

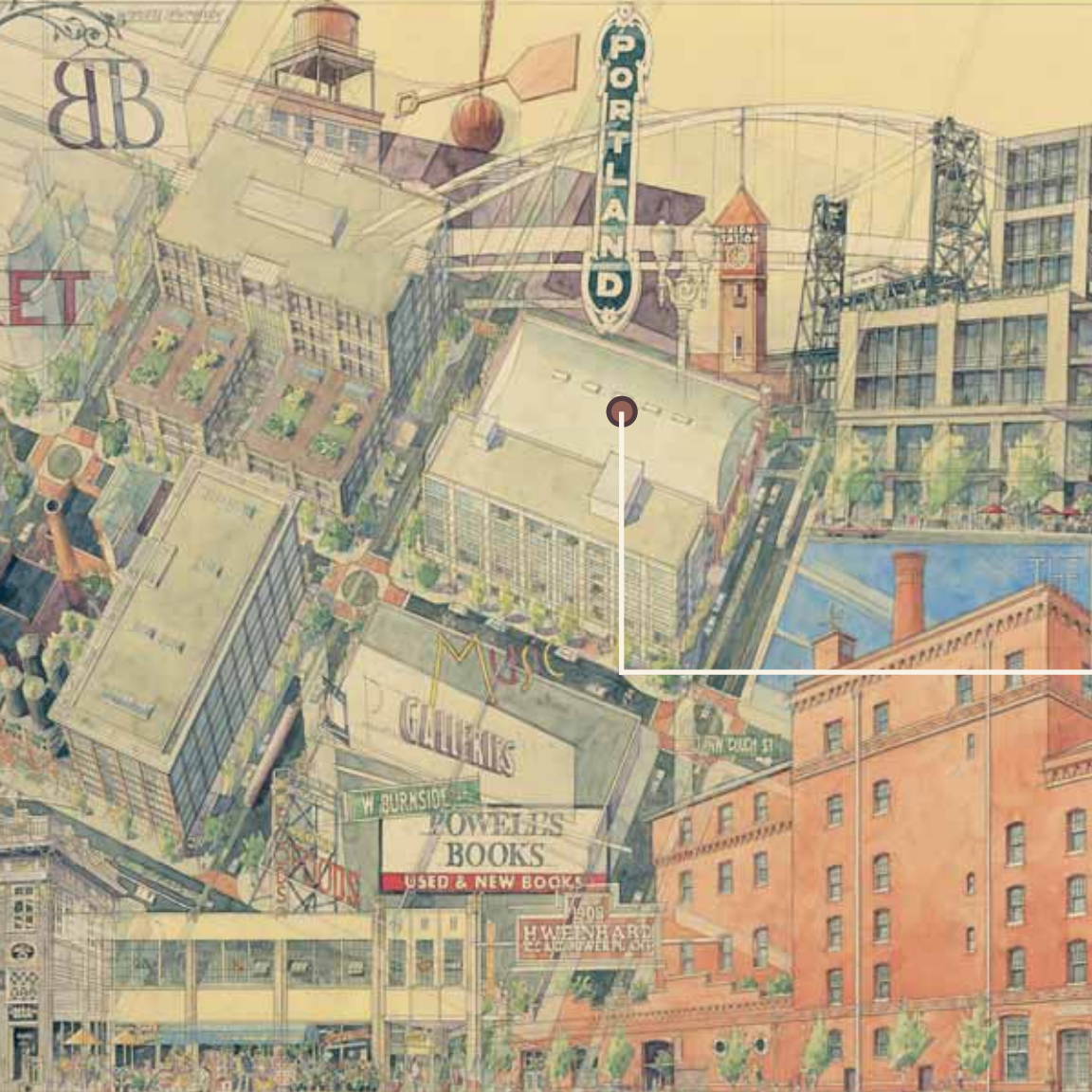


GERDING/EDLEN DEVELOPMENT COMPANY

4650 SW MACADAM AVENUE SUITE 220

PORTLAND OR 97201

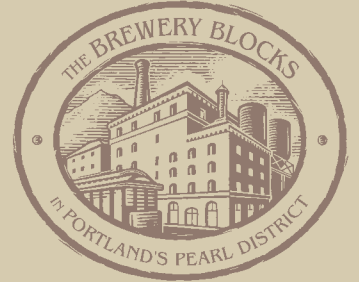




## Office and Retail

### Renovation of the National Guard

**Armory:** This extensive renovation entails restoring the historic Armory building, built in 1889, to its former condition through structural adaptations designed to make the facility suitable for modern retail and commercial uses. Currently listed in Portland's inventory of Historic Buildings, the Armory has in recent decades undergone functional and aesthetic alterations that have disguised its original natural brick and stone features. When the renovations are completed the building will once again have three floors, including a 17,000 sq. ft. daylight basement that is currently filled in and two upper floors of 20,000 sq. ft. each, for a total of 57,000 sq. ft. The Armory is one of Portland's most outstanding opportunities for creative office or retail space providing the future occupant with true "landmark" identity in the heart of Portland's creative Pearl District.



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## Block 3 Armory Building Renovation



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## Office and Retail

**New construction:** On the east side of Block 2, the current circa-1960 fermentation plant and low-rise office building will be replaced with a ten-story office building totaling approximately 180,000 sq. ft., anchored by 35,000 sq. ft. of ground and second floor retail space. The new facility, adjacent to the Brewhouse, will be connected to the historic facility via a centrally situated elevator core and a “seismic bridge”—which will serve as a brace for the Brewhouse. The new building will be architecturally integrated with the historic structure through careful incorporation of design qualities and materials found in the Pearl District’s turn-of-the-century warehouses including operable windows and a roof top garden. The building’s location—and the lack of nearby high-rise facilities—will afford tenants spectacular river, mountain and city views.



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## Block 2 New Building



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MARKET



## Mixed-Use

**Renovation of historic structure, with new construction:** The renovated art deco façade of this former Chevrolet dealership, built in 1929, will be the visual focal point of Block 1. Within the walls of this historic structure, an entirely new mixed-use building will be constructed. At completion, the building will house 40,000 sq. ft. of new retail space (36,000 sq. ft. of which is ideally suited for an urban grocer) at street level, 78,000 sq. ft. of office space on the second and third floors, and a 25,000 sq. ft. rooftop central chiller plant. Exposed steel framework will support and complement the façade, presenting a new, aesthetically appealing face to West Burnside while elevating the building's mass and density. The second and third floors will be designed with minimum 12' clear heights and 150 lb. live load floors. Seismic upgrades will meet Zone 3 specifications under FEMA 173.



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## BLOCK 1 RENOVATION OF FORMER AUTO DEALERSHIP



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