banfield Pet Hospital, HP, Kokusai, Kuni Automotive and PeaceHealth.



# RENOWN VANCOUVER EMPLOYERS



B2b Marketing Data Company, Zoominfo, one of Portland MSA's largest companies announced last fall they will move their corporate HQ and occupy 366,000 SF at Terminal 1 on Vancouver Waterfront. They plan to occupy in 2025 with "up to 3,000 employees", said Henry Schuck, ZoomInfo's co-founder and CEO.

"We considered lot of areas on this side of the river. We considered moving out to the suburbs closer to Camas. We considered other opportunities downtown, Ultimately, when you see what's happening at the waterfront today it's a place you want to be, and it's really exciting."

– Henry Schuck, ZoomInfo's co-founder and CEO.



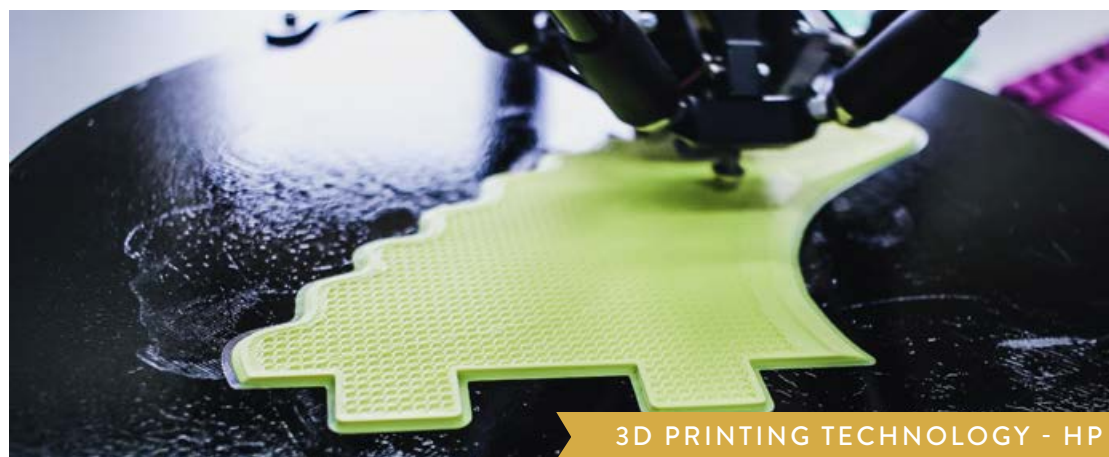
Tech giant HP Inc., formerly known as Hewlett-Packard, operates 275,000 square feet of office space in Vancouver—58,000 of which are in the Columbia Tech Center—and employs over 1,000 residents, making it one of the largest employers in the area. The company specializes in printers and personal computers, recently expanding from 2D printing into the world of 3D printing as well as wearable technology.

**FISHER INVESTMENTS®**

Fisher Investments, one of Camas' top employers, is an independent investment adviser founded by Ken Fisher, a Forbes-praised self-made billionaire and one of the world's most influential investors. Fisher Investments employs over 5,000 people globally, with its headquarters based in Camas just six minutes from the Property. The company serves over 130,000 clients globally and has over \$192 billion in assets under management.



ZOOMINFO FUTURE HQ @VANCOUVER WATERFRONT



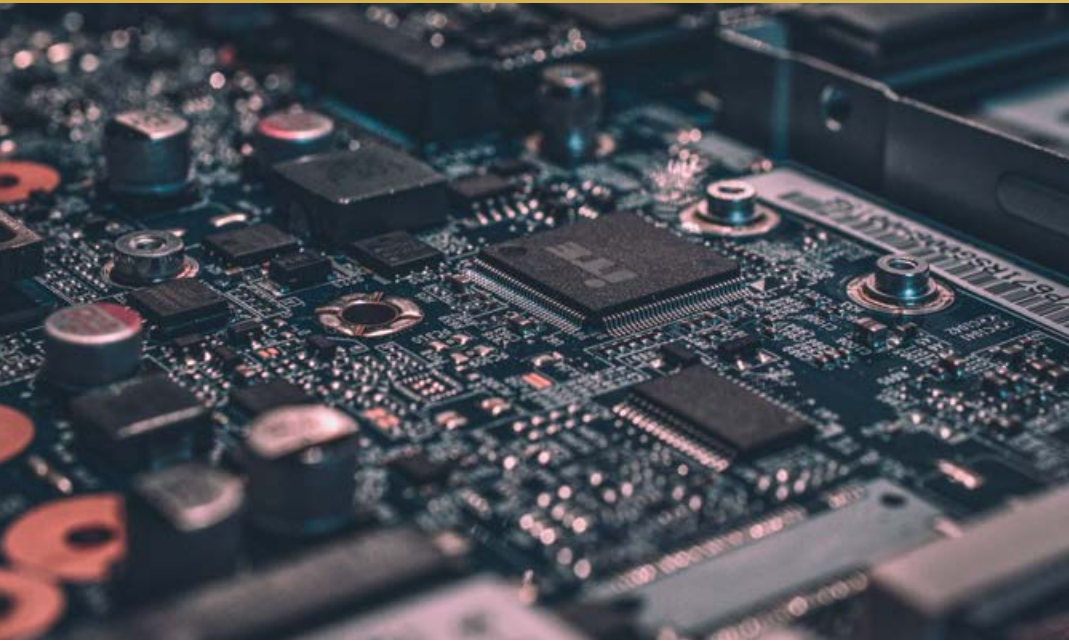
3D PRINTING TECHNOLOGY - HP



FISHER INVESTMENT HQ - CAMAS



# RENOWN VANCOUVER EMPLOYERS



WaferTech was the first dedicated semiconductor contract manufacturer in the United States, backed by its parent company and industry leader Taiwan Semiconductor Manufacturing Company (TSMC). WaferTech is located on 260 acres in Camas just 20 minutes from the Property. The major employer operates a one-million-square-foot fabrication facility that employs almost 1,000 residents.



PeaceHealth Southwest Medical Center ranks among the largest employers in Clark County with approximately 4,400 employees. Following its merger with Southwest Washington Medical Center, PeaceHealth relocated their headquarters to Vancouver, occupying 87,000 square feet in the Columbia Tech Center. Proximity to Portland International Airport was a key factor in PeaceHealth's decision to execute the 10-year lease.

## CLARK COUNTY TOP PRIVATE EMPLOYERS

1	PeaceHealth	4,482	8	Washington State University - Vancouver	455
2	Vancouver Public Schools	3,234	9	IQ Credit Union	373
3	Fisher Investments	1,782	10	Nautilus Inc	335
4	Ilani, A Cowlitz Tribe	1,700	11	Sigma Design Inc	331
5	Clark College	864	12	Columbia Community Credit Union	304
6	ZoomInfo	670			
7	Nlight Inc.	550			

Source : Portland Business Journal July 2023



PEACEHEALTH SOUTHWEST MEDICAL CENTER



# EDUCATION & RECREATION



WATERFRONT RENAISSANCE TRAIL



UNION HIGH SCHOOL



MULTNOMAH FALLS

## EMERGING EDUCATION

The Waterfront Vancouver's location in the Vancouver Public School District is an added draw. VPS has 32 elementary schools, 11 middle schools, and 13 high schools, an arts school, a STEM school and three additional programs serving over 22,000 students and employing over 3,300 professionals. Local voters approved a bond measure in February 2017 that allowed the district to build three new schools; replace, remodel and/or enlarge several schools; and provide improvements and updates to all other schools in the district.

## BEST OF THE PACIFIC NORTHWEST RECREATION

Vancouver is surrounded by numerous recreational options with endless opportunities for one to enjoy all that the Pacific Northwest has to offer. One of Washington's natural wonders, Mount St. Helens, is an hour from The Waterfront Vancouver and is a hiker's paradise. The 8,328 feet high active volcano is perfect for both novice and experienced hikers. Hikers travel from all reaches of the world to enjoy day hikes in the famed Columbia Gorge, favorites such as Dog Mountain, Angel's Rest and Multnomah Falls Loop are all within an hour drive. Less than 5 miles from the The Waterfront Vancouver is one the region's favorite lake, Vancouver Lake. The 190-acre park stretches for 2.5 miles along the west shore of Vancouver Lake. The location is great for beginning windsurfing, kayaking and canoeing and hosts several rowing competitions during the year.

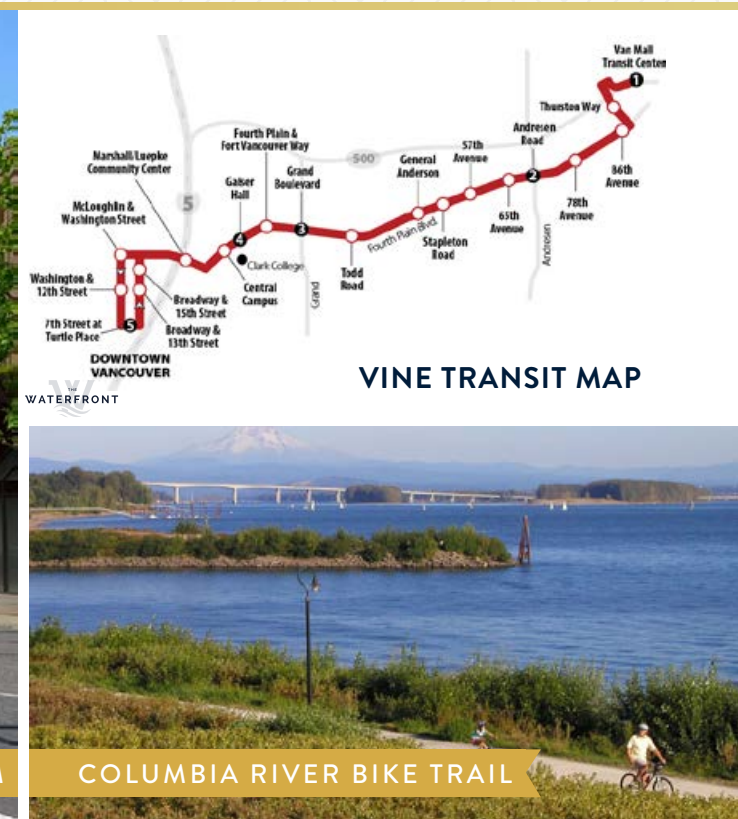
Other attractions include The Columbia River, which has multiple boat launches and the scenic Waterfront Renaissance Trail that connects directly to The Waterfront Vancouver. Those seeking additional PNW recreation, can travel 10 miles east to Lacamas Lake and the over 300 acres of trails, dense woods and lakefront access.



# CONVENIENT ACCESS VIA FOOT & TRANSIT



VINE TRANSIT SYSTEM



VINE TRANSIT MAP

COLUMBIA RIVER BIKE TRAIL

## EXCEPTIONAL WALKING & BIKING ACCESS WITH GOOD TRANSIT

Located a few blocks away, The Waterfront Vancouver offers easy access to the Vine public transportation bus line. The Vine connects downtown Vancouver with the Vancouver Mall to the east, serving Clark College and Fourth Plain Boulevard businesses along the way. It also provides a unique identity with 34 stations including the commuter line of the 105 Express from Vancouver to Portland. The Waterfront Vancouver is also 5 blocks from the interstate interchange of I-5 and SR-14 corridor.

## POINTS OF INTEREST TRAVEL TIMES

<b>Downtown Vancouver &amp; Amtrak Station</b>	5-minute walk
<b>Esther Short Park &amp; Vancouver Farmer's Market</b>	5-minute walk
<b>Portland International Airport</b>	20-minute drive
<b>Downtown Portland</b>	16-minutes drive



# CENTER STAGE : UNPARALLELED ACCESS



## ACCESS TO EXPANDING EMPLOYMENT CENTERS

- ★ Portland Metro area's employment total: 1,319,550 as of March 2023
  - 65,000 new jobs added on a year-over-year basis, 5.6% increase
  - Unemployment rate was a low 3.5% as of March 2023
- ★ High-Tech hub sources top talent nationally
  - 4th highest state concentration of software developers nationally (2022 Scoring Tech Talent, CBRE)
  - Nicknamed "Silicon Forest" due to influx of enterprise developers and startup companies



# EXPANDING EMPLOYMENT CENTERS



## PORTLAND METRO

**1,319,550**  
JOBS

**65,000**  
YOY METRO  
JOB GROWTH

**\$112,000**  
AVERAGE PORTLAND  
TECH WAGE (INDEED)

**3.5%**  
UNEMPLOYMENT  
RATE

## PORTLAND METRO

The Portland Metro supports over 1,319,550 jobs as of March 2023. On a year-over-year basis, the metro area has added 65,000 jobs, and the bulk of these new jobs were created in the private sector. The metro's Q1 2023 unemployment rate was a low 3.5%, down from 4.1% last year. Portland's unemployment rate is averaging 2% less than the the long term average %.

*Source : Bureau of Labor Statistics*

## HIGH-TECH HUB

Per the Oregon Employment Department, software jobs are growing at a double-digit rate, placing Oregon third after Washington and Massachusetts for the highest concentration of software developers in the country. Portland is leading the nation in a growing ecosystem of high-tech employment: between 2016 and 2021, the pool of technology talent in Portland grew by 28%, outperforming San Francisco, Austin, and Los Angeles. This pool is comprised of 67,410 employees with an average annual wage of \$112,000, as stated by CBRE's "Scoring Tech Talent" 2022 report. Tech companies and their employees are drawn to Portland's affordability, fascinating culture and sustainable ethos, along with lower office lease rates than those of San Francisco and Boston.



## SILICON FOREST

The Portland metro area has earned itself the nickname Silicon Forest, a nod to San Francisco's Silicon Valley, due to its continued influx of enterprise developers and startup companies. These high-tech innovators include Cloudability, Jive Software, Geologi, Simple, Urban Airship, PuppetLabs, ELC Technologies, CrowCompass, JanRain and AppFog.



# RENOWN PORTLAND EMPLOYERS



SALMON CREEK MEDICAL CENTER



Legacy Health is the largest locally-owned health organization in Portland, with numerous primary care hospitals and specialized clinics located throughout the Portland metro area. Not only is Legacy Health the largest provider in the area, it is also one of the top employers of Portland residents. With more than 13,000 employees, Legacy operates out of six medical centers throughout the metro area.



PEACEHEALTH SOUTHWEST MEDICAL CENTER



PeaceHealth Southwest Medical Center ranks among the largest employers in Clark County with approximately 4,400 employees. Following its merger with Southwest Washington Medical Center, PeaceHealth relocated their headquarters to Vancouver, occupying 87,000 square feet in the Columbia Tech Center. Proximity to Portland International Airport was a key factor in PeaceHealth's decision to execute the 10-year lease.



# RENOWN PORTLAND EMPLOYERS



OHSU MARQUAM HILL CAMPUS



OREGON  
HEALTH & SCIENCE  
UNIVERSITY

## CLOSE-PROXIMITY PORTLAND'S LARGEST EMPLOYER

Oregon Health & Science University (OHSU) is located less than a 15-minute drive from The Waterfront, providing residents with direct access to the largest research institution in Oregon. OHSU offers a wide variety of programs, including medical, dental, nursing, science and engineering, to approximately 4,220 students annually. With five schools and expansions in the works, the university is the third largest employer in Oregon, with 19,136 employees.



OHSU AERIAL TRAM CONNECTS CAMPUSES



OHSU COLLABORATIVE LIFE SCIENCES BUILDING



# RENOWN PORTLAND EMPLOYERS



OHSU- CENTER FOR HEALING & HEALTH  
SOUTH WATERFRONT CAMPUS

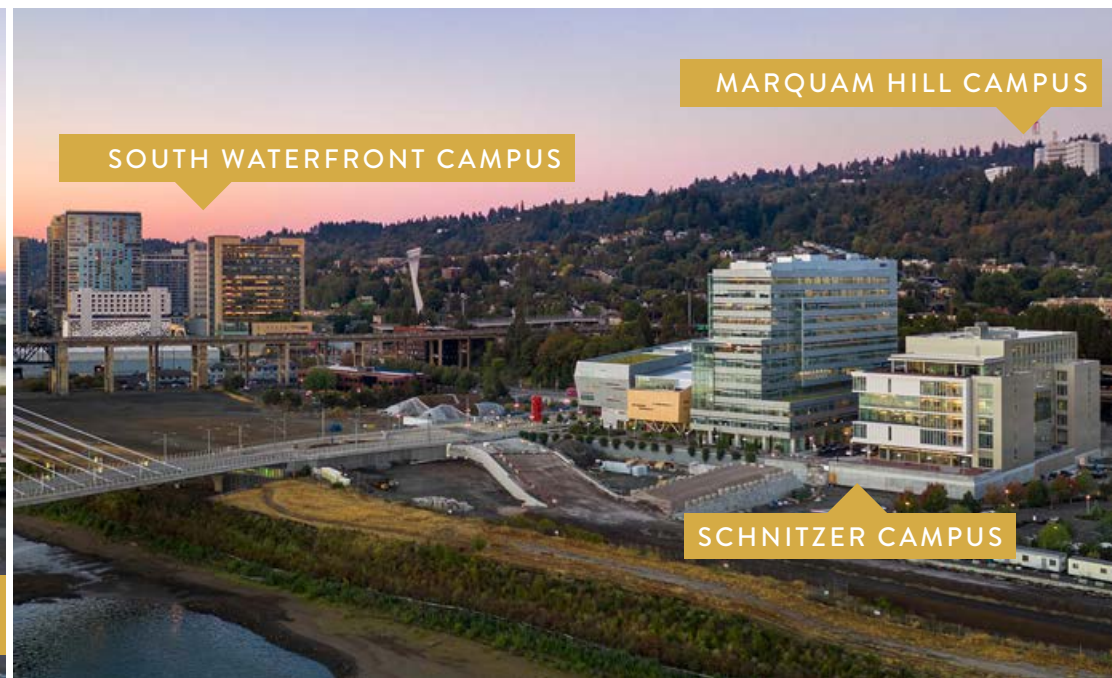


## MAJOR CAMPUS EXPANSION

OHSU has completed a sizeable expansion in the South Waterfront, anchored by the Knight Cancer Institute Research Building (320,000 square feet), The Center for Health and Healing South (750,000 square feet), and Rood Family Pavilion (76 units and 700 parking stalls).



OHSU- KNIGHT CANCER CENTER  
SOUTH WATERFRONT CAMPUS



SOUTH WATERFRONT CAMPUS

MARQUAM HILL CAMPUS

SCHNITZER CAMPUS



# RENOWN PORTLAND EMPLOYERS



Nike's World Headquarters in Beaverton is growing rapidly. Construction has now finished on a \$380 million, 3,200,000-square-foot expansion that began in January of 2015. Since 2014, the sporting goods behemoth has added 2,000 jobs and hiring is still rising at a furious pace. Nike's employment in Oregon has increased by almost 60% since 2007 with continued growth expected. Total employment currently stands at 15,125 in the Portland metro area and 79,100 worldwide.



NIKE BEAVERTON HEADQUARTERS EXPANSION



ADIDAS HQ EXPANSION



Serving as their North American headquarters, the Adidas Village campus has been steadily expanding in North Portland since 2002 and is just 15 minutes from The Waterfront Vancouver. In 2018, the company leased 80,000 square feet in Portland's iconic Montgomery Park building for a new office space, brand center, and 23,500-square-foot employee store. Adidas, on an aggressive North American growth track that year, also began a sizable expansion to their main campus. The company completed a 220,000 square-foot expansion of its headquarters in 2022. In total, Adidas said it now offers 525,000 square feet of office space for its close to 1,700 employees in Portland



80,000 SF ADIDAS EXPANSION



# RENOWN PORTLAND EMPLOYERS



Microprocessor and semiconductor chip maker Intel Corporation led the way in high-tech manufacturing, and with over 22,328 employees, it is the largest private employer in the Portland metro area as well as the state. Intel maintains four campuses in Hillsboro, a west side suburb, and leases additional office space in Beaverton and Portland's Pearl District.



INTEL HILLSBORO HEADQUARTERS



AWS ELEMENTAL EXPANSION  
BROADWAY TOWER

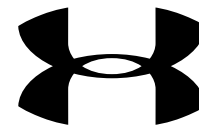


The Portland-based video software company AWS Elemental, which Amazon purchased for \$296 million in 2015, occupies 101,000 square feet of office space in downtown Portland. In January of 2018, AWS Elemental announced that the company will lease 85,000 square feet in the Broadway Tower cater-cornered from their current location. The company currently has 300+ employees in its existing location and will add an additional 400 once the Broadway Tower is completed in November 2018.





# RENOWN PORTLAND EMPLOYERS



## UNDER ARMOUR.

In the summer of 2017, the Maryland-based athletic company opened their Pacific Northwest campus of over 100,000 square feet less than 15 minutes from The Waterfront. The former YMCA building is now home to over 150 employees and a new state-of-the-art facility, complete with an outdoor track, fitness centers and stunning Portland-inspired interiors designed by Portland's own Lever Architecture.



NEWLY OPENED UNDER ARMOUR PDX CAMPUS

## LARGEST EMPLOYERS IN THE PORTLAND METRO

1 Intel	22,328	8 Portland Public Schools	6,814
2 Providence Health Services	19,687	9 City of Portland	6,483
3 Oregon Health & Science Services	19,136	10 Multnomah County	5,307
4 Nike, Inc.	15,125	11 Beaverton School District	4,879
5 Legacy Health	13,087	12 PeaceHealth	4,482
6 Kaiser Permanente	12,262	13 Portland State University	2,029
7 Fred Meyer Stores	9,374	14 U.S. Dept. of Veterans Affairs	3,851
		15 U.S. Bank	3,794

Source : Portland Business Journal



# OPPORTUNITY ZONE INVESTMENT OVERVIEW

## WHAT IS AN OPPORTUNITY ZONE(OZ)?

**25%**

of census tracts in a state  
could be designated as  
“opportunity zones”

**20%**

Census tract must  
have at least 20%  
poverty rate

**80%**

of median income must  
not exceed 80% of  
metro or state level

**2028**

Designation of opportunity  
zone remains in effect  
through the end of 2028



## WHAT IS AN OPPORTUNITY FUND?

- ★ Primary investment vehicle for opportunity zone investments
- ★ Must hold **90% of assets** in an opportunity zone
- ★ Funds must certify twice annually that **90% of investments** are in an OZ
- ★ Must be certified (rules TBD)

## WHAT IS QUALIFIED OPPORTUNITY ZONE BUSINESS PROPERTY?

- ★ Tangible property used in trade or business
- ★ Must be **purchased after 2017**
- ★ Original use of property must begin with certified OZ entity
- ★ Alternatively, if a certified entity (OZ fund or co.) “substantially improves”
- ★ Improvements equal to cost of acquisition must be made within 30-month period

## TAX ADVANTAGES

**2022**

**5 Year**

**7 Year**

Gains invested qualify for  
**10% reduction** in amount of taxed gain

Gains invested qualify for  
**15% reduction** in amount of taxed gain





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## EXCLUSIVE AGENTS

### INVESTMENT SALES | MULTIFAMILY

#### *Joe Nydahl*

Senior Vice President  
+1 503 221 4849  
joe.nydahl@cbre.com

#### *Josh McDonald*

Senior Vice President  
+1 503 221 4887  
josh.mcdonald@cbre.com

#### *Phil Oester*

Senior Vice President  
+1 503 221 4842  
phil.oester@cbre.com

### INVESTMENT SALES | OFFICE

#### *Paige Morgan*

Senior Vice President  
+1 503 221 4813  
paige.morgan@cbre.com

#### *Charles Safley*

Senior Vice President  
+1 503 221 4824  
charles.safley@cbre.com

### DEBT & STRUCTURED FINANCE

#### *Nick Santangelo*

Senior Vice President  
+1 503 221 4821  
nick.santangelo@cbre.com

FOR MORE INFORMATION VISIT:  
[www.CBRE-TheWaterfront.com](http://www.CBRE-TheWaterfront.com)

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