

CREATIVE OFFICE

PINE STREET MARKET - 20,000 SQ FT OFFICE SUITE

126 SOUTHWEST 2ND AVENUE, PORTLAND, OR 97204



FOR LEASE & FOR SALE

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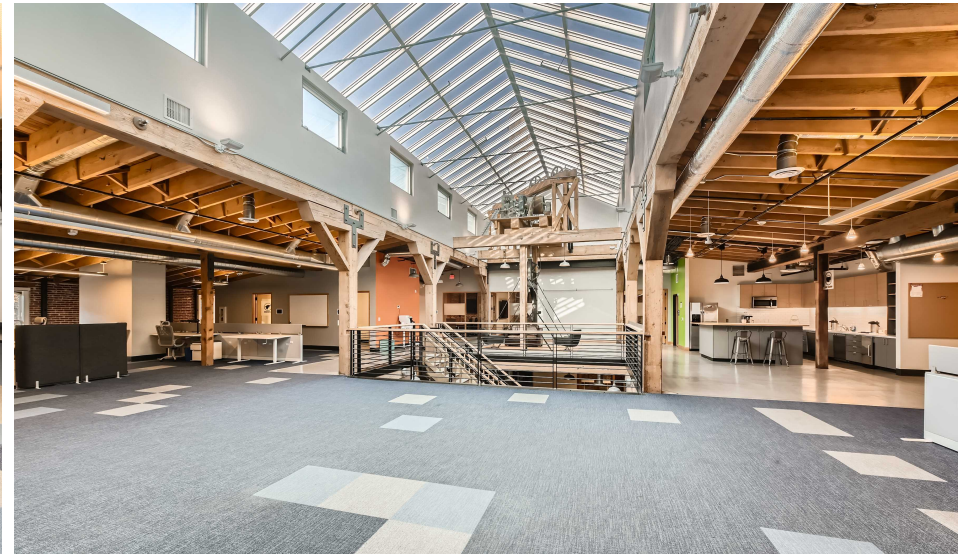
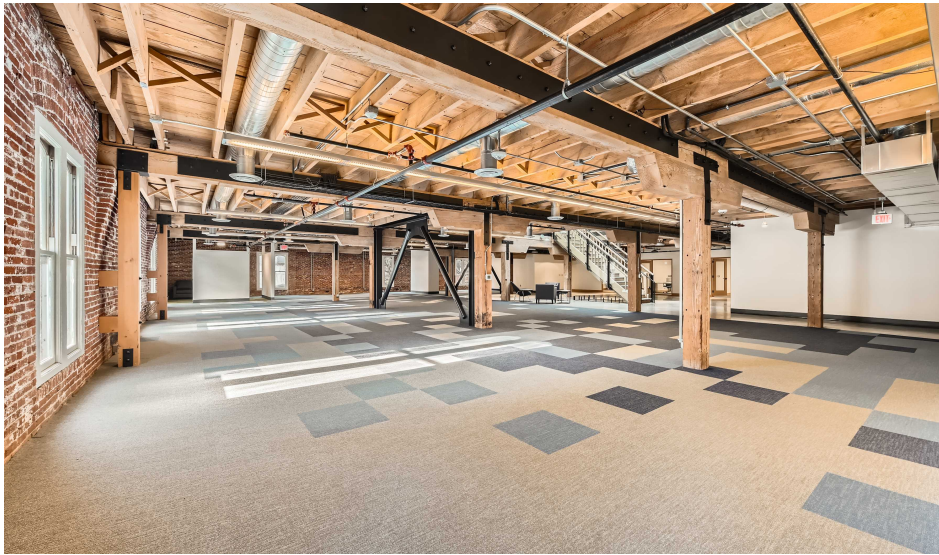
Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

Pine Street Market

126 Southwest 2nd Avenue | Portland, OR 97204



OFFERING SUMMARY

LEASE RATE:	\$22 / SF / Year
LEASE TERM:	Negotiable
BUILDING SF:	28,898
AVAILABLE SF:	19,810
YEAR BUILT:	1886
RENOVATED:	2016
FLOORS:	2
NNN:	Call Broker for Rates
SALE:	Call Broker for Referral to JLL, the Listing Broker

PROPERTY OVERVIEW

Pine Street Market is a magnificent fusion of the 19th and 21st centuries, located at 126 SW 2nd Avenue in the heart of the city. Originally built in 1886 as a livery and horse-drawn storage facility, this mixed-use building was renovated in 2016, transforming it into a creative office on the upper floors with a vibrant food hall separately on the ground floor. The renovation included a seismic retrofit and advanced HVAC system while fore fronting original features like exposed timber and brick walls.

The office space is primarily open plan. It also includes a reception area, bike storage, four bathrooms, nine conference/team rooms, eight private booths, and a break room. The space is served by both stairs and elevator.

There are numerous parking options in downtown, including five commercial and city parking lots and garages within three blocks of Pine Street Market. The largest nearby garage is at the US Bancorp Tower.

LOCATION OVERVIEW

Nestled in the heart of Portland's dynamic Central Business District, Pine Street Market offers easy access to the city's top attractions, restaurants, nightlife, and landmarks. The building can be reached via the nearby Burnside Bridge and the Red & Blue MAX Light Rail lines, which have two stops within two blocks walk. Being downtown, Pine Street Market is less than a mile from I-5, I-84, and I-405.

Best of all, Pine Street Market itself boasts nine restaurant spaces. Current tenants include Pine Street Taproom, Little Peacock (Thai), The Mini Donut Company, Shanghai's Best (Chinese), Tavli (Mediterranean), Matsunoki (Ramen), and Tita's Juice Bar.

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WORK SPACES

Pine Street Market

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AMENITIES

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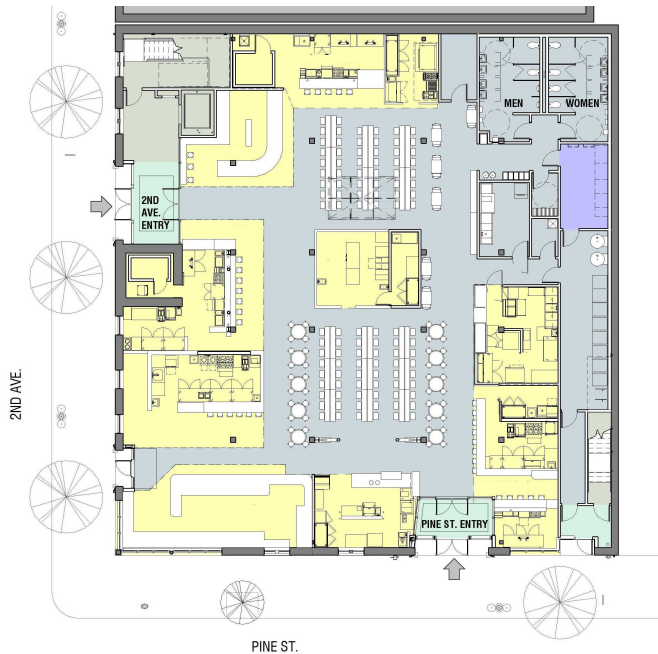
126 Southwest 2nd Avenue | Portland, OR 97204



FOOD HALL

Pine Street Market

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Pine Street Market opened as a restaurant incubator to great fanfare in 2016. It continues to be a hot spot for restaurant openings, with several of its tenants opening in 2023-2024.

TENANTS

- Pine Street Taproom - Bar
- Little Peacock - Thai Restaurant
- Shanghai's Best - Chinese Restaurant
- The Mini Donut Company - Bakery
- Tita's Juice Bar
- Matsunoki Ramen - Japanese Restaurant
- Tavli Kafeneio - Mediterranean Restaurant
- Two retail lease spaces available - 1,046 Sq Ft and 434 Sq Ft

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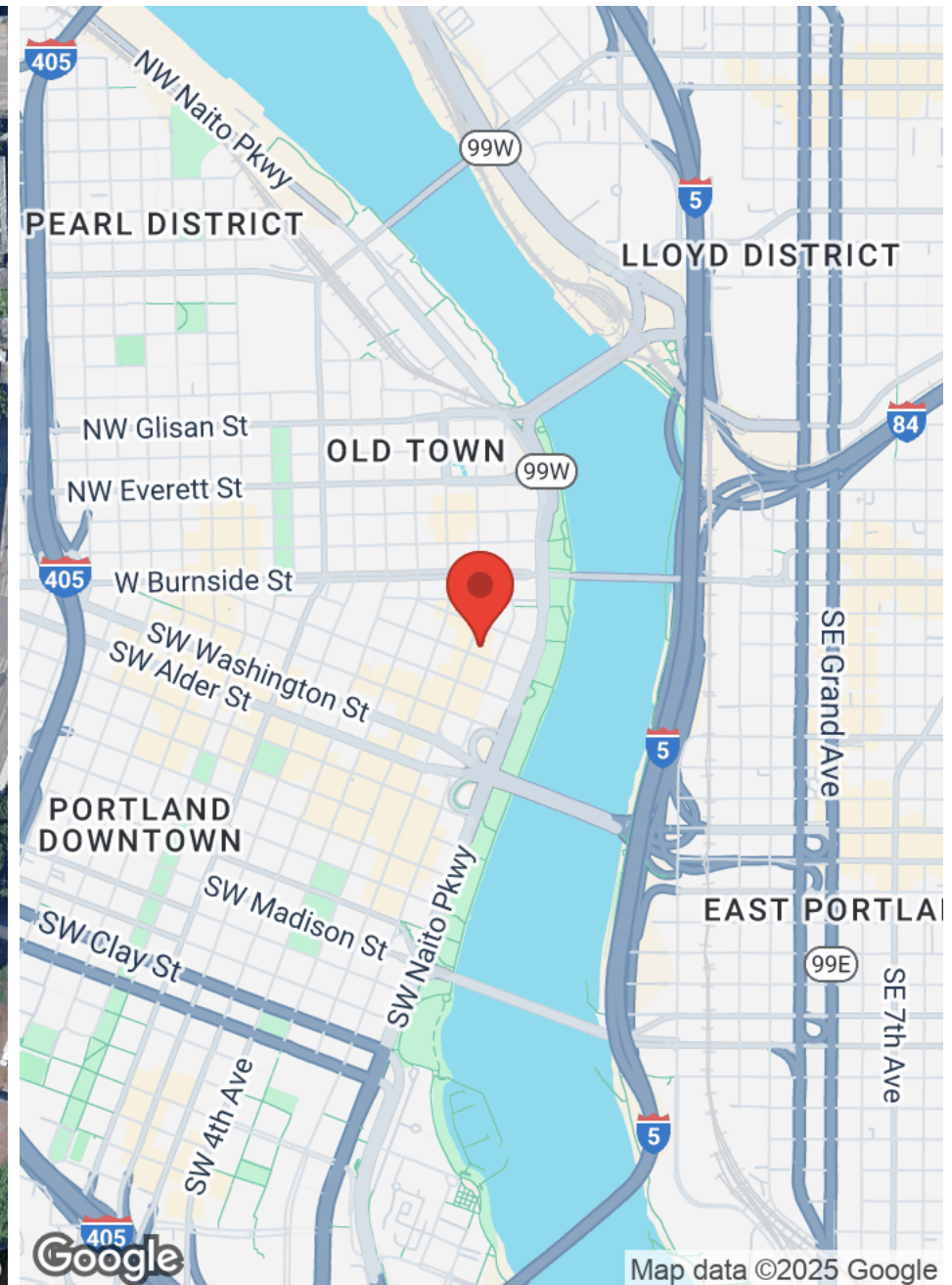
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LOCATION MAP

Pine Street Market

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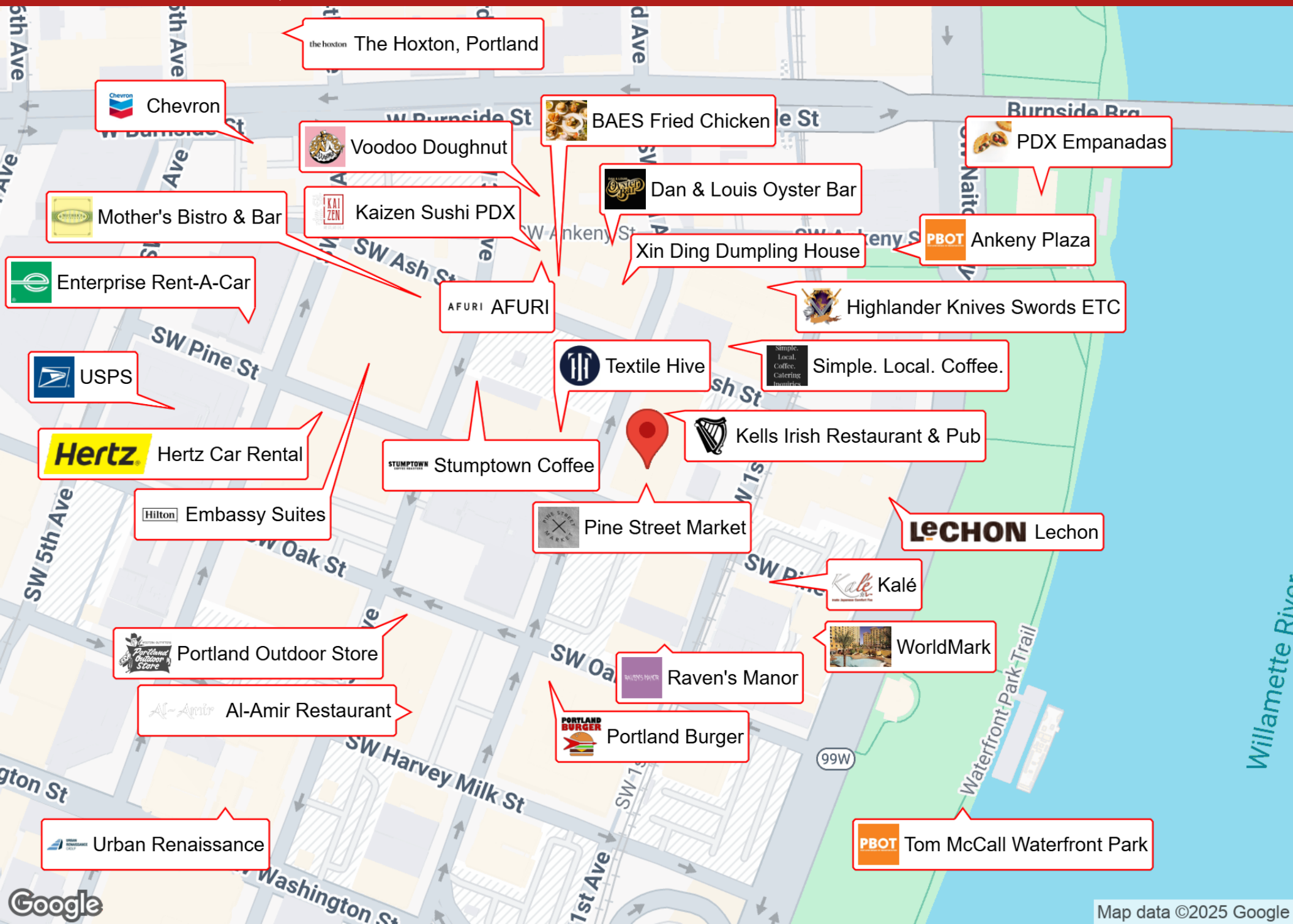
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BUSINESS MAP

Pine Street Market


126 Southwest 2nd Avenue | Portland, OR 97204




the hoxton The Hoxton, Portland


 Chevron


 Voodoo Doughnut


 BAES Fried Chicken


 PDX Empanadas

 Mother's Bistro & Bar


 Kaizen Sushi PDX

 Dan & Louis Oyster Bar

 PBOT Ankeny Plaza

 Enterprise Rent-A-Car


Xin Ding Dumpling House

 Highlander Knives Swords ETC

AFURI AFURI


 USPS


 Textile Hive


 Simple. Local. Coffee.

 Hertz Car Rental


 Kells Irish Restaurant & Pub

 Stumptown Coffee

 Hilton Embassy Suites

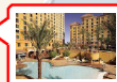
 Pine Street Market


 Lechon


 Portland Outdoor Store

 Kalé


 Al-Amir Restaurant

 WorldMark

 Raven's Manor

 Portland Burger

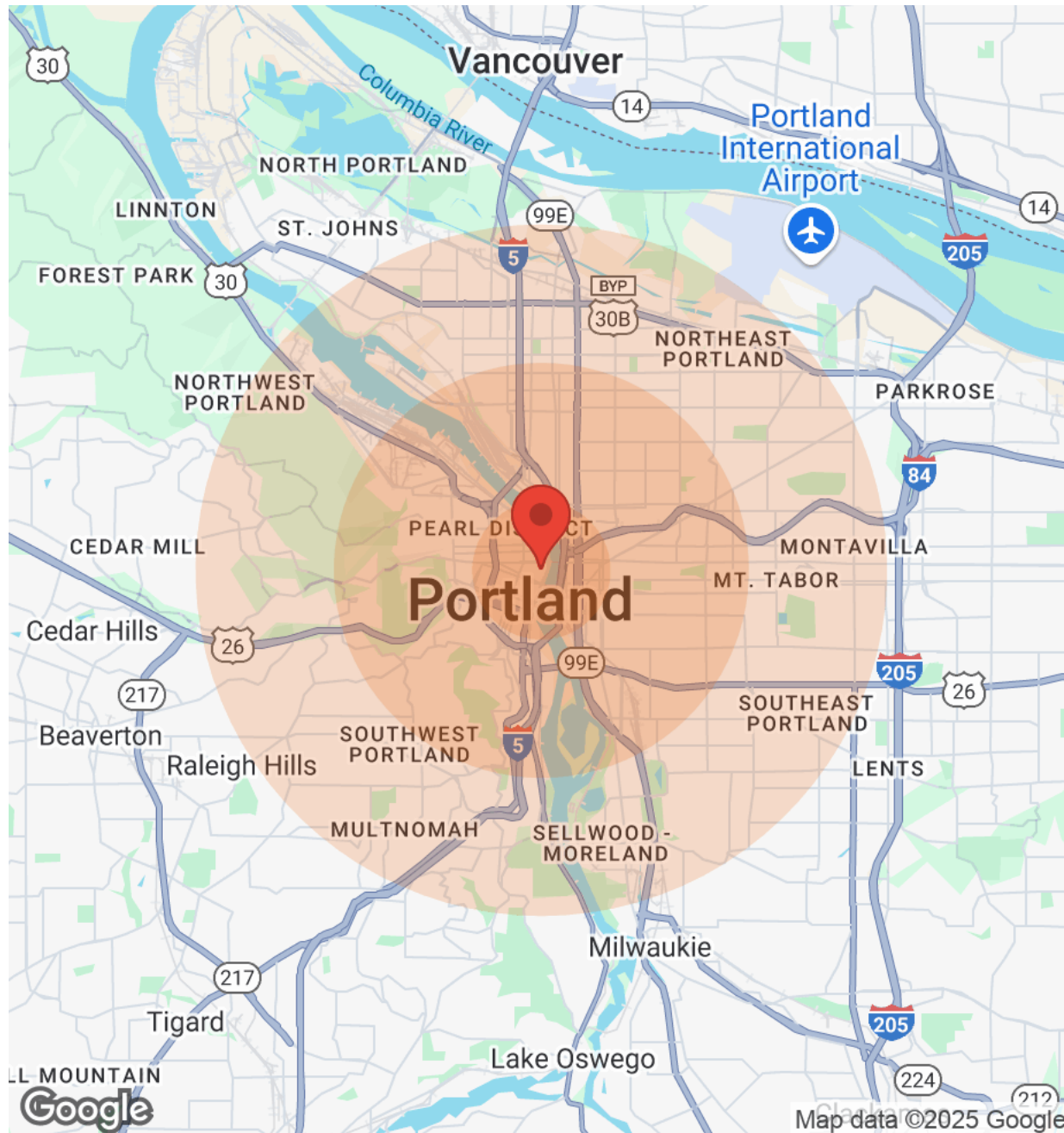
 Urban Renaissance

 PBOT Tom McCall Waterfront Park

DEMOGRAPHICS

Pine Street Market

126 Southwest 2nd Avenue | Portland, OR 97204



Population	1 Mile	3 Miles	5 Miles
Male	18,575	87,070	201,673
Female	14,487	85,802	206,723
Total Population	33,062	172,872	408,396

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,172	22,068	60,826
Ages 15-24	1,069	12,068	36,462
Ages 25-54	18,080	85,512	187,603
Ages 55-64	5,036	25,631	59,749
Ages 65+	6,705	27,593	63,756

Race	1 Mile	3 Miles	5 Miles
White	27,736	155,325	357,270
Black	1,411	6,159	16,103
Am In/AK Nat	187	316	826
Hawaiian	19	72	482
Hispanic	1,546	6,542	21,392
Multi-Racial	3,136	12,674	41,230

Income	1 Mile	3 Miles	5 Miles
Median	\$23,002	\$51,192	\$53,896
< \$15,000	6,530	16,438	27,321
\$15,000-\$24,999	2,752	9,468	18,753
\$25,000-\$34,999	2,077	8,984	19,140
\$35,000-\$49,999	1,873	10,625	25,035
\$50,000-\$74,999	2,165	14,452	33,762
\$75,000-\$99,999	1,602	8,945	22,522
\$100,000-\$149,999	1,255	9,893	22,651
\$150,000-\$199,999	761	3,825	8,376
> \$200,000	714	5,271	9,890

Housing	1 Mile	3 Miles	5 Miles
Total Units	22,434	98,867	210,765
Occupied	19,464	90,824	197,040
Owner Occupied	3,176	36,506	102,772
Renter Occupied	16,288	54,318	94,268
Vacant	2,970	8,043	13,725

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DISCLAIMER

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