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<https://www.bizjournals.com/portland/news/2020/09/17/brainium-studios-headquarters-tanner-point.html>

## Exclusive: Brainium Studios leases more than 22,500 square feet in Pearl District

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Mobile game app developer Brainium Studios has signed a lease to occupy the sixth floor of Tanner Point in the Pearl District.

The deal gives the tech company more than 22,500 square feet to operate. The space at 1250 N.W. Ninth Ave. will become the developer's new headquarters, CBRE Global Investors said on Thursday.

Brainium has created mobile versions of games like Solitaire and Sudoku, as well as a puzzle game called *ilu*. Employing software engineers and other workers, the company was cofounded by Farhad Shakiba and Jake Brownson. Its current headquarters are on Northwest Marshall Street in Portland.

The lease adds yet another tenant to the eight-story office tower's directory and shows how some companies, especially in tech, have remained willing to scope out new space as real estate brokers experience a [broader decline in office deals](#).

Ampere Computing [earlier this year](#) agreed to lease Tanner Point's top two floors, a deal encompassing 40,000 square feet. The chipmaker has since moved in, according to a CBRE spokeswoman. Microsoft [looked](#) for Portland-area space for its cloud division, though the status of that search remained unclear, as well as whether the tech giant wanted an office or another type of property.

Tech firms also have penciled in return-to-office dates for next year: Google said many members of its workforce, which includes Portland employees, [could work remotely](#) until mid-2021. Software maker New Relic, occupying space in Portland's biggest office building, [made a similar allowance](#).

Brainium's relocation to Tanner Point will begin next spring, CBRE GI said.

"This is a huge win for CBRE during these challenging times," said CBRE Executive Vice President Trevor Kafoury, who represented the landlord alongside the real estate firm's Autumn Brice and Kevin Kaufman. Colin Russell and Seth Platsman from Macadam Forbes represented Brainium.

Other features at Tanner Point include two roof terraces and a parking garage, as well as bike storage and repair areas.

Getting the lease locked right now shows how desirable Tanner Point is for prospective tenants, said Casey Sobhani, partner and head of leasing at DLA Piper, the company that advised the owner during negotiations. Sobhani noted that, while new leases are relatively rare, this Tanner Point's third such deal this year.

Another 5,000 square feet went to the recently opened Coopertiva, a market and food hall that sells pasta, pizza and coffee. Patrons can either order take-out or dine outside.

The building is nearly 183,000 square feet in size.

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The mobile puzzle game *ilu* by Brainium Studios is seen on a reporter's cell phone in a posed photo on Sept. 17, 2020. Brainium agreed to lease space in Portland's Tanner Point building.