



COMMONWEALTH

THE COMMONWEALTH BUILDING — A History of Firsts

Completed in 1948 and recognized on the National Registry of Historic Places in 1976, the Commonwealth Building was designed by Pietro Belluschi and pioneered several innovative features. The building, standing at fourteen stories, was one of the first glass box towers ever built, the first sealed and air-conditioned building, and the first to utilize a curtain wall or non-structural skin, along with aluminum and glass double-glazed window panels. The Commonwealth Building is widely recognized as the country's first modern skyscraper and the first International Style office building erected in the United States, and an inspiration for those that came after. Modern styling, proximity to amenities and a solid foundation will build on this legacy of inspiration for the next generation of tenants.

FEATURES & AMENITIES

The Commonwealth Building has consistently been a hallmark of invention in Portland.

From its early history, the building was intended to highlight the best aspects of modern design and innovation, making it a place for the most distinguished and discerning tenants. Seven million in renovations in the last decade — including common area improvements, a fitness center with showers & lockers and basement bicycle storage — have managed to keep the building aligned with tenant desires. A new rooftop lounge in 2015 has enhanced the community atmosphere of the building, offering tenants one of the biggest areas in the city to relax and take in the sights. Add to all of this the building's proximity to hotels, amenities, and upscale dining options, along with a two-block walk to the MAX, and the Commonwealth Building stands out — a waypoint of convenience and hospitality for the tenants of today and tomorrow.





CENTER OF TECHNOLOGY, FOREFRONT OF THE FUTURE

MONUMENTAL



HISTORY & DESIGN

Designed by world renowned architect Pietro Belluschi, the Commonwealth offers a place rich in history and achievements coupled with modern and creative tenant space.

The building was constructed of reinforced concrete and utilized the latest in concrete technology, allowing Belluschi to reduce the dimensions of the frame to an absolute minimum. The use of geothermal heat pumps for heating and cooling, a first for a large commercial structure, led the American Society of Mechanical Engineers (ASME) to designate the building as National Historic Mechanical Engineering Landmark. In 1982, the Commonwealth Building received an award from the American Institute of Architects (AIA), in recognition of the building being "a masterpiece of aesthetics, technology and engineering."



Comfort



High-Character Spaces



Amenities

Commonwealth's commitment to tenant comfort and enjoyment provides a superior experience for today's workforce.





INNOVATIVE FEATURES

Commonwealth promises to deliver an exceptional experience as demonstrated by the newly expanded ground floor lobby and set of amenities.

The building's main lobby will undergo a significant renovation in 2017 with the aim of enhancing the existing amenities. An expanded lobby will provide options for soft-seating as a place to relax outside the office or have an impromptu conversation in a comfortable setting. Additionally, for a more traditional closed-door meeting two new conference rooms will be available on the ground floor.

We know how helpful an extra set of eyes — or hands — can be, so we've designed the on-site management office to include a walk-up window for a concierge-like experience. From the simple to the complex requests, we're here to help.

Bike parking will be expanded to include another secure key-card accessed bike room on the ground floor, providing added convenience for riders.

Whether you're merely changing from the ride into work or want a complete workout, even the most serious of fitness enthusiasts will enjoy Commonwealth's new locker room and gym.

FEATURED AMENITY

ROOFTOP DECK

A Masterpiece of Aesthetics, Technology and Engineering.



MORE THAN JUST AN OFFICE BUILDING

Commonwealth features spaces that make coming to work worthwhile for more than one reason.

Commonwealth's twelfth floor is where you'll experience a rooftop unlike any other in the city. Need to get away? Bring your laptop to the lounge for a quiet place to work or just hang out! Complete with Wi-Fi, an AV system and kitchenette, the lounge is also a place to host employee parties or invite guests to enjoy expansive views of greater Portland.

Our conference room, available to reserve in advance, offers the same resources and is great for holding formal meetings where you're not to be disturbed. Of course, you can play here, too; a shuffle board is in the room if you need to break up the monotony.



The outdoor patio is over 2,500 square feet and offers views of the West Hills, north over the Pearl District to the Fremont bridge, and east to the Willamette River and Mt. Hood. Plenty of seating means everyone can enjoy the sun breaks. Of course, it gets cold here too, so you can warm up by the fireplace. Open year-round and adjacent to the lounge and conference room, this patio gives Commonwealth a truly unique experience.

More rooftop deck views!



Patio Seating



Cityscape Views



Modern Office Spaces

Lounge and Conference Center



Tenant Lounge Area



Lounge Area



Expansive Window Lines



Tenant Lounge and Kitchen Area

MODERN DESIGN SENTIMENT

Incorporating timeless sentiments into a modern space.



Multi-Modal Accessibility

Located in the heart of downtown with proximity to a MAX light rail station, numerous bus lines and bike paths, the Commonwealth Building has a WalkScore® of 100, a Transit Score of 96, and a Bike Score of 98, "paradise" ratings for all modes of public transportation.



Creative Office Environment

The property was built with the occupant in mind, providing superior sightlines, access to natural light and open flexible floor plans. Expansive window lines provide great natural light from end-to-end, while exposed ceilings and concrete floors provide a universal complement to current design harmonics. Planned renovations will improve the aesthetics and functionality of the Building.



A Better Reception

Artfully built with details including extensive riveting, curved metal door frames and a Calder-inspired mural in the lobby designed by the architect himself, the lobby will be expanded to activate the ground floor with a variety of seating areas, conference rooms, and video screens, creating additional third spaces for small meetings or chance encounters.

HIGHLIGHTS

The Commonwealth offers numerous on-site amenities and is just steps from Pioneer Place mall as well as numerous transportation and lodging options, the Alder Street food cart pod and more.

Innovative Features: First completely sealed and air-conditioned building of its size; curtain wall system; double-glazed windows; use of aluminum; geothermal heat/cooling (deactivated).

NEARBY AMENITIES

20

FULL SERVICE RESTAURANTS

09

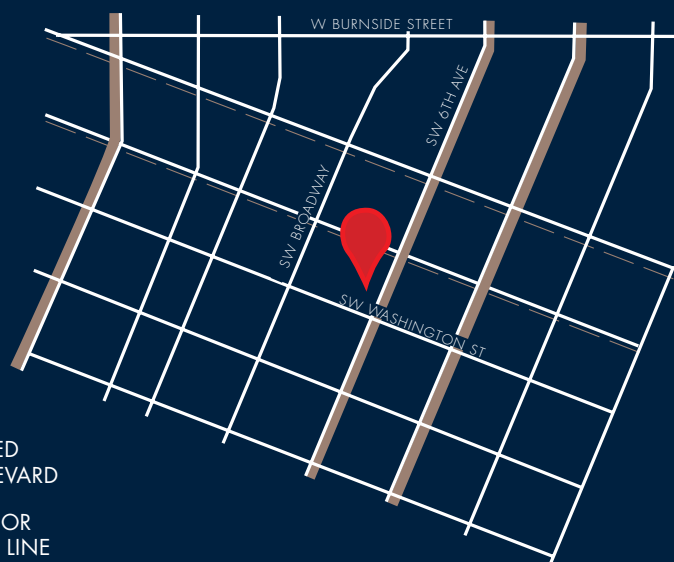
BARS / CASUAL DINING

12

COFFEE SHOPS

03

PARKING GARAGES

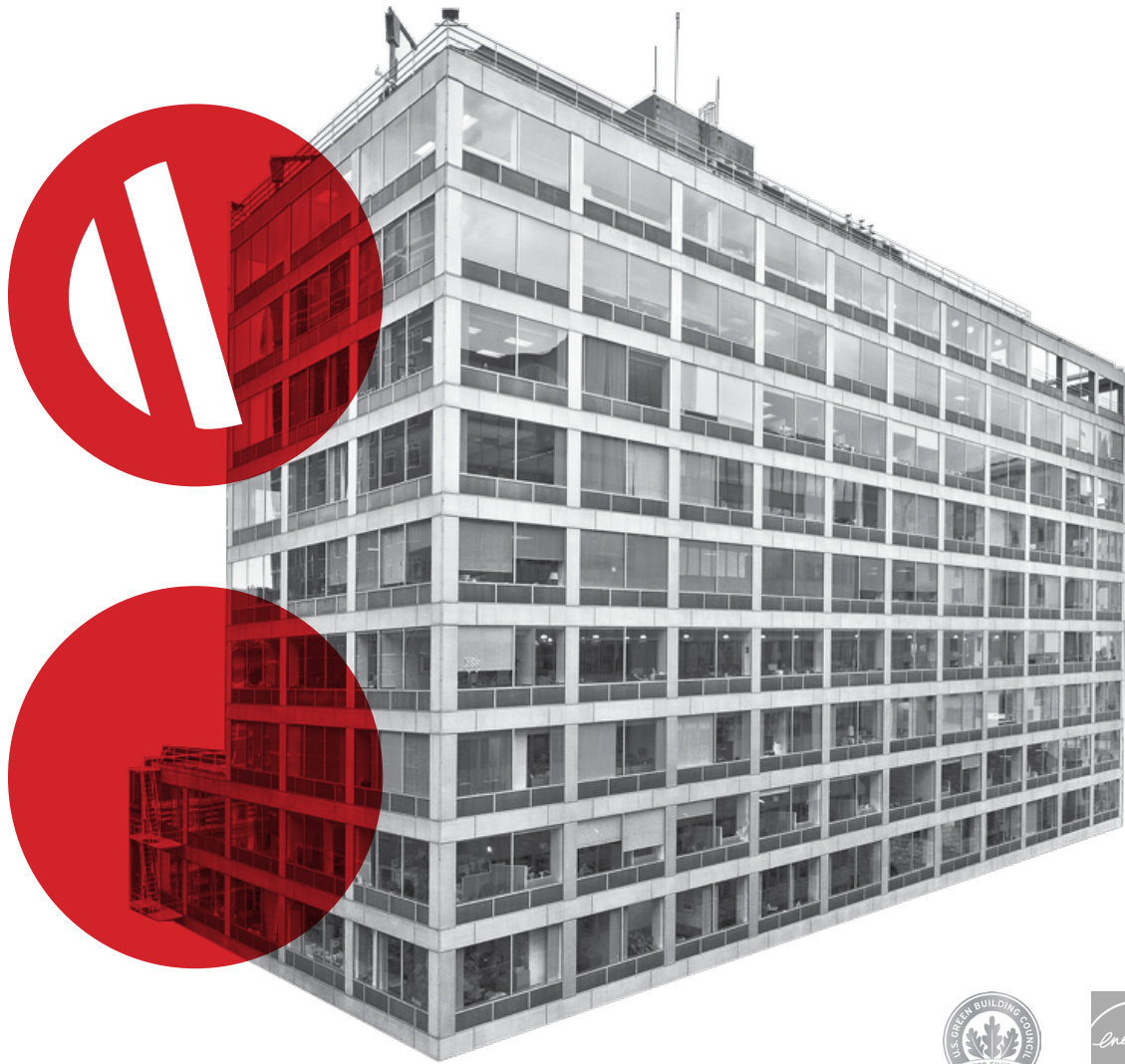


DESIGNATED BIKE BOULEVARD

LIGHT RAIL OR STREETCAR LINE



COMMONWEALTH BUILDING
421 SW 6TH AVENUE, PORTLAND, OR 97204



Kevin Kaufman
503.221.4808
kevin.kaufman@cbre.com

Charles Safley
503.221.4824
charles.safley@cbre.com

CBRE
www.cbre.com/portland

KBS
www.kbs.com

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