

Central Business District

**Sublease
Available**

Power + Light

920 SW Sixth Ave

Portland, OR



SUBLEASE

920 SW Sixth

AVAILABLE:
SUITE 300: 10,010 SF



SUBLEASE INFORMATION

Floor: 3rd Floor
Premises: 10,010 SF
Sublease Term: Through July 31, 2022
Rental Rate: Call for Details
Parking: 1.25/1000 at Market Rates

SUITE DETAILS

- 2 Private Phone / Huddle Rooms
- 1 Conference Room
- 4 Meeting Rooms
- 1 Lounge / Break Room
- 1 Copy / Workroom
- Reception Area
- 44 Workstations
- Furniture Negotiable

FEATURES & AMENITIES

- Built in 1927, designed by A.E. Doyle
- Full seismic retrofit
- On-Site management & security
- Lobby and common area remodeled
- Tenant lounge and roof top deck
- Large bike hub with showers and lockers
- Large modern exercise room
- Modern tenant conference center
- New elevator controls
- Building is wired Certified Gold



Kelsey Machuca
503.679.2419
kmachuca@cresa.com

Michael Whitten
541.840.7990
mwhitten@cresa.com

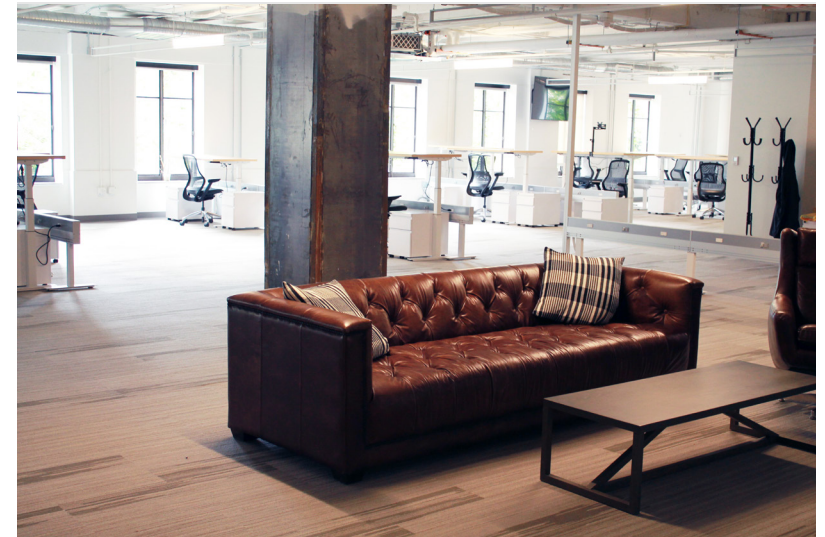
Blake St. Onge
971.258.4631
bstonge@cresa.com

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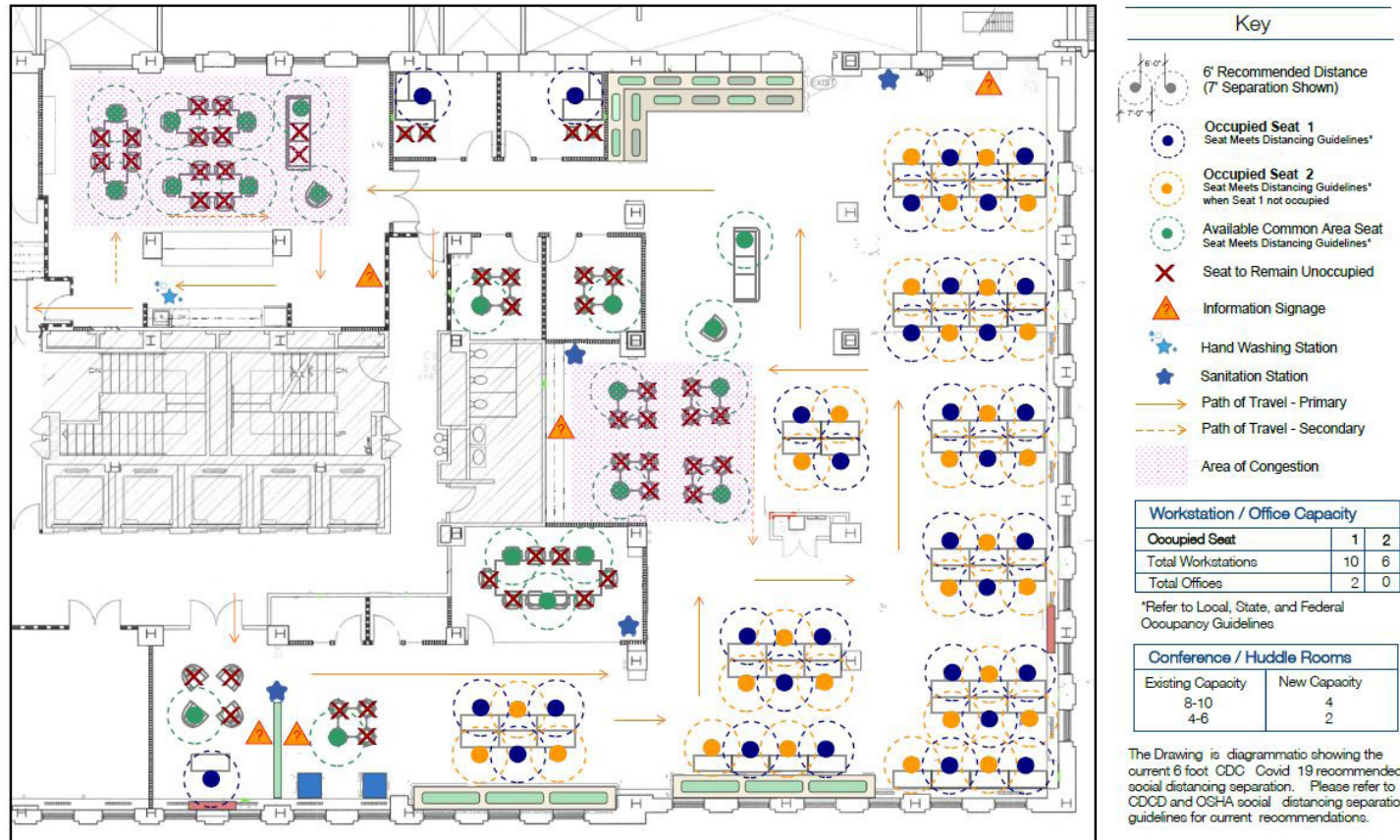
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CONCEPTUAL RETURN-TO-OFFICE PLAN



Power + Light Building, Suite 300 Return to Office Plan

SCALE: N.T.S.

920 SW 6th Ave. Portland, OR 98204

DATE: 7/10/2020



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POWER + LIGHT RETURN-TO-OFFICE PLAN*

**Plan provided by building property management*

Signage

The Property Management team will follow AHJ guidelines for determining maximum occupancy allowed in the property, as applicable. You'll notice new signs promoting safe social distancing and health and safety standards, including traffic flow, queuing recommendations for elevator usage and amenity space availability.

Social Distancing

Property Management will promote social distancing practices in certain areas, such as lobbies, elevator lobbies and elevators.

PPE

All employees, tenants and guests will follow AHJ guidelines regarding the use of PPE, such as gloves and/or face coverings and are recommended in all common areas of the building. The JLL engineering and management teams will be wearing face coverings in common areas as well as inside all tenant premises.

Parking

Please contact Reef Parking (formally City Center Parking) for inquiries about valet, self-park, etc. at the Metropolitan Garage; Jeff McAnally, 503-890-2807

Janitorial, Maintenance and Security Staff Safety

We encourage tenants to practice social distancing and reduce the number of individuals sharing an elevator.

Increased Cleaning

Building dayporter will be visible throughout common areas and there will be increased cleaning services. They have been trained to focus on disinfecting high-traffic, high-touch areas such as door handles/knobs, hand rails, elevator buttons, restroom stalls and dispensers.

Restrooms Frequency of Cleaning

The cleaning schedule has been enhanced to increase the frequency of restroom cleaning, per CDC guidelines.



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Tenant Area Enhanced Cleaning

JLL can arrange for on-going enhanced cleaning in tenant areas, at tenant cost. Please contact Hannah Knutson if you are interested; Hannah.Knutson@am.jll.com

HVAC Equipment Checks

Maintenance practices have been enhanced to ensure clean air recommendations are met. MERV-13 filters are in place and were recently all replaced, preventative maintenance completed throughout and water systems have been flushed daily. Fresh air intake has also been increased.

Hand Sanitizer Stations

Hand sanitizer stations have been ordered to supplement current quantities and will be located at building entry and near the elevators and security desk to encourage safe hygiene practices. Disinfectant wipes will also be placed in the bike room for those commuting to the building by bicycle.

Touch-free Interactions

Building ownership has purchased KeySmart tools for tenants and employees of the building. These allow for touchless contact on elevator buttons, touchscreens, door handles, etc. and will be available for pick-up the first week of June.

Building Access & Security

Power + Light will continue to operate per standard building hours. Security will remain onsite 24/7 and can assist with access as needed. Please ensure proper social distancing when requesting assistance or making inquiries with security personnel.

Designated Entrance(s)

The entry/exit vestibule in the lobby of the building will have a divider during business hours; one side will be used for entry and the other side for exit. The designated entry/exit will have appropriate signage present. Inside the lobby, there will also be stanchions, signage and floor markings identifying 6 ft increments while waiting for elevator service.



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New Elevator Access Protocols

Elevator loads are no more than ONE to remain compliant with social distancing guidelines. All elevator surfaces and call buttons will be disinfected frequently. Building security can assist in calling an elevator from behind the desk, as requested.

Access via Stairs

The stairwell doors on the north and south sides of the lobby will be open and available for use. The north stairwell will be used for travelers going up and the south stairwell will be for those coming down. Signage will be placed appropriately on each floor and in the lobby to remind all tenants, employees and visitors. The north stairwell only goes to the 12th floor; for those who need access to floors 13-15 but would like to avoid any lobby congestion, please take the stairs to the 3rd floor and call for an elevator from there. In the event of an emergency, both stairwells may be used to exit.

Management Office

The Management Office, located in Suite 375, is open and our team is onsite during business hours, however, visitors will be limited. Please reach out via email and phone when possible. Do not hesitate to contact us should you have any questions or concerns.

Common Area Use and Social Gathering

We need to limit congregation in Power + Light's lobby and we encourage tenants to keep these areas open for travel and not gather in groups. Furniture removal throughout the lobby will allow for further social distancing measures to be implemented.

Amenity Center, Conference Space and Fitness Center Schedules and Hours

The hours and availability of these areas have been restricted to follow social distancing protocols. While we navigate the beginning of our new normal, the fitness center and locker rooms on the basement level will remain closed as well as the 13th floor amenity center and roof deck. The building conference room on 13 will allow one reservation per day, to allow for proper cleaning and disinfectant between uses.

Bike Room

The basement level bike room will remain open to those commuting to the building via bicycle. Additional disinfectant wipes have been placed and social distancing from other bikers will be required at all times. Unfortunately, showers are temporarily unavailable.



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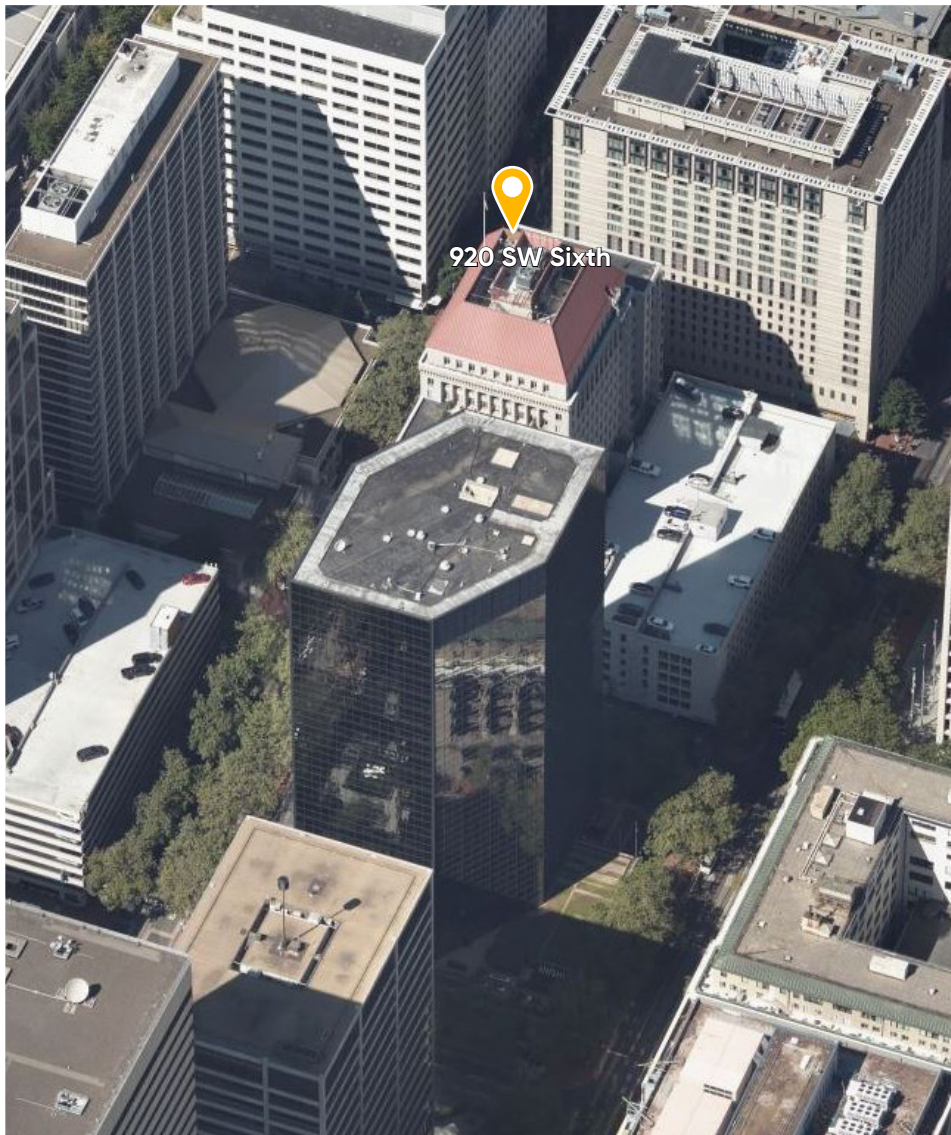
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97 Walk Score

"920 Southwest 6th Avenue has a Walk Score of 97 out of 100. This location is a Walker's Paradise so daily errands do not require a car."



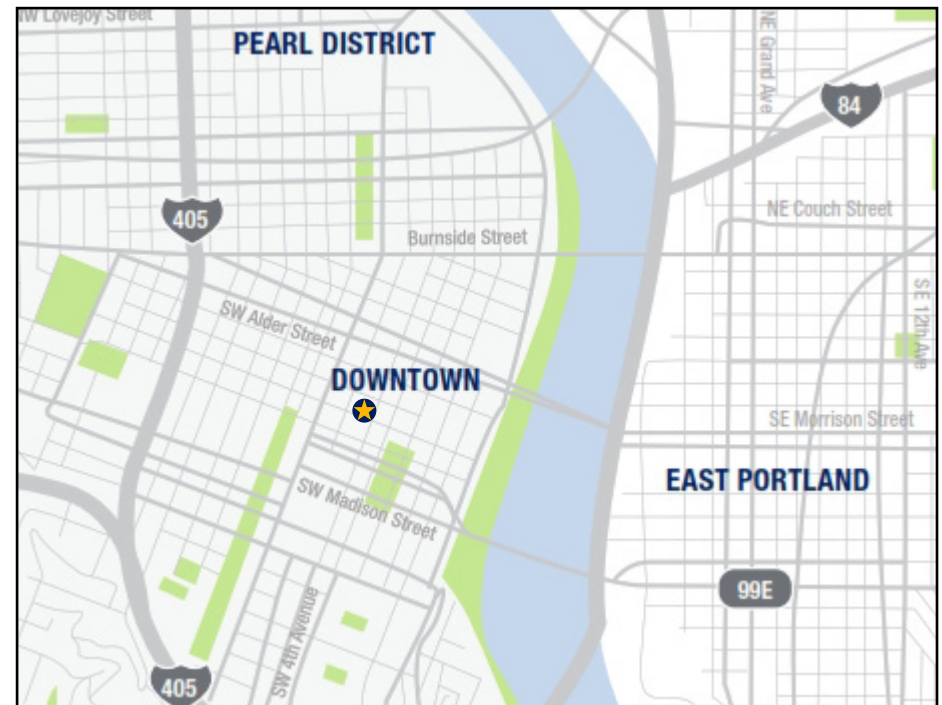
94 Bike Score

920 Southwest 6th Avenue is a two minute walk from the MAX Blue Line and the MAX Red Line at the Pioneer Square South MAX Station stop.



93 Transit Score

Source: <https://www.walkscore.com/score/920-sw-6th-ave-portland-or-97204>



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