

# 400 SW Sixth Avenue

## Location

400 SW Sixth Avenue  
Portland, Oregon

## Building Size

216,108 SF  
11 Floors  
Typical Floor 21,000 SF

## Role

Acquisition  
Property Owner  
Repositioned  
Property Management

## Building Status

Sold in 2004

## Overview

400 SW Sixth Avenue, acquired by LDPG in 1999, consists of 216,108 square feet of office and retail space. Built in 1958, 400 SW Sixth Avenue was originally six stories. It was expanded to its current height of 11 floors in 1992, and an aluminum and stainless steel exterior was added. Upgrades have been made to the HVAC, security, fire and life safety and electrical systems. Interior finishes include marble floors, anodized aluminum, woodwork in elevator cabs and lobbies and custom-designed lighting.

## Building Features

The building has a conference center accommodating 50 people with television, VCR and overhead projector. Seventy parking spaces are available below ground, and a parking valet is on duty during business hours. After-hours access is by magnetic card key.

## Investment

400 SW Sixth Avenue is a LDPG Repositioned property that was purchased with various leases scheduled to expire. It was refurbished, and the long-term occupancy of major tenants assured through new leases.

## Owner and Developer

Louis Dreyfus Property Group, Apollo Real Estate Investment Fund  
Louis Dreyfus Properties has developed, acquired and managed first-class office buildings in North America and Europe for over 35 years. Its portfolio consists primarily of high quality office buildings in central business districts and major urban locations, which have included New York City; Fairfield and Westchester Counties; Washington, DC; Miami; Chicago; Portland, Oregon; Montreal; Toronto; Paris and London.



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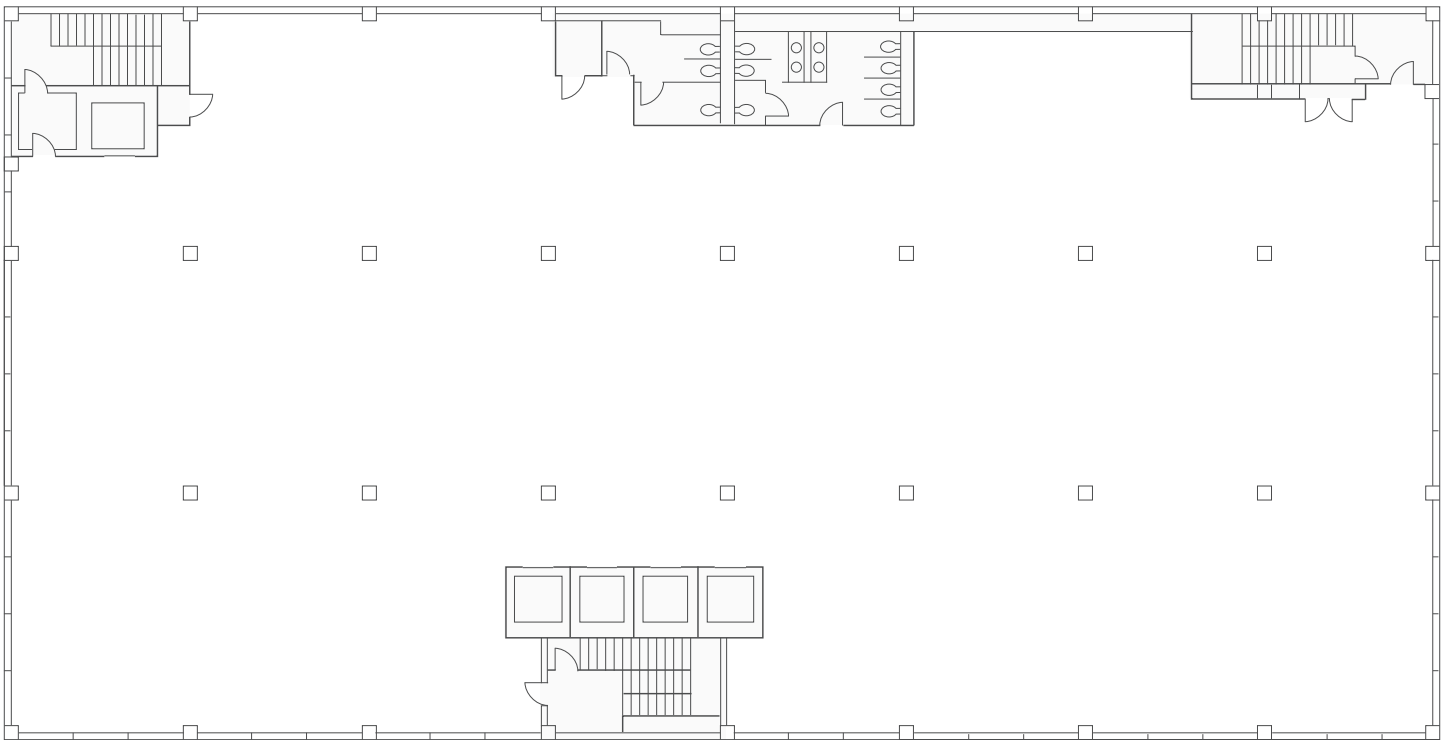
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## Typical Floor

21,000 SF



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