

250 TAYLOR

PORTLAND

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ROCKWOOD
— CAPITAL —

THIRD & TAYLOR
DEVELOPMENT LLC



CREATIVITY WORKS HERE

AVAILABLE
FOR LEASE

183,494 RSF
(Flexible delivery as early
as Q1 2019)

10TH FLOOR
18,590 RSF

9TH FLOOR
18,590 RSF
(783 RSF Deck)

8TH FLOOR
19,371 RSF

7TH FLOOR
19,371 RSF

6TH FLOOR
19,283 RSF

5TH FLOOR
19,283 RSF

4TH FLOOR
19,283 RSF

3RD FLOOR
19,283 RSF

2ND FLOOR
19,003 RSF

RETAIL
10,603 RSF

250 TAYLOR
PORTLAND

THE BUILDING

Availability
Features
Stacking Plan

THE NEIGHBORHOOD

Neighbors
Amenities
Commute

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REACH NEW HEIGHTS IN THE HEART OF DOWNTOWN

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BEST IN CLASS CREATIVE DEVELOPMENT

- 10 Floors +/- 183,494 SF
- Efficient floor plates with off-set core that Provide large open floor plans
- 11'7" - 13'4" ceiling heights

- Bicycle hub (+/- 125 bikes) with private showers, lockers and changing rooms
- Shared rooftop deck with amenities with city, river, and mountain views

- 90 On-site covered parking stalls (.5 Per 1,000 SF)
- Aiming for LEED certification (Anticipated LEED Gold)

A PLACE FOR EVERYONE

WITH A VARIETY OF LEASING OPPORTUNITIES FOR COMPANIES OF ALL SIZES

Located at the intersection of downtown Portland's booming tech hub and flourishing financial districts, 250 Taylor will provide the best-in-class creative Class-A office space.

The unique distinctive off-set core pushes the vertical circulation and building services to the southern edge of the site, which creates a highly flexible near-half-block, light-filled floor plates with river and downtown Portland city views.

The exterior of 250 Taylor is clad in a blend of modern terra cotta panels and a glazed curtain wall system. At the street-level, the building will have a welcoming office lobby and highly transparent engaging first floor retail spaces, embracing the energy and activity of the Yamhill Historic District.



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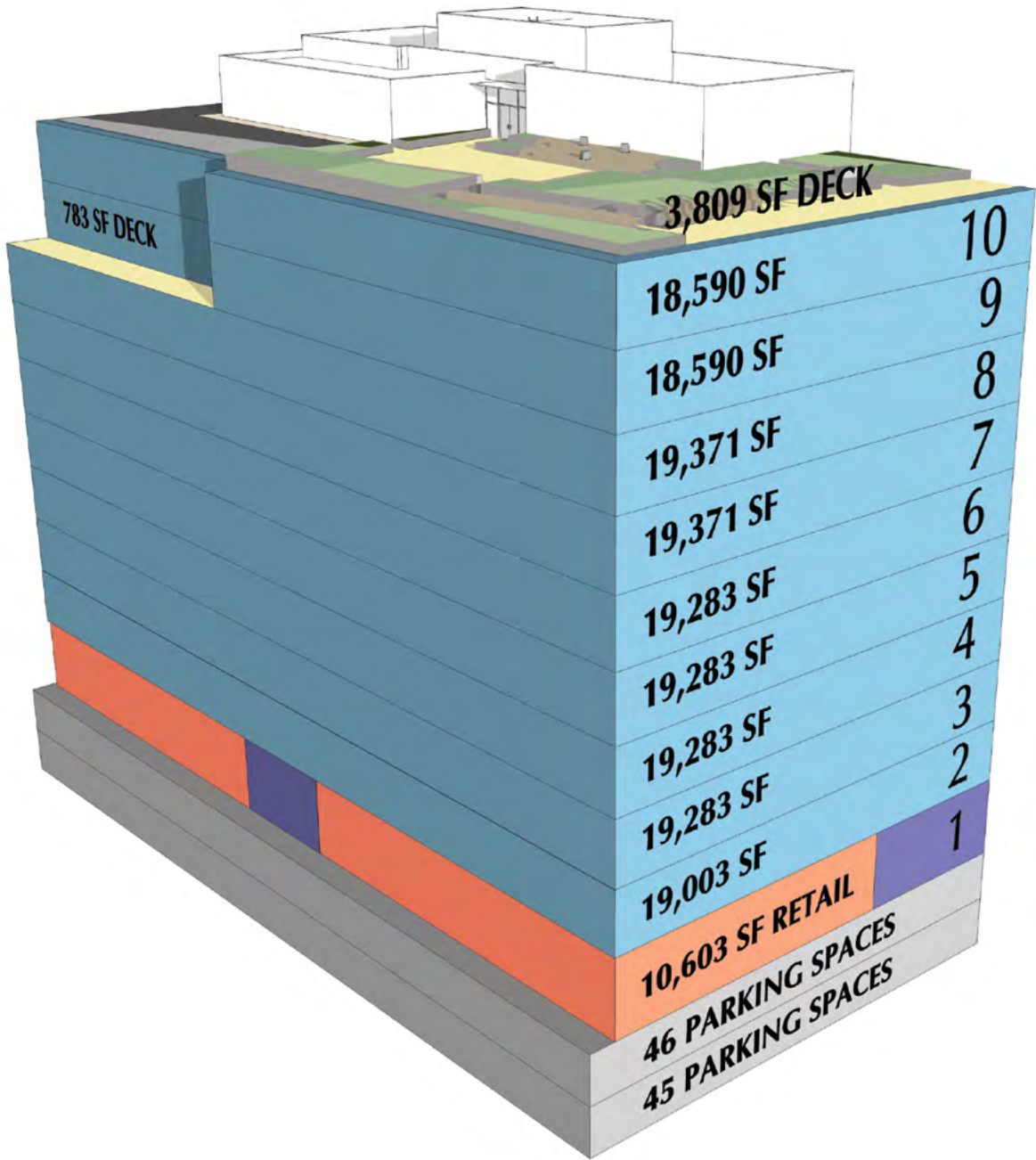
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TOTAL SF
183,494



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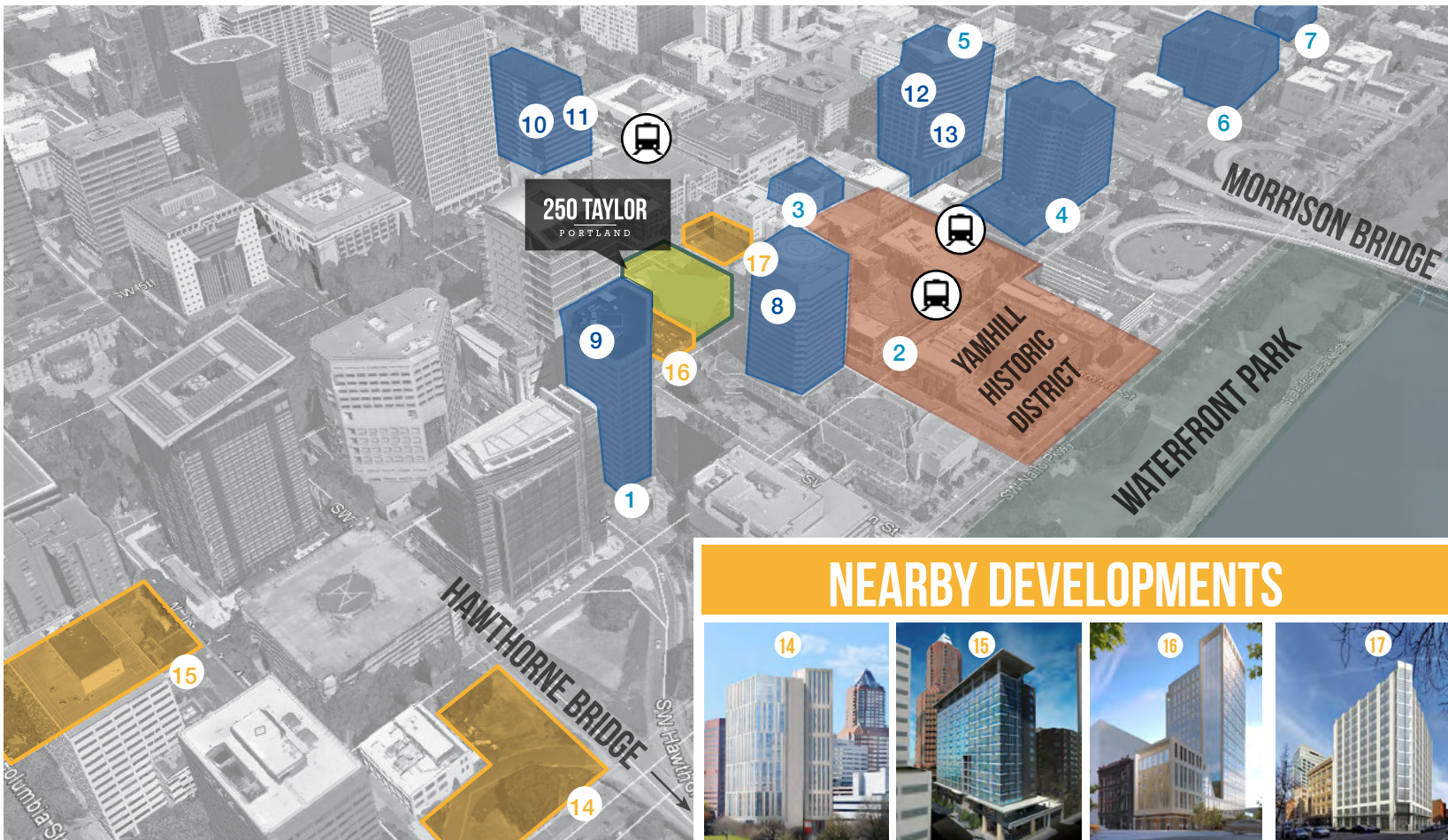
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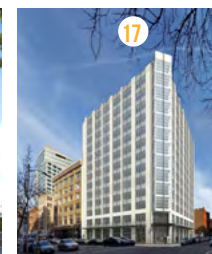
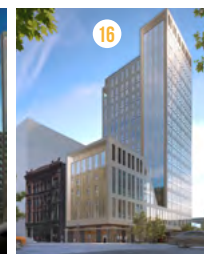
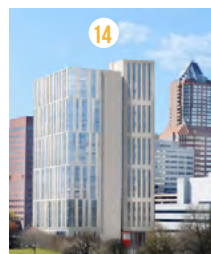
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NEARBY DEVELOPMENTS



MULTNOMAH COUNTY COURTHOUSE

SW 1st Ave
& SW Madison St.
-
Breaking ground
early 2017

HILTON PORTER HOTEL

202 SW Jefferson St.
-
299 rooms
-
delivering late 2017

NEW 4-STAR HOTEL

SW 2nd Ave &
SW Salmon St.
-
245 rooms

AC MARRIOTT

SW 3rd &
Taylor Ave.
204 rooms
-
Opening
January 7, 2017

NEARBY TECH TENANTS

1. Tripwire – 101 SW Main St
2. Jama Software – 135 SW Taylor St
3. Clinicient – 708 SW 3rd Ave
4. Act-on Software – 121 SW Morrison St
5. Squarespace – 319 SW Washington St
6. Puppet Labs, Aruba Networks, Cvent – 308 SW 2nd Ave
7. Guidespark – 126 SW 2nd Ave

NEARBY LAW FIRMS

8. Klarquist Sparkman LLP
121 SW Salmon St
9. Ball Janik, LLP
101 SW Main St
10. Tonkon Torp, LLP
888 SW 5th Ave
11. Bullivant Houser Baile PC
888 SW 5th Ave
12. Barren Liebman LLP
601 SW 2nd Ave
13. Lane Powell PC
601 SW 2nd Ave

ALL WITHIN 4 BLOCKS (LESS THAN A 2 MINUTE WALK)

RESTAURANTS:

Q Restaurant & Bar - SW 2nd Ave
40 LBS Coffee Bar - 824 SW 2nd Ave.
High Noon - 822 SW 2nd Ave
Luc Lac - 835 SW 2nd Ave
Mod Pizza - 204 SW Yamhill St
Paddy's Bar - 65 SW Yamhill St
PDX Food Hall - 827 SW 2nd Ave.
Rock Bottom Brewery - 206 SW Morrison St
Yard House - 888 SW 5th Ave #2004
Fogo De Chao - 930 SW 6th Ave
Kure Juice Bar - 518 SW Taylor St
Chipotle - 240 SW Yamhill St
Starbucks - 910 SW 2nd Ave

SHOPPING & ENTERTAINMENT:

Pioneer Place - 700 SW 5th Ave
Apple Store - 450 SW Yamhill St
Microsoft Store - 300 SW Yamhill St
Nordstrom Rack - 245 SW Morrison St
Tiffany & Co. - 330 Southwest Yamhill St
Louis Vuitton - 700 SW 5th Ave
Regal Movie Theatre - 846 SW Park Ave
Nordstrom - 701 SW Broadway
Nike - 638 SW 5th Ave

BANKS:

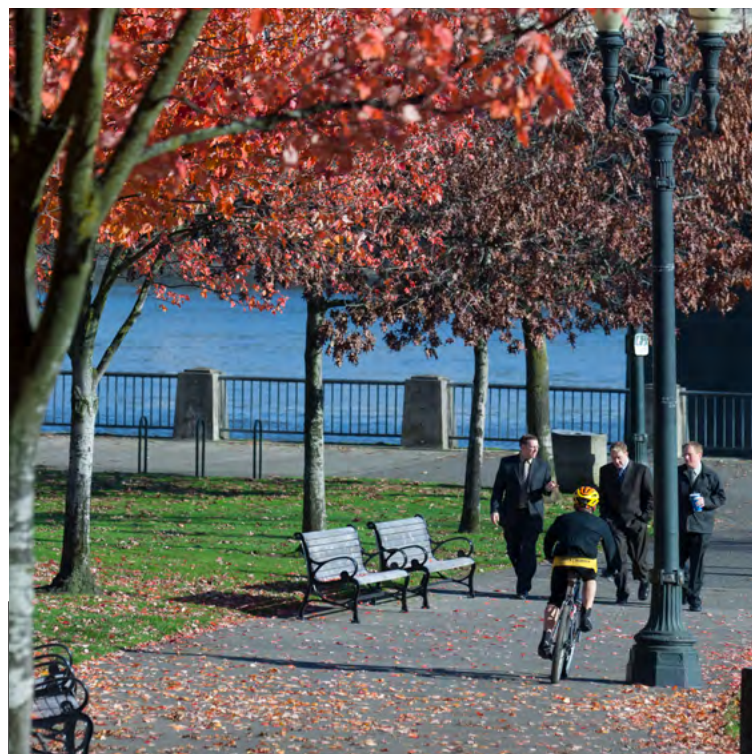
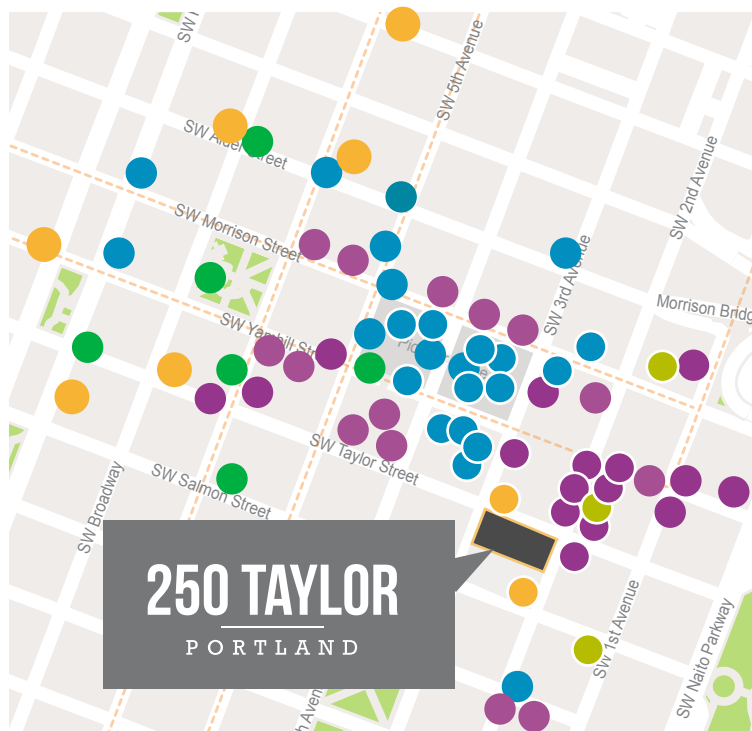
Chase Bank - 811 SW 6th Ave
Sterling Savings Bank - 805 SW Broadway
U.S. Bank - 321 SW 6th Ave
Bank of America - 1001 SW 5th Ave
First Republic Bank - 947 SW Broadway
Bank of the Cascades - 888 SW 5th Ave

CONVENIENCE

U.S. Post Office - 101 SW Madison St
Fuel Yoga Workouts - 820 SW 2nd Ave.
24 Hr. Fitness - 1407 SW 4th Ave.

HOTELS:

AC Marriott - SW 3rd & Taylor Ave
Porter Hotel - 202 SW Jefferson St
Paramount Hotel - 808 SW Taylor St
The Heathman Hotel - 1001 SW Broadway
The Nines Hotel - 525 SW Morrison St
Westin - 750 SW Alder St
Hilton - 921 SW 6th Ave
Hotel Monaco - 506 SW Washington St



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**PIONEER COURTHOUSE
SQUARE**
6 Minutes

WATERFRONT PARK
1 Minute


INNER EASTSIDE
9 Minutes

MT. TABOR
35 Minutes


**YAMHILL DISTRICT
MAX STATION**
1 Minute

PDX AIRPORT
30 Minutes

BEAVERTON
33 Minutes


PDX AIRPORT
15 Minutes

INNER EASTSIDE
5 Minutes



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13,000+ BIKE TRIPS PER DAY
OVER THE HAWTHORNE BRIDGE

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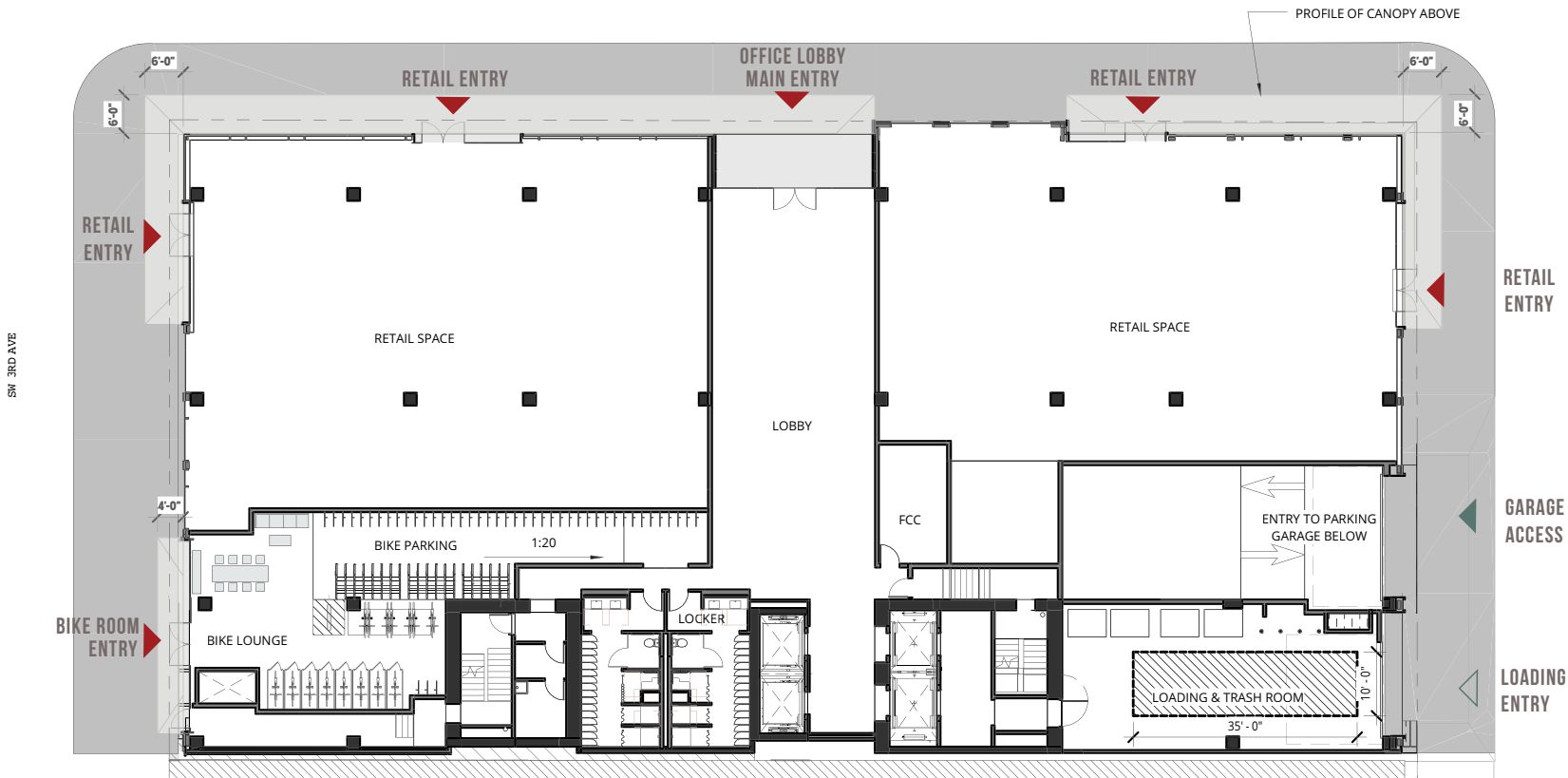
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SW TAYLOR ST



#	LOCATION	TOTAL SPACES	MINUTES WALKING
	250 Taylor	89	Onsite
1	2nd & Yamhill	95	2
2	4th & Yamhill	650	2
3	5th & Salmon	475	3
4	5th & Taylor	697	3
5	1st & Morrison	164	3
6	4th & Alder	526	4
7	3rd & Alder	849	4
8	2nd & Washington	112	4
9	Under Morrison Bridge	300	4
10	1st & Jefferson	960	5
11	2nd & Stark	110	6
12	4th & Columbia	1,108	6
13	Naito & Stark	135	6
TOTAL		6,270	



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ROCKWOOD CAPITAL

Rockwood Capital, LLC is a real estate investment management firm, founded in 1995 that provides equity capital combined with real estate operating expertise for repositioning, recapitalization, development and redevelopment of retail, hotel, residential, office and research and development space in key markets throughout the United States. Rockwood and its principals have invested on behalf of their clients approximately \$23.2 billion of real estate through ten value-add vehicles and six separate accounts. Today, Rockwood is an 80-person real estate investment firm with offices in New York, NY, San Francisco, CA, Los Angeles, CA, and Seoul, Korea that manages a portfolio of approximately \$3.6 billion of net equity value in approximately \$8.8 billion of gross real estate value. Rockwood's investors include public and private pension funds, endowments, foundations, insurance companies, fund of funds, high net worth individuals and family offices.

THIRD & TAYLOR DEVELOPMENT LLC

Third and Taylor Development (LLC (T&T) has assembled a highly experienced and capable team to develop the office project. Jack Onder, Jeff Arthur and Clay Fowler are members of T&T and are the team that will guide the overall development of the project. Onder Development CO. (Jack Onder) is the Managing Partner of T&T and is responsible for conducting the main activities of the partnership. T&T has retained Ken Maheu as our Project Manager.

Turner Construction will be the General Contractor and Ankrom Moisan will be the Architect for the project. Both firms have extensive experience in working on office projects on the West Coast.

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