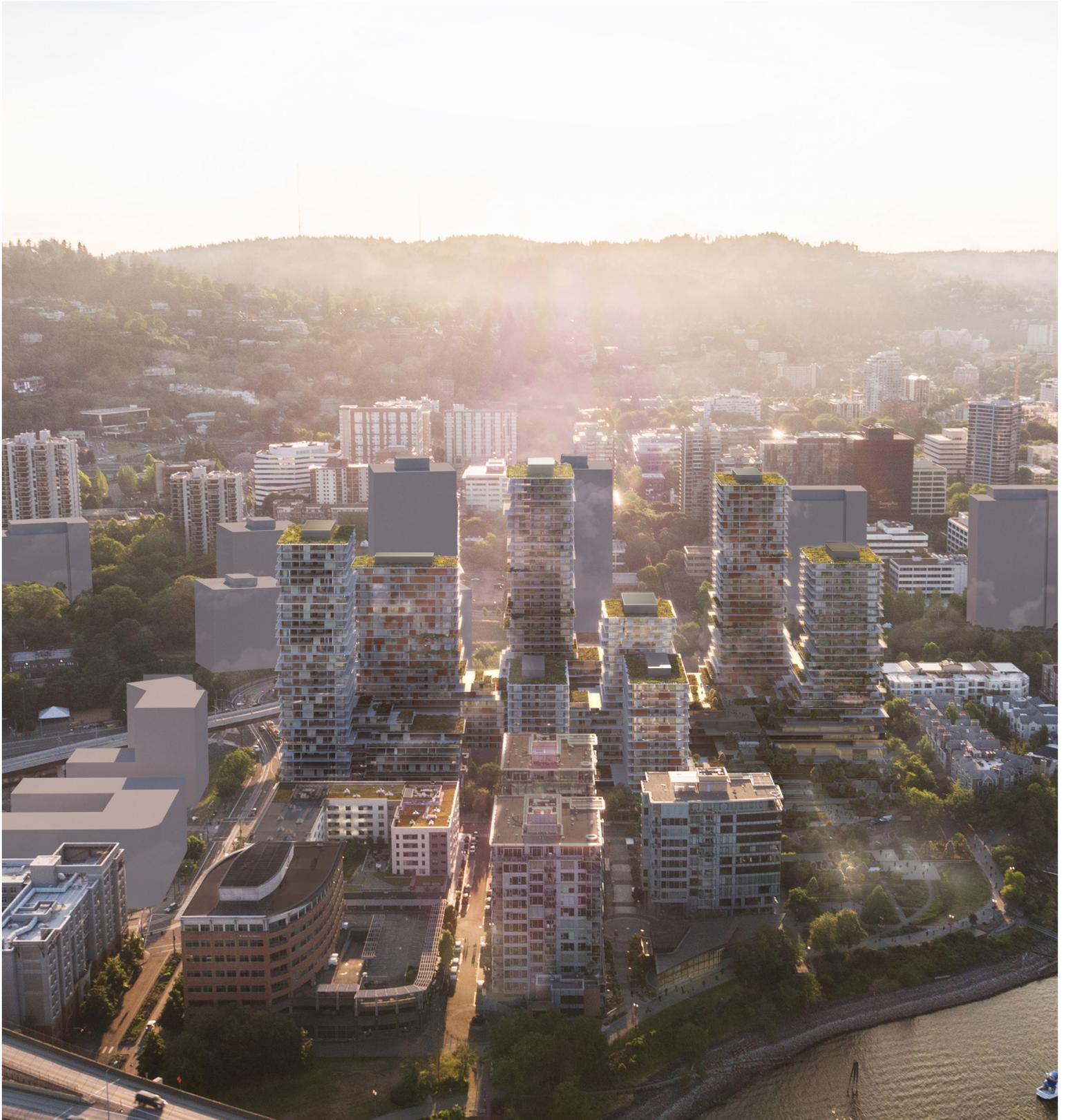


MIXED-USE
IN DEVELOPMENT



Waterfront Development

1811 SW RIVER DR
PORTLAND, OR 97201



PROPERTY AT A GLANCE

Lot Size

8 ACRES

Proposed Height

325 FT.
250 FT.
150 FT.

Planned Sq Ft

2.6 MILLION

Architects

GBD ARCHITECTS

Transit Score

88

Bike Score

90



FEATURED AMENITIES

A Complete Neighborhood

Added density of varied uses will transform the location into a truly complete neighborhood with comprehensive amenities.

A "New" Destination

The Waterfront is already a unique area within Portland. This redevelopment intends to create a sought-after destination for Portlanders and tourists alike.

Public Access

The redevelopment of the waterfront will increase public access to the Willamette River, which flows through the middle of the city.

Year-Round Vibrancy New mixed-use properties and tenants will provide missing neighborhood resources and add a vibrancy to the area year-round.

Work, Housing and Hospitality

Large open spaces, Class A office space, multi-family residential units and a hotel will establish this section of the waterfront as an ideal place to live work and play.

Waterfront Development

REIMAGINING THE PORTLAND WATERFRONT

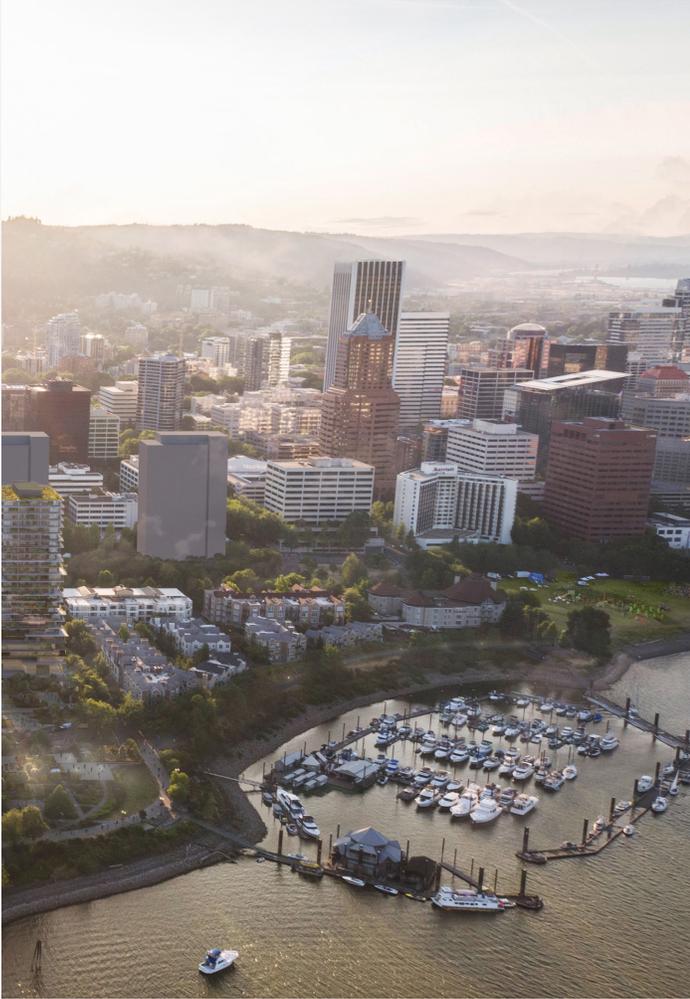
The Waterfront is a dynamic mixed-use development reimagining an existing neighborhood on the edge of downtown Portland. It offers a rare 8-acre site, 8:1 floor area ratio (FAR), more than 3 million gross square feet planned and exclusive access to the Riverplace Marina. Building heights will range from 125 feet up to 325 feet.

This quality destination of commercial office, mixed-use residential, hotel and new publicly accessible open space is designed by world-renowned Kengo Kuma and Associates, and GBD Architects.

The neighborhood around the site has many elements of a complete neighborhood, but is currently underutilized. The project will revitalize the area with increased access to the Willamette River and marina, a diverse resident population, a thoroughfare for vehicles, bicycles, and pedestrians, exceptional retail, a range of food and beverage options and a stylish, luxury neighborhood hotel.

The development will invite the public to be a part of its success in creating a true connection between the city and the river.





LOCATION HIGHLIGHTS

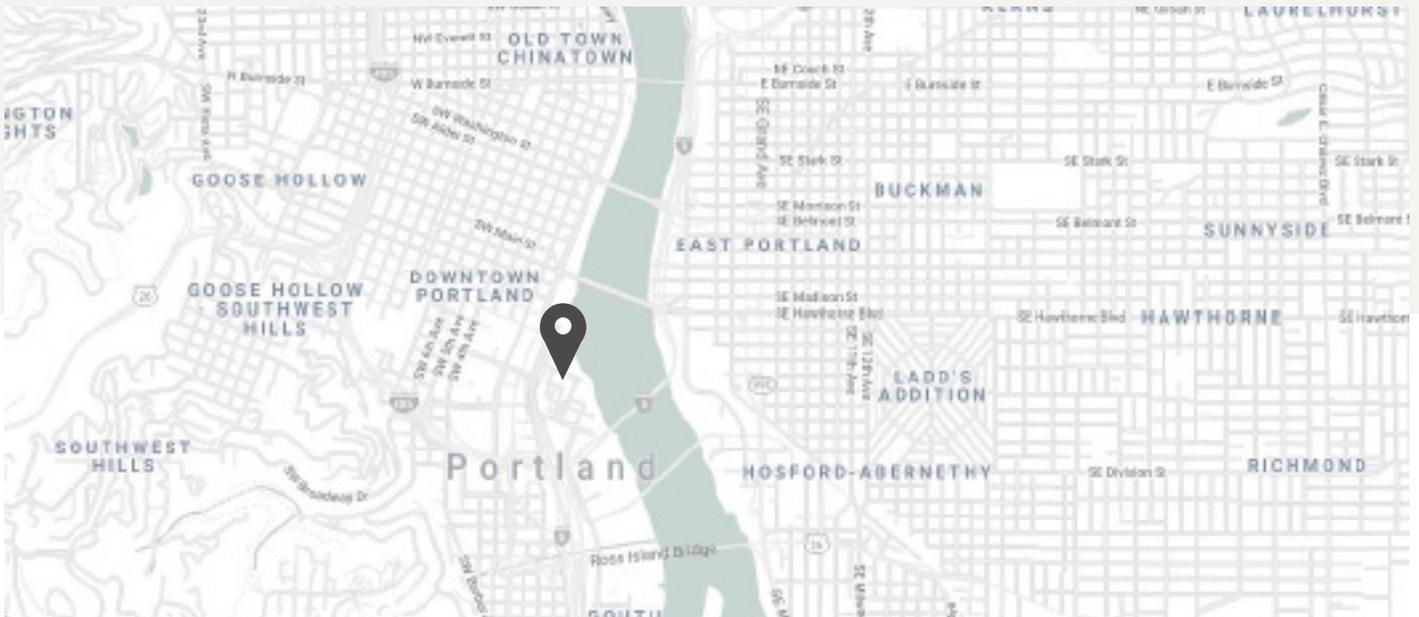
The Waterfront is a premier location; a block from the Willamette River and served by a regional transit system, bike boulevard and with easy access to I-5 and I-405. The neighborhood includes established office buildings, hotels, rental and resident-owned housing, open spaces, and retail.

Recreation is focused on the use of natural spaces and exercise on and along the river including: cycling, walking, jogging, and boating at the Marina; and swimming from Poet's Beach. Dining takes place in cafés and restaurants offering views and outdoor seating.

During the summer, the area is among the most heavily used in Portland with festivals hosted nearby including: Waterfront Blues Fest, Bite of Oregon, Rose Festival, and Oregon Brewers Festival.

ABOUT NBP CAPITAL

NBP Capital is a vertically integrated real estate platform focused on the West Coast and committed to asset management, development, construction, and hospitality services. The company is owner operator; focused on developing assets that will be held indefinitely.



The Victor Building

1640 NW IRVING ST
PORTLAND OR 97209

The Bradbury Building

304 S BROADWAY #550
LOS ANGELES CA 90013

Contact

971.279.2295
INFO@NBPCAPITAL.COM
©2019 NBP CAPITAL