

**Sustainable Urban Campus Development to Transform Portland's Frontside District**

*Field Office, LEED Gold "Evolution of Office" environment near riverfront, expected to open in Q4 2017*

**PORTLAND, ORE. – September 6, 2016** – The next generation of workspace is coming to Portland as developers commence construction on Field Office, a pioneering urban campus environment on a 2.3-acre site near the riverfront in the City's Frontside District. The creative vision of Portland-based developer Project^ and partner National Real Estate Advisors, Field Office is designed to advance the evolution of Portland's office space and is believed to be the first ground-up, urban campus to be developed in the city. The project, also the largest of its kind in Portland at 300,000 square feet, is scheduled for completion in the fourth quarter of 2017.

"Field Office is a project with a simple but important vision: to create a radically new kind of first class workplace for forward-thinking companies and to honor Portland's spirit of independence and innovation," said Tom Cody, managing partner, Project^.

The project combines the best elements of downtown and suburban workspace environments to create an innovative urban campus in an attractive riverfront location with easy access to downtown Portland as well as key submarkets such as the Pearl District, NW 23<sup>rd</sup> Street and the Eastside. It will appeal to homegrown Portland start-ups and businesses as well as tech and other creative firms migrating to the area from higher cost, competitive markets such as San Francisco and Seattle.

Field Office has been designed with a focus on sustainable site features, such as outdoor workspaces, green spaces within each tenant space, a cyclist lounge, and indoor green areas. The project has been registered with the certification goal of LEED® Gold.

"Field Office will provide a technologically-advanced, sustainable and welcoming collaborative environment in which creative companies can flourish, recruiting and retaining top talent," said Jeff Kanne, President and CEO of National Real Estate Advisors. "The project is in keeping with National's investment focus on the most cutting edge, modern developments, which out compete for tenants who want vanguard office space."

Field Office is being built on a speculative basis and JLL's Jake Lancaster and Annalore Rodman are handling office leasing. Kia Hartley and Dan Bozich of Urban Works Real Estate will handle leasing for the ground floor retail portion of the project.

Jake Lancaster of JLL said: "There is nothing being developed on this scale in the city right now and certainly nothing that compares in terms of its design, sustainable planning and incorporation of modern creative, collaborative workspace". "Field Office sets the bar with its combination of a modern indoor-outdoor work concept with bold architecture, abundant amenities and social spaces, all in a neighbourhood that possesses an 'indie' vibe and commutability while being extremely close to the city center. It's an exceptional project in a riverfront location that is highly walkable and bikable," he added.

Located at 2035 NW Front Avenue, Field Office will offer large, open office floorplates with abundant natural air and light in a lush, landscaped campus environment. The buildings feature private outdoor “high park” terraces on all floors and a green rooftop for tenants occupying the sixth floor as well as outdoor gathering and workspaces with fixed and movable seating on the plaza level. Event and conference facilities are available in the indoor and outdoor communal spaces. There will be a commuter lounge with showers and lockers, secure indoor bike storage and onsite parking. Retail amenities include a café as well as curated retail spaces on the ground floor. Field Office will also be a pet-friendly workspace.

Field Office’s development team also includes lead architect Hacker, landscape architect Lango Hansen, structural engineer KPFF, and general contractor Lease Crutcher Lewis.

For more information regarding Field Office, visit [www.fieldofficepdx.com](http://www.fieldofficepdx.com) or contact Jake Lancaster or Annalore Rodman of JLL at JLL’s Portland office.

[For photo & map, click here.](#)

### **About Project^**

Community context is important, and design matters. The goal is for every project^ development to be relevant today and far into the future. Project^ has a broad portfolio of experience, having planned, financed, and executed more than 20 projects. Their work brings a deep understanding of institutional-quality retail, office, residential, and academic spaces. Most importantly, their portfolio is a direct reflection of their standards – a focus on design, environmental systems, stewardship, and place making that yields meaningful places for people to thrive.

### **About National Real Estate Advisors**

National Real Estate Advisors is a leading investment manager, specializing in build-to-core—developing and owning large-scale, urban commercial and multifamily projects for its institutional client accounts. National constructs investment portfolios of stabilized modern property assets—apartment, office, mixed-use, industrial, data center and hotel—with design features, technological enhancements, and amenities that can drive high tenant demand and create value for investors. The firm is a subsidiary of the National Electrical Benefit Fund.

### **About JLL**

JLL (NYSE: JLL) is a professional services and investment management firm offering specialized real estate services to clients seeking increased value by owning, occupying and investing in real estate. A Fortune 500 company with annual fee revenue of \$5.2 billion and gross revenue of \$6.0 billion, JLL has more than 280 corporate offices, operates in more than 80 countries and has a global workforce of more than 60,000. On behalf of its clients, the firm provides management and real estate outsourcing services for a property portfolio of 4.0 billion square feet, or 372 million square meters, and completed \$138 billion in sales, acquisitions and finance transactions in 2015. Its investment management business, LaSalle Investment Management, has \$59.1 billion of real estate assets under management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [www.jll.com](http://www.jll.com).

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