

808 On ALDER

Growing the Future of Bioscience
808 SE ALDER AVE. PORTLAND, OR 97214

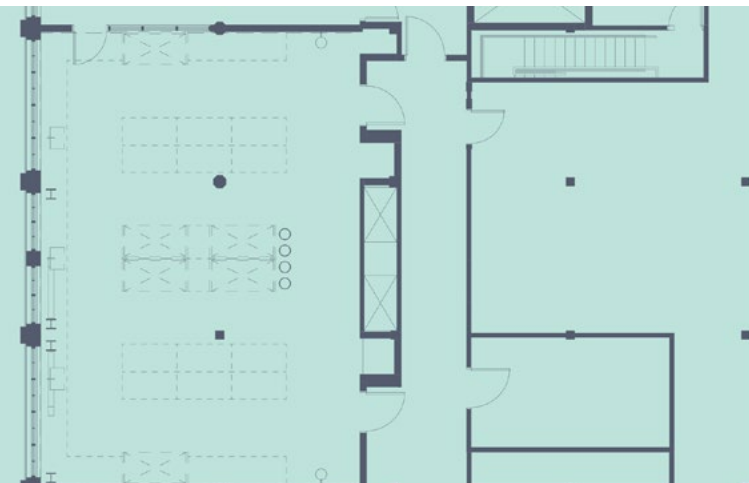
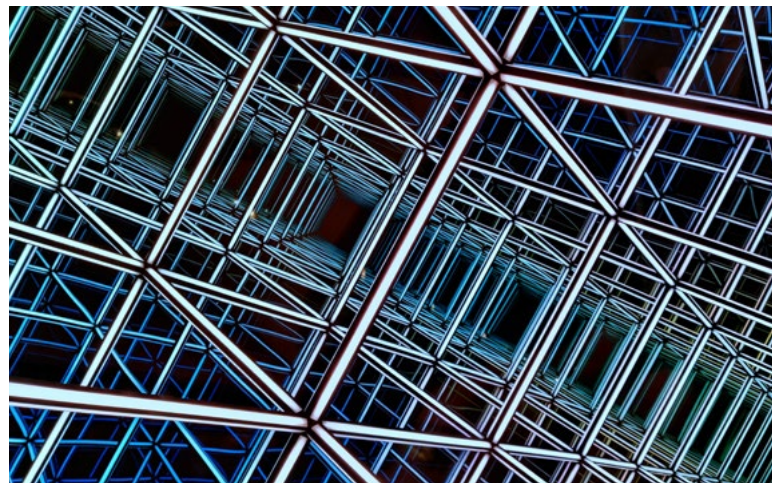
Preleasing Health, Science and Tech Spaces

- Opportunity to occupy entire floors
- Controlled access

WWW.808ALDER.COM

22,202 ____ Net Sq Ft Lab
8,260 ____ Net Sq Ft Office
30,462 ____ Net Sq Ft Total

Health, Science, Tech,
 Retail & Office space



SCALABILITY

808 on Alder is the solution to Oregon's bioscience scalability crunch. By creating an opportunity for tenant-ready BSL2 space, it's the "Bio Bridge" for Oregon's lab-based bioscience startups that are ready to scale up.

AVAILABILITY

808 on Alder is now preleasing three laboratory floors, topped by a floor of Class-A creative office space. Learn more about its Q1 2021 delivery timeline and customized build-out options for tenants.

ATTRACTIONS

808 on Alder is centrally located in Portland's historic Buckman neighborhood, 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.



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 and tech pioneers



ATTRACT VISIONARIES

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

SCALABILITY

BECOMING THE “BIO BRIDGE”

Oregon’s startup bioscience business sector is growing, spurred on by strong university research and spinoff company formation. But a lack of leasable, pre-built-out laboratory space forces too many life science entrepreneurs to either scramble for funding just as they’re trying to scale up, or relocate out of state where existing lab facilities can be leased with no upfront build-out costs.

808 on Alder aims to solve Oregon’s bioscience scalability challenge by becoming the “Bio Bridge” for the next generation of innovative bioscience startups. By delivering new BSL2 warm core/shell space, 808 on Alder will help Oregon retain and grow generations of its most promising bioscience companies.



ROOM TO GROW

808 on Alder’s basement, ground floor, and second floors are designed to receive laboratory tenants as soon as it opens its doors in Q1 2021. The third floor offers Class-A creative office space with Portland city views.

And 808 on Alder is designed with flexibility in mind. Laboratory tenants can incorporate office space into their build-outs on the same floor, or they can lease third-floor office space to accommodate growth.

RETROFITTED FOR THE FUTURE

808 on Alder was a two-story warehouse with an uninhabitable basement in a previous life. The retrofitting that it’s currently undergoing is intended to future-proof it for decades to come, including a new seismically reinforced structure to meet the 2014 Oregon Structural Specialty Code. Much of the existing heavy timber structure and framing of the existing warehouse building has been left intact and connected to a new seismic lateral bracing system.

ATTRACTIONS

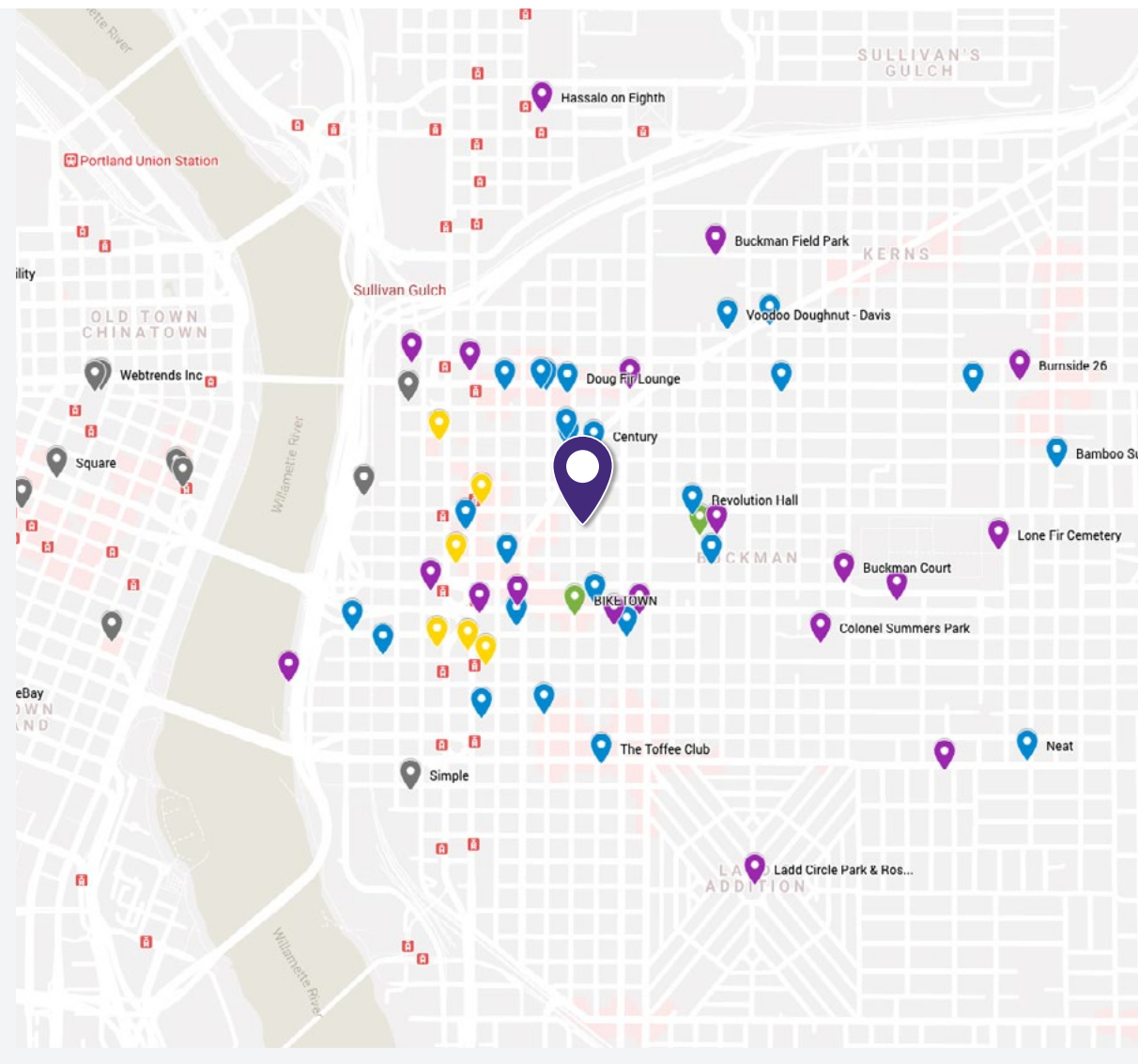
THE HEART OF THE BUCKMAN INNOVATION QUADRANT

808 on Alder is located in the center of Portland's Buckman Innovation Quadrant, where global innovators like Apple, Autodesk, and Simple have already made their home. It will be complemented by 503 on Tenth, a complex of tech offices and lab space, which will be opening its doors in Q4 2022

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.



SIMPLE



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.

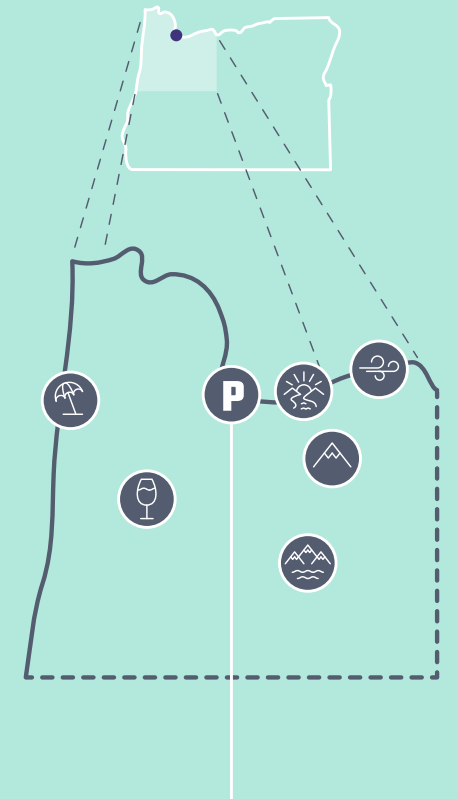
PORTLAND

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.

PORTLAND WHERE VISIONARIES WANT TO WORK, PLAY AND LIVE



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



AVAILABILITY

808 ON ALDER IS PRE-LEASING NOW!

808 on Alder 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 8th and Alder, it's just two very walkable blocks from 503 on Tenth, a tech innovation hub currently under construction with a Q4 2022 completion date.

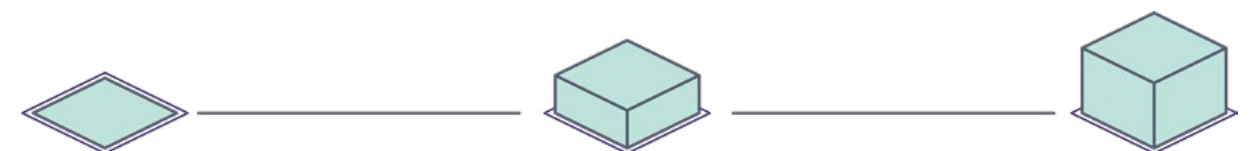
808 on Alder offers a complementary blend of basement, ground-floor, and second-floor wet lab space, as well as top-floor Class-A creative office space offering Portland city views. A modular core and shell layout allows for maximum efficiency.

From zoning to programmatic layout through construction materials and systems, 808 on Alder has been designed specifically for lab science and research users. Tenants will appreciate the protection and flexibility guaranteed by 808 on Alder's IG zoning, as well as its full support for BSL2 labs.



TIMELINE

808 on Alder is currently under construction and is expected to deliver at tenant-ready status in Q1 2021.



THE LAYERED APPROACH

808 on Alder has been designed with a layered approach to better meet the needs of both operations and administrative users and increase systems efficiency. It features completely overhauled HVAC systems, mechanical systems, electrical systems and high-capacity technology infrastructure and connections.

CREATIVE
OR LAB
SPACE

LAB
SPACE



BASEMENT

TENANT AREA: 6,862 SF



GROUND FLOOR

TENANT AREA: 7,088 SF



SECOND FLOOR

TENANT AREA: 8,252 SF



THIRD FLOOR

TENANT AREA: 8,260 SF

808 on Alder's basement, ground floor and second floor laboratory levels offer robust mechanical capabilities and a full suite of systems to support BSL2 labs. Tenants can either integrate office spaces into lab floors or lease third-floor office space.

808 on Alder's top floor features Class-A creative office space offering views of Portland's inner urban core.

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

PLANS	Upon execution of the Lease by Landlord and Tenant, Landlord shall deliver a floor plan of the Premises to Tenant showing thereon the columns and other structural work in the Premises.
EXTERIOR	Exterior windows: Landlord has provided all new windows and frames for the building that meet current Oregon Energy Code criteria. Interior window coverings/shades shall be provided by Tenant. Landlord will provide base building standard specifications for window shade treatment.
FLOORS	A flat gypcrete slab ready to receive Tenant's floor covering with standard floor prep at Tenant's cost.
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.
WALLS	Exterior perimeter walls shall be insulated to meet Oregon Energy code criteria. Closed cell spray foam insulation will be provided around inside of perimeter concrete walls. Inside face of perimeter walls will be furred out with metal studs at 16" O.C. ready to receive 5/8" sheetrock with Level 4 finish by tenant.
DIMISING WALLS	Tenant standard for Demising wall studs only shall be 4" studs at 24" OC. Tenant's completion of the wall assembly for interior demising wall(s) shall be insulated with 4" batts placed between demising wall framing members.
CEILINGS	Hard Lid Ceilings in common space only. Common Conference Room on Ground Floor will receive a hard lid gyp bd ceiling. All tenant space will have an exposed ceiling open to structure above. It will be the tenant's responsibility to provide ceiling and lighting for tenant space.
EMERGENCY EGRESS STAIRS	Two Emergency Exit stairs as required by code will be provided for Emergency evacuation from the building from the basement level to the 3rd floor with direct horizontal discharge to S.E. Alder Street and S.E. 8th Street.
RESTROOMS	All Core/Shell Restrooms will be completed with the code required minimum number of fixtures as shown on the plans. Finishes will include ceramic tile floors and ceramic tile wainscot wet walls up to 6 feet in height above finished floor level. All other walls will receive a Level 4 finish and paint.

TENANT IMPROVEMENTS CONTINUED

TELE/DATA ROOMS	Two 1” empty conduits with pull string stubbed into Premises from telephone room to each floor.
ELECTRICAL	Conduit supplied to each floor’s electrical room from the switch gear located at the ground floor of the building. Distribution inside leasable space will be the responsibility of Tenant. House and emergency egress system in place. Each floor is equipped with one 225-amp 208v 3-Phase services with individual meters.
HVAC	Dedicated Outdoor Air System (DOAS) provides MERV 13 filtered outdoor air to all spaces. System provides 18,000 cfm to the building. DOAS provides 60 ton of cooling and gas heating for initial tempering of supply air. Landlord shall supply line sets, manifolds, electrical supply for condensers. Tenant shall provide air handlers and/or fan coil, subducting, and condenser based on load.
FUME HOOD EXHAUST VENTING	Space has been provided in the screened Mechanical Penthouse on the roof for Tenants Exhaust Units. Exhaust venting systems are provided that will support twelve (12) six-foot chemical fume hoods. Stainless Steel ducts that terminate at the roof are also stubbed out to each floor. Subducting and valving are the responsibility of the tenant.
BASEMENT	Bathroom/Shower finishes will include ceramic tile floors. All other walls will receive a Level 4 finish and paint, Fiberglass shower. Bike Room finishes to include exposed concrete floors, painted walls, bike racks and repair stand. Trash room, concrete floors, and finish grade plywood walls.
GROUND FLOOR	Ground Floor Common Lobby with polished and sealed concrete floor. All other surfaces to be painted gyp bd with level 4 finish. Ceiling will be suspended gyp bd. A common Shared Conference Room will be provided with polished and sealed concrete floors, Level 4 finish and paint on all vertical walls and a hard gyp bd ceiling with recessed lighting.
WATER	Two-inch (2”) domestic water line with a one-inch (1”) valve tee stubbed to each floor, in various locations.
SANITARY SEWER	Four inch (4”) main line located under basement slab and vertical risers through building core. Risers are stubbed to each floor. Lab waste materials are non-reactive material allowing for draining of diluted acids and deionized water. Landlord shall provide remineralization and acid dilution tanks at outlet to City sewer system. Landlord shall maintain any facilities requiring City monitoring of wastewater systems, the cost of which shall be distributed to Tenants at a pro-rata basis calculated on rentable square footage. Tenant shall be responsible for all lateral drain lines and hookups to fixtures.
NATURAL GAS	One-inch (1”) gas line supplied to building and stubbed out to each floor for tenant’s use.
FIRE SYSTEM	Sprinkler system provided by Landlord for Ordinary Hazard as defined by Oregon State Building Code. Modification and added branch lines necessary for tenant specific use is the responsibility of the tenant.

TENANT IMPROVEMENTS CONTINUED

EMERGENCY GENERATOR

Natural gas fueled standby generator is located in the basement of building. This Generator supplies 225 amps of 208v standby power to each of the First Second and Third floor Tenant areas and 100 amps of 208v to the basement Tenant space.

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.

INFECTIOUS AGENTS

Landlord shall coordinate biohazard disposal services which will be at a cost to the tenants on a pro-rata basis on volume.

INTERESTED IN LEARNING MORE?

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