



WORLD TRADE CENTER® PORTLAND



FOR LEASE

121 SW SALMON STREET, PORTLAND, OR 97204

WTCPDX.COM

CBRE

WORLD TRADE CENTER PORTLAND

This 500,000-square-foot, three-block urban campus features direct access to Salmon Street Springs and Waterfront Park, with unobstructed vistas of the Willamette River and the Cascade Mountains. The highly secure, iconic campus is seamlessly connected by pedestrian walkways, an iconic SkyBridge, and secure subterranean parking—strategically designed for your convenience.



BUILDING AMENITIES OVERVIEW

CREATE SAFE & SECURE CONNECTIONS AT THIS SKYBRIDGED URBAN CAMPUS.



Stunning view of Mount Hood, Mount St. Helens, the Willamette River and downtown skyline



Bike Hub Pavilion on the plaza



Fitness Center with showers and lockers on the ground floor



Security personnel on-site and on duty 24/7, 365 days a year



Rooftop patio and tenant lounge



468-capacity parking garage with bike parking and 12 electric vehicle stalls



NEW Conference room includes two large inter-connected rooms with teleconference capabilities



Exterior skybridge connects all three campus buildings



MOUNTAIN VIEWS



MODERN INTERIORS, UNRIVALED VIEWS

WTC PORTLAND OFFERS
EFFICIENT, COLUMN-
FREE FLOORS WITH
UNOBSTRUCTED VIEWS.



SAFE & SUSTAINABLE

SECURITY

**WORLD TRADE CENTER
PORTLAND IS ONE OF THE
MARKET'S SAFEST BUILDINGS.**



Fully controlled access with entry turnstiles



Two full-time guard stations plus 100+ cameras on site.



Commitment to safety and wellbeing for employees and tenants

SUSTAINABILITY



Portland General Electric commitment to be net zero by 2040



All new spaces are upgraded with LED lighting, digitally controlled HVAC



LEED Certified,
Energy Star rated





OFFICE AVAILABILITIES

ONE WORLD TRADE

1

SUITE 1175 2,541 RSF
SUITE 1050 6,681 RSF

FLOOR 11

FLOOR 10





PLANNED UPGRADES AMENITY BUILDING 2

TWO WORLD TRADE

2

**THE WORLD TRADE CENTER
PORTLAND IS COMMITTED TO
CONTINUOUS IMPROVEMENT.**

The Plaza Level of Building 2 will become a health and wellness hub with an expanded bike storage facility and adjacent fitness center with showers and lockers.



River-facing
amenities



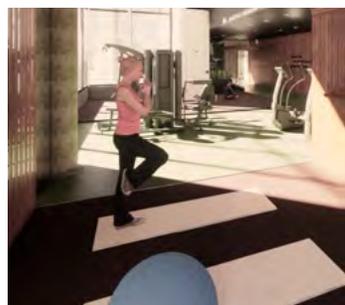
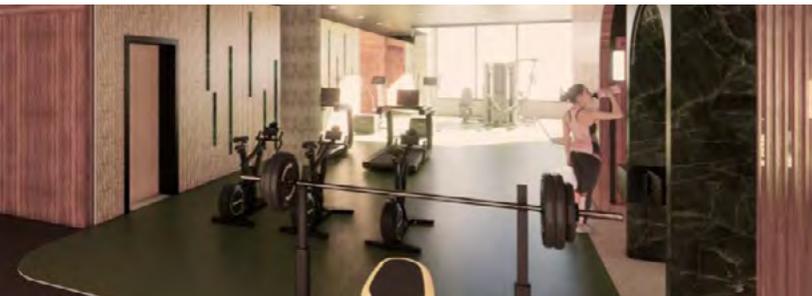
Showers /
lockers



Fitness
center



Bike hub





OFFICE AVAILABILITIES

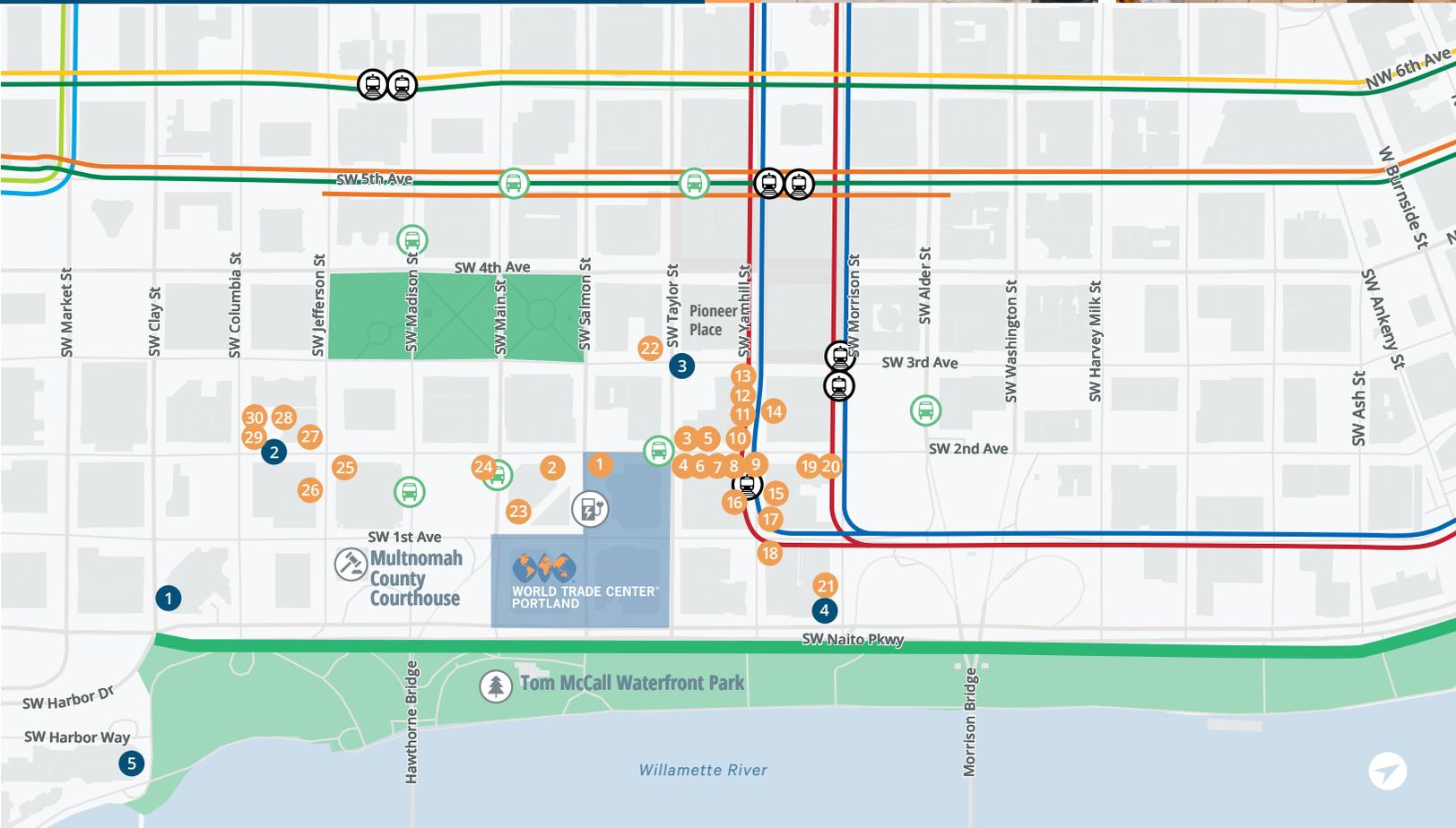
THREE WORLD TRADE

3



LOCATION MAP

WELL-POSITIONED WITH EASY ACCESS TO NEIGHBORHOOD AMENITIES & MULTNOMAH COUNTY COURTHOUSE



RETAIL/RESTAURANTS

- | | | |
|------------------------------|-----------------------------|----------------------------|
| 1 Elephants Deli | 11 Mongolian Hot Pot | 21 Bottle & Kitchen |
| 2 40 LBS Coffee & Bar | 12 Subway | 22 Bangkok Palace |
| 3 Luc Lac Vietnamese Kitchen | 13 Chipotle | 23 Break Bread |
| 4 Q Restaurant & Bar | 14 Yamhill Pub | 24 Starbucks |
| 5 Portland Food Hall | 15 Peterson's | 25 Turkey Place |
| 6 Fuel Yoga | 16 Yoga on Yamhill | 26 Caiman Café |
| 7 40 LBS Coffee | 17 Dragonwell Bistro | 27 Portland Exchange |
| 8 Treebeard's Taphouse | 18 Paddy's | 28 Xport Rooftop Lounge |
| 9 Great Harvest Bread Co. | 19 Sensei Sushi | 29 Terrane Italian Kitchen |
| 10 Mod Pizza | 20 Gandhi Indian Restaurant | 30 Chiosco Pizza |

HOTELS

- 1 Portland Marriott Waterfront
- 2 Porter Hotel
- 3 AC Hotel
- 4 Hotel Rose
- 5 Klimpton RiverPlace Hotel

TRANSPORTATION

- | | |
|-----------------|---------------------|
| Bus Stops | MAX Green Line |
| MAX Stops | Streetcar - NS Line |
| MAX Blue Line | Streetcar - A Loop |
| MAX Red Line | Streetcar - B Loop |
| MAX Orange Line | Bike Lane |
| MAX Yellow Line | |



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FOR MORE INFORMATION PLEASE CONTACT

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