

FOR LEASE: Historic Caplan Building

510 SW 5TH AVENUE, PORTLAND, OR 97204



PROPERTY DESCRIPTION

The Historic Caplan Building is a 35,000 square foot multi-tenant office building in Downtown, Portland. The building was originally constructed in 1906 and underwent an extensive multi-million dollar renovation (including full seismic upgrade) in 2007. The building offers several full-floor opportunities perfect for law firms and other professional office users wishing to locate in the CBD. The landlord is open to lease-option scenarios, providing the unique opportunity for a small firm to own their own property in the Downtown submarket.

PROPERTY HIGHLIGHTS

- Close proximity to Multnomah County Courthouse
- Full floor offerings with option to purchase (full floor) available
- Secure building with access controlled elevators
- Fully seismically upgraded building
- Excellent access to public transportation

OFFERING SUMMARY

Lease Rate:	\$20.00 - 30.00 SF/yr (NNN; MG)
Available SF:	5,000 - 25,000 SF
Lot Size:	5,000 SF
Building Size:	35,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	26,881	98,611	196,297
Total Population	42,683	187,843	421,174
Average HH Income	\$96,586	\$135,049	\$138,530

JOHN BRANDHORST

senior director / brokerage services
licensed in oregon
c: 971.506.3498
o: 503.222.5100
jbrandhorst@dougbear.com

ADAM BEAN

director
licensed in oregon
c: 503.887.5100
o: 503.222.5100
adambean@dougbear.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



Additional Photos

510 SW 5TH AVENUE, PORTLAND, OR 97204



JOHN BRANDHORST
senior director / brokerage services
licensed in oregon
c: 971.506.3498
o: 503.222.5100
jbrandhorst@dougbean.com

ADAM BEAN
director
licensed in oregon
c: 503.887.5100
o: 503.222.5100
adambean@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



Lease Spaces

510 SW 5TH AVENUE, PORTLAND, OR 97204



LEASE INFORMATION

Lease Type:	NNN; MG	Lease Term:	Negotiable
Total Space:	5,000 SF	Lease Rate:	\$20.00 - \$30.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Ground Floor Retail / Office	5,000 SF	NNN	\$20.00 SF/yr
2nd Floor Office	5,000 SF	Modified Gross	\$20.00 - 24.00 SF/yr
3rd Floor Office	5,000 SF	Modified Gross	\$20.00 - 24.00 SF/yr
6th Floor Office	5,000 SF	Modified Gross	\$27.00 SF/yr
7th Floor Office	5,000 SF	Modified Gross	\$27.00 - 30.00 SF/yr

JOHN BRANDHORST

senior director / brokerage services
licensed in oregon
c: 971.506.3498
o: 503.222.5100
jbrandhorst@dougbean.com

ADAM BEAN

director
licensed in oregon
c: 503.887.5100
o: 503.222.5100
adambean@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

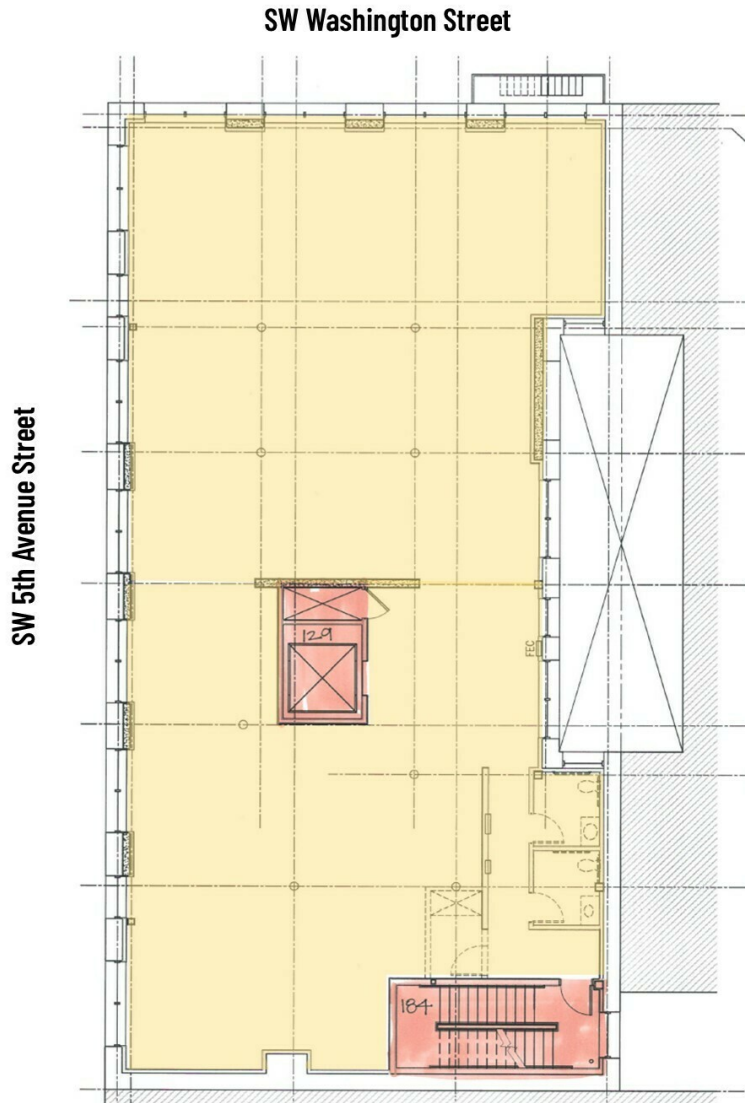
DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



2nd Floor: 5,000 SF

510 SW 5TH AVENUE, PORTLAND, OR 97204



2nd Floor Office: 5,000 SF
\$20.00 - \$24.00 SF/year

JOHN BRANDHORST

senior director / brokerage services
licensed in oregon
c: 971.506.3498
o: 503.222.5100
jbrandhorst@dougbear.com

ADAM BEAN

director
licensed in oregon
c: 503.887.5100
o: 503.222.5100
adambean@dougbear.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

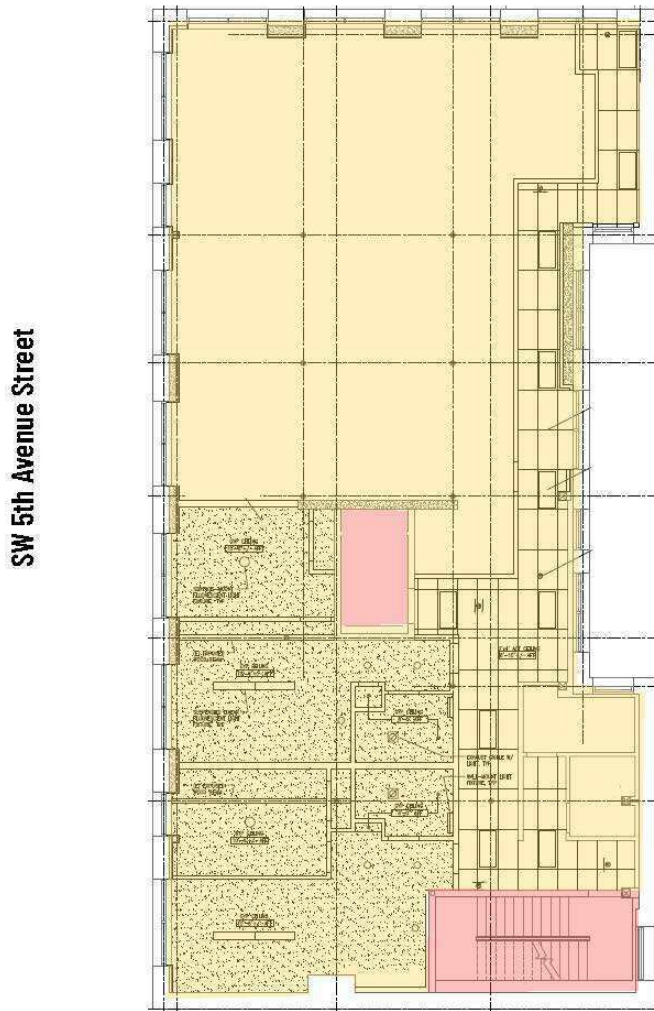
Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



3rd Floor: 5,000 SF

510 SW 5TH AVENUE, PORTLAND, OR 97204

SW Washington Street



3rd Floor Office: 5,000 SF
\$20.00 - \$24.00 SF/year

JOHN BRANDHORST

senior director / brokerage services
licensed in oregon
c: 971.506.3498
o: 503.222.5100
jbrandhorst@dougbear.com

ADAM BEAN

director
licensed in oregon
c: 503.887.5100
o: 503.222.5100
adambean@dougbear.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

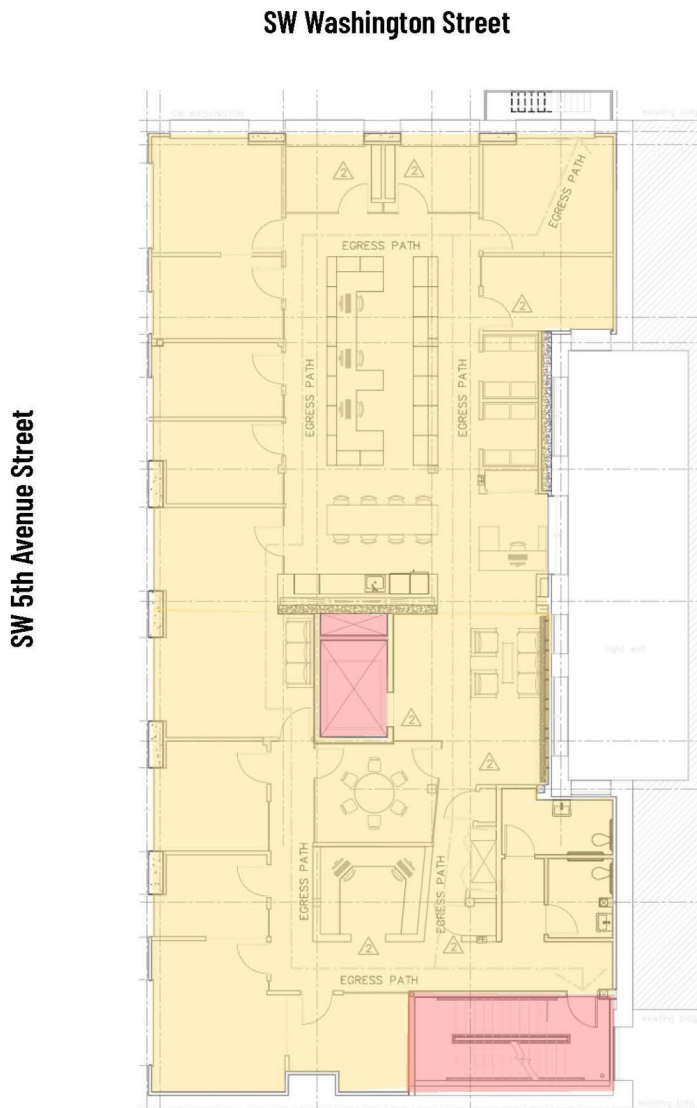
DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



6th Floor: 5,000 SF

510 SW 5TH AVENUE, PORTLAND, OR 97204



6th Floor Office: 5,000 SF
\$27.00 - \$30.00 SF/year

JOHN BRANDHORST

senior director / brokerage services
licensed in oregon
c: 971.506.3498
o: 503.222.5100
jbrandhorst@dougbear.com

ADAM BEAN

director
licensed in oregon
c: 503.887.5100
o: 503.222.5100
adambean@dougbear.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

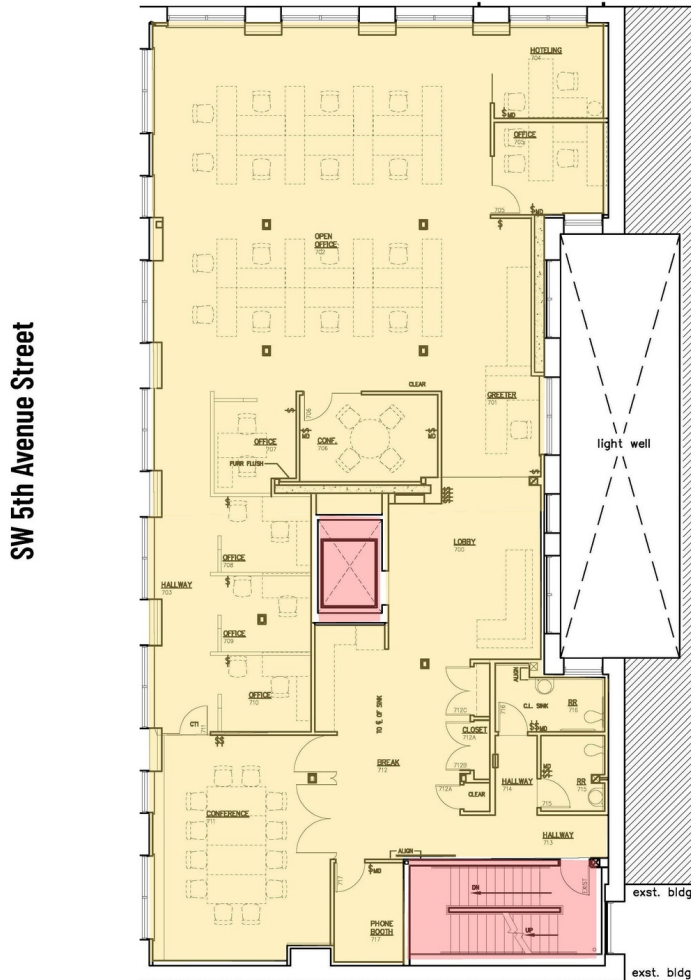
Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



7th Floor: 5,000 SF

510 SW 5TH AVENUE, PORTLAND, OR 97204

SW Washington Street



7th Floor Office: 5,000 SF
\$27.00 - \$30.00 SF/year

JOHN BRANDHORST

senior director / brokerage services
licensed in oregon
c: 971.506.3498
o: 503.222.5100
jbrandhorst@dougbean.com

ADAM BEAN

director
licensed in oregon
c: 503.887.5100
o: 503.222.5100
adambean@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



Retailer Map

510 SW 5TH AVENUE, PORTLAND, OR 97204



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, USDA/FPAC/GEO

JOHN BRANDHORST

senior director / brokerage services
 licensed in oregon
 c: 971.506.3498
 o: 503.222.5100
 jbrandhorst@dougbean.com

ADAM BEAN

director
 licensed in oregon
 c: 503.887.5100
 o: 503.222.5100
 adambean@dougbean.com

Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

DOUGBEAN.COM

Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

