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The 503

Where Innovation Works and Plays

SE 10TH & STARK ST. PORTLAND, OR 97214

Preleasing Health, Science and Tech Spaces

- OPPORTUNITY TO OCCUPY ENTIRE FLOORS
- CONTROLLED ACCESS

THE 503

312,000 Net Sq Ft Lab

Health, Science, Tech, Retail & Office space

Sustainability

You can't envision the future without doing everything you can to ensure there will be one. Every aspect of The 503 is designed with holistic sustainability in mind, from its mass timber framing to its green roof of native plants with low-flow irrigation.

Availability

The 503 is now preleasing office, research, lab, and ground-floor retail space at rates that are competitive and comparable to market conditions. Learn more about its phased development and customized build-out options for tenants.

Attractions

The 503 is centrally located in Portland's historic Buckman neighborhood, just across the Willamette River from downtown and easily accessible by bike and public transit. Buckman is home to many of the restaurants, coffee shops, and breweries that earned Portland its reputation as a food and drink mecca. Beautifully restored old homes coexist with funky infill housing to give the neighborhood a unique and authentically Portland charm.

Create Opportunity

Developed with a mission of revitalizing historic Pacific Northwest neighborhoods

Accelerate Innovation

Sharing space and resourcing with the country's greatest health, science nd tech pioneers

Attract Visionaries

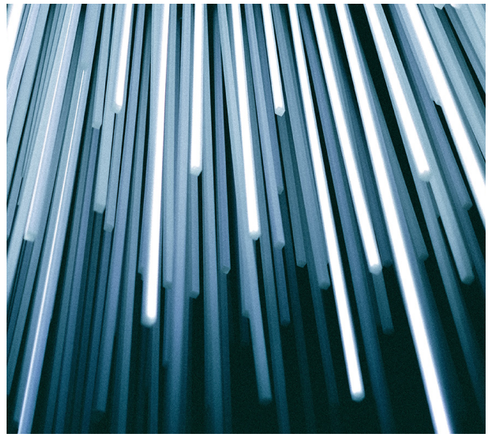
Recruit the biggest thinkers to where they can do their best work and live their best lives

SUSTAINABILITY

MASS TIMBER FRAMING AND A CARBON NEGATIVE IMPACT

Cement and concrete manufacturing is the source of approximately 8% of the world's carbon dioxide (CO2) emissions. It is responsible for releasing more CO2 into the atmosphere than the aviation industry (2.5%) and is not far behind the global agriculture business (12%).

That's why The 503 has been developed using mass timber framing, an innovative construction solution that replaces concrete with slabs of wood that match or exceed the performance of concrete and steel, with the added benefit of a carbon negative impact.



AUTHENTICALLY PORTLAND

Portland is already home to the tallest mass timber framed commercial building in the United States, and Oregon has led the mass timber revolution. That should come as no surprise — since 1938, Oregon has been the country's top producer of lumber. And Portland was established in part to ship the state's lumber around the world.

Mass timber also looks beautiful, bringing a natural warmth to indoor spaces that conventional construction materials cannot provide. And that's a big deal to a community with an eye for design.

ULTRA ENERGY EFFICIENCY

The 503 achieves optimum energy efficiency by strategically reducing use and implementing recovery across multiple systems. Energy-efficient LED lighting with daylighting controls result in a 25% lighting power density reduction. Heat recovery in the variable-speed lab exhaust both reduces energy consumption and repurposes heat energy for greater savings.

The use of thermally broken cladding support, warm edge spacers at glazing units, and roof insulation that goes beyond code requirements prevents heat loss and further reduces energy consumption. And comprehensive guidelines to reduce tenant-side energy use — including EnergyStar criteria for lab equipment — ensures that we're all empowered to be part of the solution.

HOLISTIC SUSTAINABILITY

Every aspect of The 503 has been developed with sustainability in mind, from its green roof of native plants with low-flow irrigation design, to its EV-ready 130-vehicle garage, to dedicated bike parking and shower facilities, The 503 is designed to make it easy to make the right choices for the environment.

ATTRACTIONS

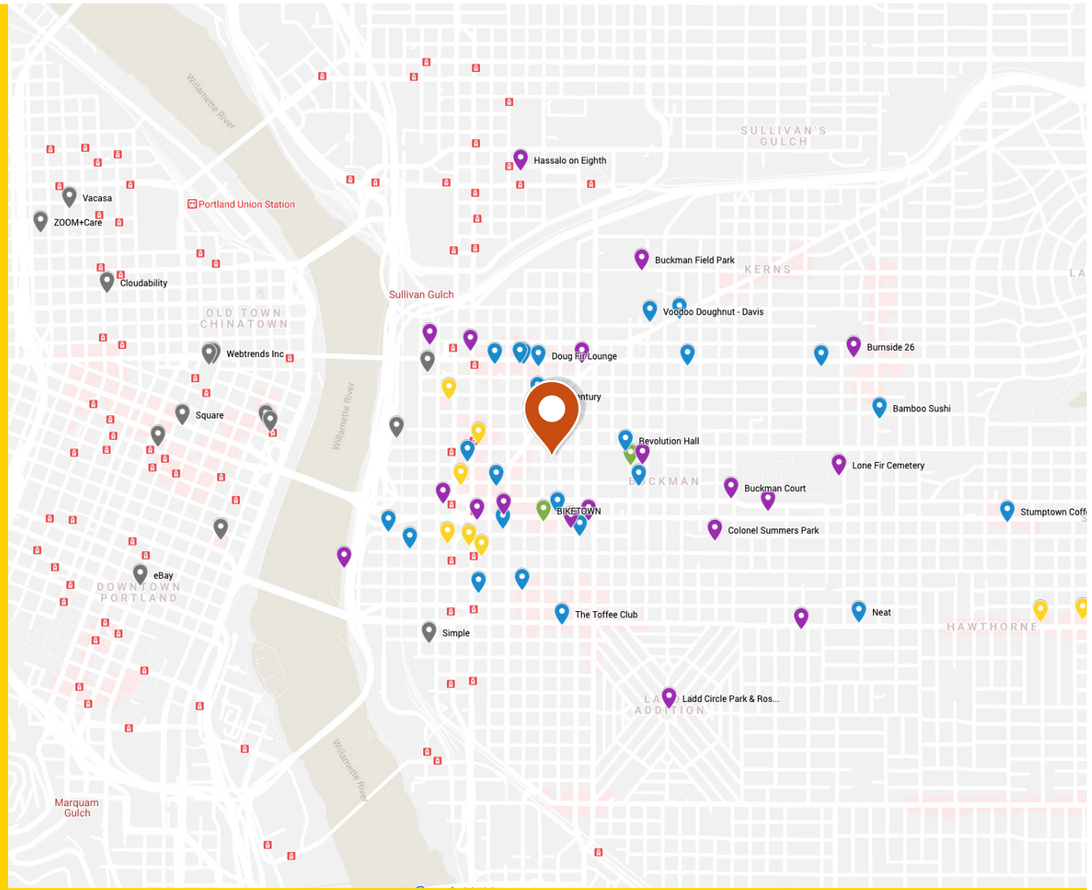
THE HEART OF THE BUCKMAN INNOVATION QUADRANT

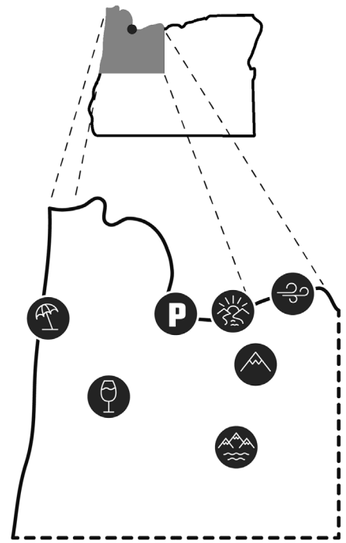
The 503 is the anchor for Portland's up and coming Buckman Innovation Quadrant, where global innovators like Apple, Autodesk, and Simple have already made their home.

And big thinkers attract bigger thinkers. Bloomberg ranks Portland as one of the country's top ten most educated cities, with half of all Portlanders having earned a college degree and 20% holding an advanced degree. Your ideal candidates either already live here or wish they did.

AUTODESK

SIMPLE





- 1.5 HOUR TO COASTAL BEACHES
- 1 HOUR TO OREGON WINE COUNTRY
- 0.5 HOUR TO THE GORGE
- 1 HOUR TO HOOD RIVER
- 1 HOUR TO MT. HOOD SKIING
- 3 HOURS TO BEND OREGON

PORTLAND: WHERE VISIONARIES WANT TO WORK, PLAY, AND LIVE

Oregon

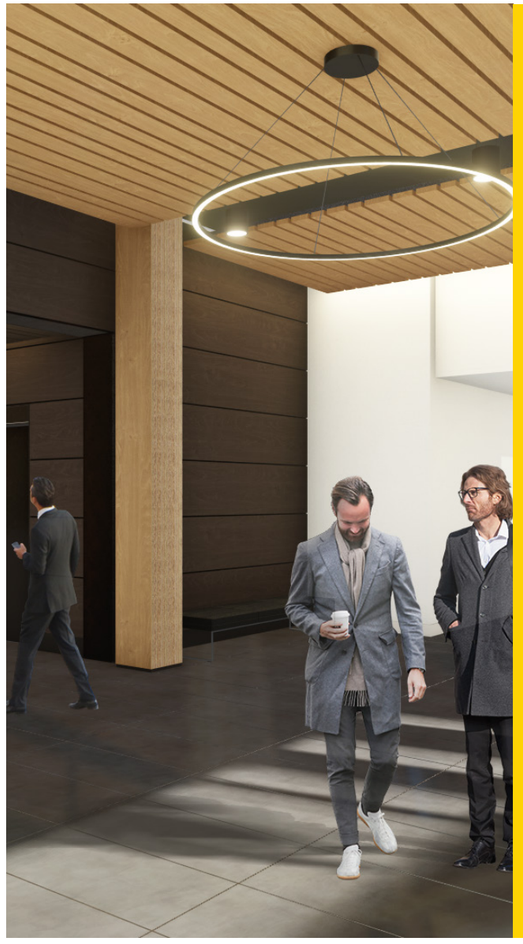
One of Portland's best features is the natural beauty that surrounds it. You'll find the breathtaking majesty and hiking trails of the Columbia River Gorge just half an hour outside of town. Mount Hood's snowboarding and skiing trails are an hour and a half east. Drive west for a couple of hours, and you're at the Oregon coast. Whatever your favorite outdoor activity, it's only a day trip away.

Portland

For decades, Portland has been known as the "Silicon Forest," where tech companies like Simple, Vacasa, Puppet, and Tripwire first got their start. Portland's highly skilled workforce has made it an ideal satellite location for Apple, Square, Autodesk, and New Relic. And OHSU's gleaming south waterfront campus is a reflection of the city's appeal to health and science innovators.

Buckman Neighborhood

From the fun and funky retail districts of Belmont and Hawthorne, to world-class restaurants like Nostrana, Le Pigeon, and Bamboo Sushi, to nationally celebrated breweries like Hair of the Dog and Base Camp Brewing, you'll never run out of new favorite spots to discover in this extraordinarily walkable (and bikeable) neighborhood.



AVAILABILITY

The 503 is Pre-Leasing Now!

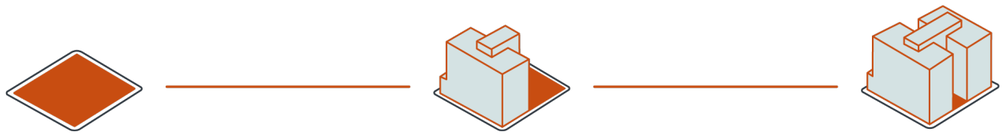
The 503 sits squarely in the heart of Buckman Innovation Quadrant, Portland's transit-friendly Central Eastside live/work district that offers the best of the city's workspace, housing, and services. Located at SE 10th and Stark, it's just two very walkable blocks from the Eastside Innovation Hub currently under construction and soon to be fully pre-leased.

The 503 offers a complementary blend of ground-floor retail and office space, mid-level office space, and top-floor conference and event facilities. It features fully integrated access control for secure laboratory and research space, a bright and open H-layout with maximum workspace efficiency, and lower basement-level parking for up to 130 cars.

Laboratory, bioscience, and research tenants will appreciate the protection and flexibility guaranteed by The 503's IG zoning, as well as its full support for BSL2 labs. Opportunities to occupy entire floors are available.

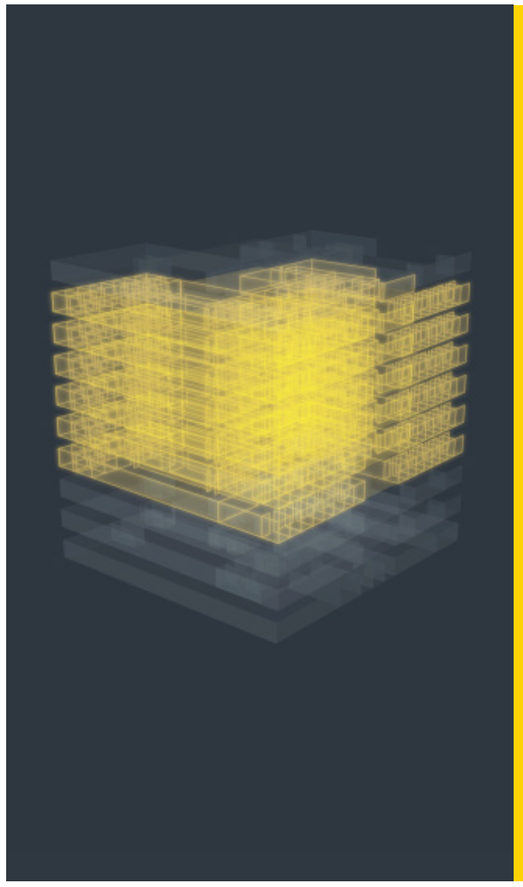
TIMELINE

The projected groundbreaking for The 503 is Q4 2020, with an anticipated completion goal of Q2 2022.



Lease Terms

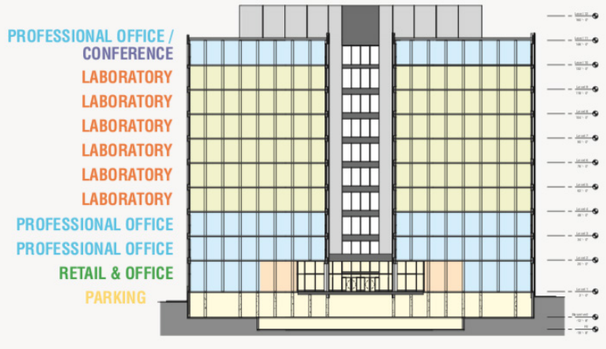
Rates on Lab Floors, Creative O!ce, Building Amenities, and Retail space will be competitive and comparable to market conditions. 10-year minimum lease term. Monthly parking available.



The Layered Approach

The 503 has been designed with a layered approach to increase systems efficiency and accommodate the unique needs of both operations and administrative users. There are no compromises between the separate functions of both office and research space.

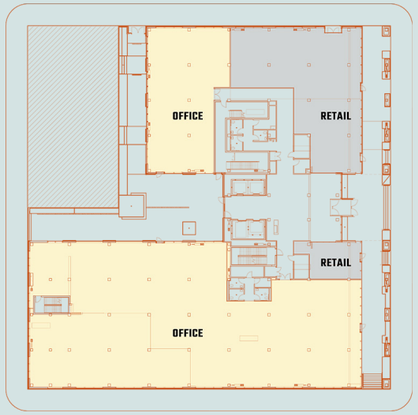
The 503 basement-level parking accommodates 130 vehicles via a lift parking system and secure automated stalls.



FLOOR PLANS

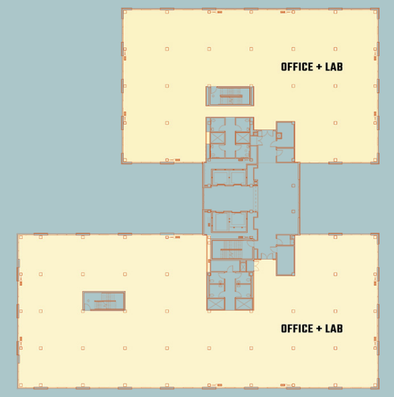
GROUND LEVEL

Ground-level retail spaces take advantage of the high volume of foot traffic common to the extremely walkable Buckman neighborhood.



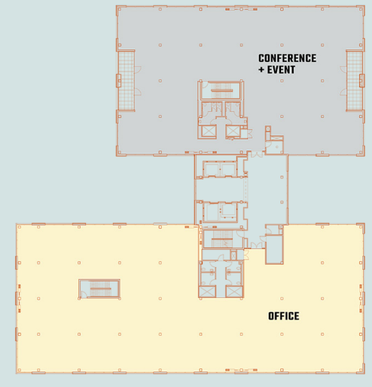
LAB/TECH LEVELS

The research and lab floors of The 503 offer robust mechanical capabilities and a full suite of systems to support BSL2 labs. Office spaces can either be integrated into research and lab floors, or occupy entire floors independently.



OFFICE + CONFERENCE LEVEL

The 503's 10th floor features common conference and event center space that is available to all tenants and provides breathtaking views of downtown Portland and Mount Hood.



TENANT IMPROVEMENTS

In addition to the following core and shell improvements, the landlord shall provide:

- Rough-In for Make-Up Air and Exhaust Systems
- HEPA filters on makeup air units
- Backup Generator
- Suite Electrical Panels by Tenant, not part of Core and Shell
- Plumbing Rough-In to Suites
- Management of All Tenant Improvements for a Fee

Levels	A flat 3-1/2" concrete topping slab over 8" mass plywood structure in most locations ready to receive Tenant's floor coverings with standard floor prep at Tenant's cost. The first level is 8" hollow concrete core panels with 6" concrete topping slabs.
Tenth Floor	The north wing of the top floor of the building will be used as a conference center with conference rooms of various sizes. This floor also features two open porches with views of downtown Portland and Mt. Hood.
Garage Level	Parking for building tenants will be provided at the garage level using automated parking stackers, providing 130 spaces including accessible spaces. The garage level houses building services including, emergency generator, electrical transformers, main electrical room, two loading/delivery bays, garbage and recycling, fire protection water tank, and fire department communications.
Partitions	Interior partitions will be complete at building core elements. A fire rated separation from the core lobbies to the tenant suites will be provided by the landlord. A fire rated partition with a pair of 3x7 solid wood doors will be provided by the landlord.
Demising Walls	Tenant standard demising walls to be installed by Tenant and shall be 4" 33 mils metal studs at 24" OC with acoustic batt insulation that fills the stud cavity and 5/8" gypsum board each side.
Elevators	Modern destination dispatch elevators serve the building from the garage level to the 10th floor. There will be four elevators one of which is a 5,000# combination service/passenger that can be used for larger lab equipment. The other three passenger elevators have a 3,500# capacity.
HVAC	Space conditioning will be provided by multiple air source variable refrigerant flow (VRF) heat pump/heat recovery systems. This type of system is highly efficient and flexible. One or more small ceiling mounted fan coil units would be provided by tenants and connected to the systems refrigerant piping network. Airflow would be confined to each tenant's space and not mixed with adjacent tenants. The system would be capable of providing up to 64 zones per floor in each wing/phase. Modular heat pump units would be located on the roof. Refrigerant lines as part of the Core/Shell construction from the rooftop units will be routed to small mechanical rooms on each floor in each wing. Tenants would provide the necessary rooftop VRF units and connect to the refrigerant lines installed during building construction. At the tenant's floor, they would provide the fan coil units with refrigerant piping from the risers. A dedicated outside air system will be provided to supply tempered makeup air to laboratories that include fume hoods and will also provide outside ventilation air to all occupied areas of the building. This system will include a rooftop makeup air unit supplying air to each floor via central supply air shafts with branches on each floor. This will also be a variable air volume system. A gas fired boiler system and a cooling tower will be provided on the roof to support the heating and cooling requirements of the makeup air units.
Lab Exhaust	Laboratory exhaust will be provided by a central system with a main riser duct in each wing connected to rooftop fume exhaust fans. Duct connections from the risers will be provided on each laboratory floor level. The exhaust system will be sized based on (8) six-foot laboratory fume hoods per floor in the south wing area with an additional (6) hoods per floor in the north wing area. Hood exhaust flow is based on 850 cfm per hood with a 75% diversity equating to approximately 5000 cfm per floor for the south wing and approximately 4000 cfm for the north wing. The system will incorporate variable volume controls for energy efficiency. Tenants would connect to this system as needed.
Lab Plumbing	Cold and hot water risers will be provided and will also include valvd stub outs on each floor for tenant connections. The domestic water system will include a booster pump to provide sufficient pressure at the upper floors. Air source heat pumps water heaters will be provided to serve the building. Sanitary waste and vent and laboratory waste and vent risers will be provided with stub outs on each floor for connection by future tenants. Chemical waste and chemical vent risers will be routed vertically through the building with stub outs on each floor in both the north and south wings for future connection by tenants. The chemical waste will be routed through an acid neutralization tank and sampling vault in the basement and connected to the building sewer line.
Fire Suppression	The fire suppression systems will consist of a complete NFPA 13 sprinkler system for all areas.
Electrical Service	The house loads will be served by multiple panelboards on various levels within each of the two towers, with both 480Y/277V-3ph-4w panels, transformers, and 208Y/120V-3ph-4w panels. The lab/office tenants will be served by future panels and transformers in each tenant space provided by the tenant, which will be fed from landlord sub-metered feeders in 480Y/277V-3ph-4w distribution panels on each floor tapped from vertical bus-ducts in each of the two towers.
Emergency Power	A diesel-engine driven 480Y/277V-3ph-4w generator with sub-base fuel tank will be located in a generator room in the daylight basement on an outside wall, which will feed a generator-power distribution board to provide backup power for the Emergency Life-Safety system, the Legally-Required Standby system, and the Optional Standby system through multiple automatic transfer switches, as well as the fire pump transfer switch / controller. The Emergency Life-Safety system will serve the house emergency lighting throughout the building, the fire alarm system, with 480Y/277V-3ph-4w panels, transformers, and 208Y/120V-3ph-4w panels located on multiple floors in each tower. The tenant space standby system will serve individual future standby panels in each tenant space for backup of sensitive equipment such as sub-zero freezers and environmental rooms, served from 480Y/277V-3ph-4w panels, transformers, and 208Y/120V-3ph-4w panels located on multiple floors in each tower.
Chemical List	Tenant recognizes that the Premises are a B occupancy. The Tenant will provide an HMIS report that provides for a chemical storage and usage plan to maintain that B occupancy.

DISCLAIMER: SPECIFICS REGARDING EXACT LANDLORD WORK AND CONDITION OF THE SPACE TO BE PROVIDED BY BROKER IN LANDLORD WORK LETTER.

INTERESTED IN LEARNING MORE ...

Interested in learning more about Project The 503? Have an inquiry about leasing and availability? Please get in touch and we will get back to you right away.

www.503tenth.com

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