

The background of the entire advertisement is a photograph of the Tektón building at dusk. The building is a modern, multi-story structure with a dark, industrial-style frame and large glass windows. The interior lights are on, and the sky is a mix of blue and purple. The building has a flat roof with some greenery. The text "tektón" is overlaid in a large, white, lowercase, sans-serif font, with "ON ASH" in a smaller, white, uppercase, sans-serif font below it.

tektón

ON ASH

±70,000 SF
OF AVAILABLE OFFICE SPACE

SE 2ND & ASH • PORTLAND OR

TEKTŌN ON ASH IS AN AUTHENTIC AND THRIVING PLACE FOR CREATIVE INDUSTRIES IN PORTLAND

INC

Opportunity for building
signage with significant
visibility from I-5 and
Burnside Bridge



Large operable
windows providing
fresh air and abundant
natural light



Expansive 13' ceilings



Strong and sustainable
heavy-timber construction



tektōn

ON ASH

In the heart of the Central Eastside Industrial District, Tektōn on Ash encompasses the best of what Portland has to offer. The refined industrial design offers a contemporary workplace paired with a rich and diverse materials palette.

Comprised of **+/-70,000 SF of heavy timber creative office space**, Tektōn on Ash is curating spaces to support activities that focus on science, technology, and design. With flexible floor plates designed to minimize obstructions to your workspace, we've focused on opportunities to create environments that will propel creativity and collaboration.

Just steps away from some of Portland's most well-known restaurants and bars, and neighboring some of Portland's most exciting companies, Tektōn on Ash is in the center of it all.



PROJECT HIGHLIGHTS

±70,000 SF of Class A creative office space in Portland's vibrant Central Eastside District



±14,500 rentable square feet per floor



Onsite secure parking (.6/1000)



±2,600 SF Rooftop deck and common area tenant lounge



Two blocks from the Burnside Bridge, providing easy access to downtown Portland



Located steps from TriMet bus lines and one block from Portland's Streetcar lines



Close proximity to the I-5 and I-84 freeways

LOBBY



ELEVATOR LOBBY





THOUGHTFULLY AMENITIZED

Located on Portland's Central Eastside, with unprecedented access to Portland's most sought-after restaurants, bars and retailers, Tekton on Ash is a curated office experience for the best and brightest. Our amenities were designed as a direct response to today's evolving workforce, providing spaces to gather, meet and innovate.

- Well appointed building lobby with barista bar
- State of the art fitness center
- Indoor/Outdoor workspace lounge
- Rooftop deck with panoramic views of the City and West Hills

COFFEE BAR

| ESPRESSO | TEA |
|-----------------|------------------------|
| Americano 2.00 | Earl Grey 2.00 |
| Cappuccino 3.00 | English Breakfast 2.00 |
| Flat White 2.00 | Green Tea 2.00 |
| Latte 3.00 | Jasmine Tea 2.00 |
| Mocha 4.00 | Milk Tea 2.00 |
| Roastato 2.00 | Thai Honey 2.00 |
| Ristretto 0.50 | Honey Lemon 2.00 |



ROOFTOP TENANT LOUNGE



ROOFTOP DECK

ROOFTOP TENANT LOUNGE



ROOFTOP DECK



OPEN OFFICE



IDEAL LOCATION ALONG PORTLAND'S CENTRAL EASTSIDE INDUSTRIAL DISTRICT

The Central Eastside Industrial District is an emerging international hotspot for significant innovation, sustainable industries, and entrepreneurship

NEARBY RESTAURANTS



Very Walkable

83

Within walking distance of:

- Sheridan's Market
- 10 coffee shops
- 50+ bars and restaurants
- 7 fitness locations (yoga, rock climbing, weight training)



Excellent Transit

87

1 block to streetcar and multiple bus lines

- 0.4 mi. (2 minutes) to I-84
- 0.8 mi. (3 minutes) to I-5
- 2.5 mi. (5 minutes) to I-405
- 1 mi. (5 minutes) to Pearl District, Portland CBD and Northwest Portland





N ▶

PORTLAND CBD

PEARL DISTRICT

WILLAMETTE

RIVER

BURNSIDE BRIDGE

5

SE MLK JR BLVD



STREETCAR

SE GRAND AVE



STREETCAR

SEASH ST



100

Biker's Paradise

Adjacent to the **Vera Katz Eastbank Esplanade**, a 2.5 mile loop along the Portland Waterfront, a favorite Portland recreation spot for cyclists and pedestrians to appreciate the picturesque Willamette River that also connects to various bicyclist commuter streets



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