



BREWERY BLOCK 2

1120 NW COUCH STREET,
PORTLAND, OR 97209



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INTRO

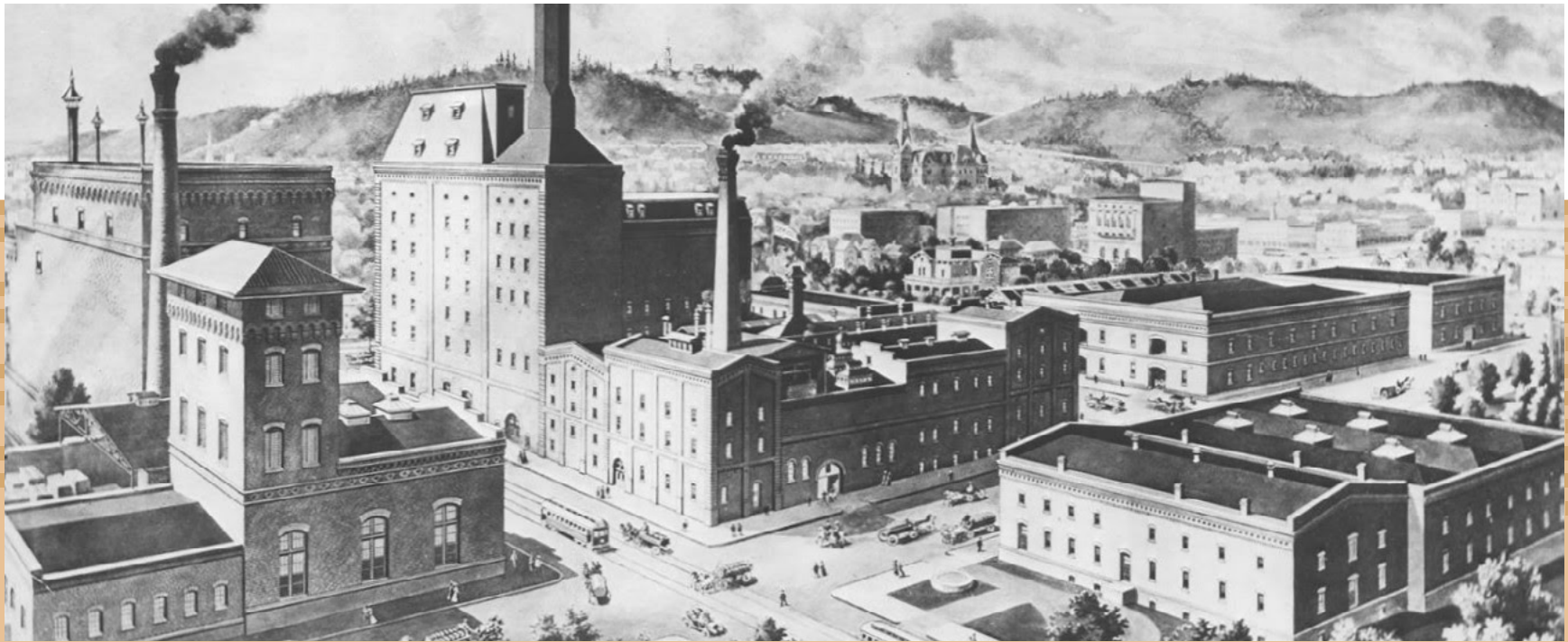
A GEM IN THE PEARL DISTRICT

Located in Portland's vibrant Pearl District and surrounded by upscale shopping, dining, and entertainment destinations, Brewery Block 2 is designed in every detail for the creative class mindset and lifestyle. Following a comprehensive renovation, this historic former brewery now offers all new light-filled Class A office space with state-of-the-art technology, sustainable features, and valuable conveniences.

HISTORY

A HISTORIC SITE IS REIMAGINED

The former site of Portland's 19th century Henry Weinhard Brewery—the oldest continuously operating brewery in the West until it ceased operation in the late 1990s – has been reimagined as an inspiring live-work-play destination. Within this five-block site, Brewery Block 2, the original Brew House and Cellar building, has been recognized for its particular significance with its listing on the National Register of Historic Places in 2000.





A showcase of best-in-class adaptive reuse of a historic property, Brewery Block 2 retains its distinctive industrial character with a brick façade and oversized arched windows while incorporating materials, systems, and features that have resulted in it being LEED-Certified Gold and Fitwel® Viral Response Certified.



BUILDING HIGHLIGHTS

INDUSTRIAL STYLE MEETS SUSTAINABLE DESIGN

The fusion of modern and historic elements puts Brewery Block 2 in a category of its own. The original Brew House and Cellar building feature high ceilings, large windows, and industrial-chic finishes. The historic buildings and the new 10-story office tower deliver a high-performance working environment with advanced air filtration systems, energy-efficient equipment, and intelligently sourced materials.





SUSTAINABLE AT EVERY LEVEL

In addition to being LEED-Certified Gold, WiredScore Certified, and Fitwel® Viral Response Certified, Brewery Block 2 offers a program that makes earning LEED CI certification easily attainable with a simple addition to your fit-out process.



LIGHT-FILLED, OVERSIZED CONFERENCE AND LOUNGE SPACES





FITNESS AT YOUR FINGERTIPS

Brewery Block 2 will soon have a state of the art fitness facility on-site available for their tenant's use.



MULTI-MODAL ONSITE PARKING

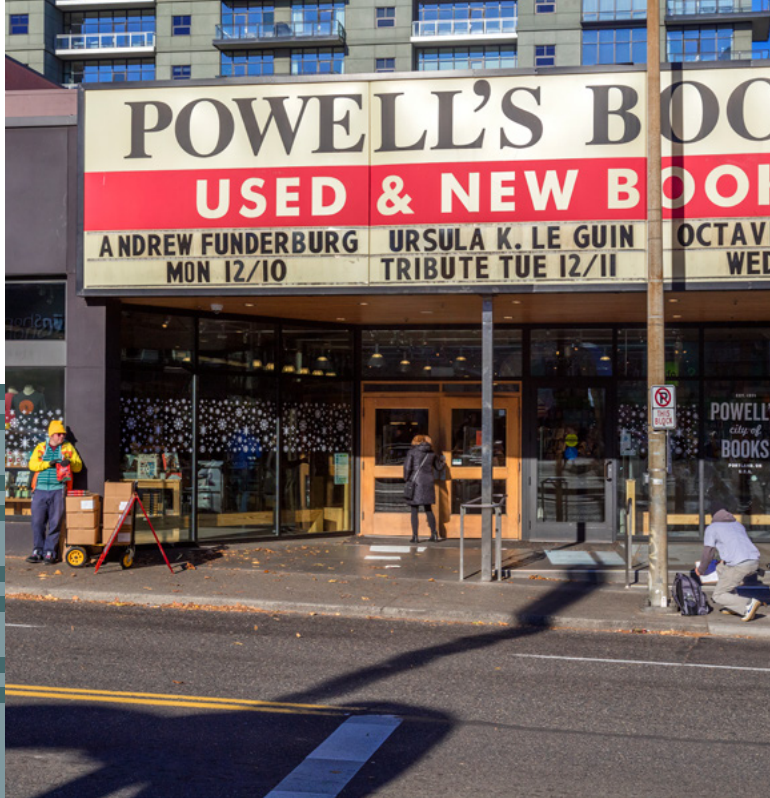
Brewery Block 2 features the largest underground parking facility in Portland. It is equipped with electric vehicle (EV) charging stations and is directly accessible to the building. In addition to offering a 2/1000 parking ratio for cars, Brewery Block 2 provides secured bicycle parking as well as showers and lockers to accommodate those who enjoy an active commute.

NEIGHBORHOOD

DISCOVER THE PEARL DISTRICT

Located between the Central Business District's West End, the Northwest District, and Slabtown, the Brewery Blocks is seamlessly accessible to all of Portland and the surrounding region via road and light rail. Over 35 miles of bikeways have earned Portland platinum "bikeable" ranking, the highest awarded by the League of American Bicyclists.





RETAIL & LIFESTYLE

The historically charming and pedestrian friendly Brewery Blocks neighborhood features a curated collection of upscale fashion, beauty, home, and sporting goods retailers. The larger Pearl District expands on this dynamic urban lifestyle with greenspaces, art galleries, and antique shops.



DINING & ENTERTAINMENT

The Pearl is home to some of Portland's best dining and the eclectic array of restaurants and bars ensures the perfect place for every taste and occasion. Critically acclaimed chefs, regionally sourced menus, lively brew pubs, and innovative twists on international cuisine are all on offer throughout this unique neighborhood.





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|---|-------------------------|-------------------------|---------------------------------|--|
| 1. ANDINA | 11. BAMBOO SUSHI | 21. PEET'S COFFEE & TEA | 31. THAI PEACCK | 41. FARMHOUSE THAI |
| 2. 10 BARRELL BREWERY | 12. ACE HOTEL | 22. KHAO SAN | 32. SCREEN DOOR | 42. CAFE UMBRIA |
| 3. DESCHUTES BREWERY | 13. GRASSA | 23. NONG'S | 33. BULLARD | 43. TEARDROP LOUNGE |
| 4. VON EBERT BREWERY | 14. LARDO | 24. HEART COFFEE | 34. TOKI | 44. MEDITERRANEAN
EXPLORATION COMPANY |
| 5. LITTLE BIG BURGER | 15. THE SENTINEL HOTEL | 25. BEER O'CLOCK | 35. LIL' SHALOM | 45. LIFE OF RILEY |
| 6. POWELL'S BOOKS | 16. ABIGAIL HALL | 26. KENNY & ZUKES | 36. MULTNOMAH WHISEY
LIBRARY | 46. BAKER'S MARK |
| 7. MCMENAMINS ZUES
CAFE & RINGLERS ANNEX | 17. TANKA | 27. STUMPTOWN | 37. CHERYL'S ON 12TH | 47. ARDEN RESTAURANT |
| 8. MASU SUSHI | 18. WHOLE FOODS MARKET | 28. SIZZLE PIE | 38. PINK RABBIT | 48. PHO VAN FRESH |
| 9. UNION WAY | 19. THE GERDING THEATER | 29. MAURICE | 39. OVEN AND SHAKER | 49. DOLLY OLIVE |
| 10. JAKE'S FAMOUS | 20. STARBUCKS | 30. COURIER COFFEE | 40. BACKWOODS BREWING | 50. CVS |

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**BREWERY
BLOCK 2**

BentallGreenOak 



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