

2ND & 3RD FLOORS REMAINING

RECENTLY LEASED

RECENTLY LEASED

KRESS

BUILDING

630 SW 5TH AVE | PORTLAND, OR 97204

NEWLY REPOSITIONED HISTORIC OFFICE

2ND & 3RD FLOORS AVAILABLE

Photo credit: Steve Morgan

OWNED & OPERATED BY



LEASING BY



KRESS BUILDING

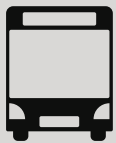
PRIME CENTRAL BUSINESS DISTRICT LOCATION ACROSS FROM PIONEER PLACE



DIRECTLY ACROSS THE STREET
FROM MUJI, GOOGLE, THE NINES
& PIONEER COURTHOUSE SQUARE



ADJACENT TO MULTI-BLOCK
PIONEER PLACE SHOPPING
AND DINING



TRI-MET BUS & MAX LINE SERVICE
WITHIN ONE BLOCK



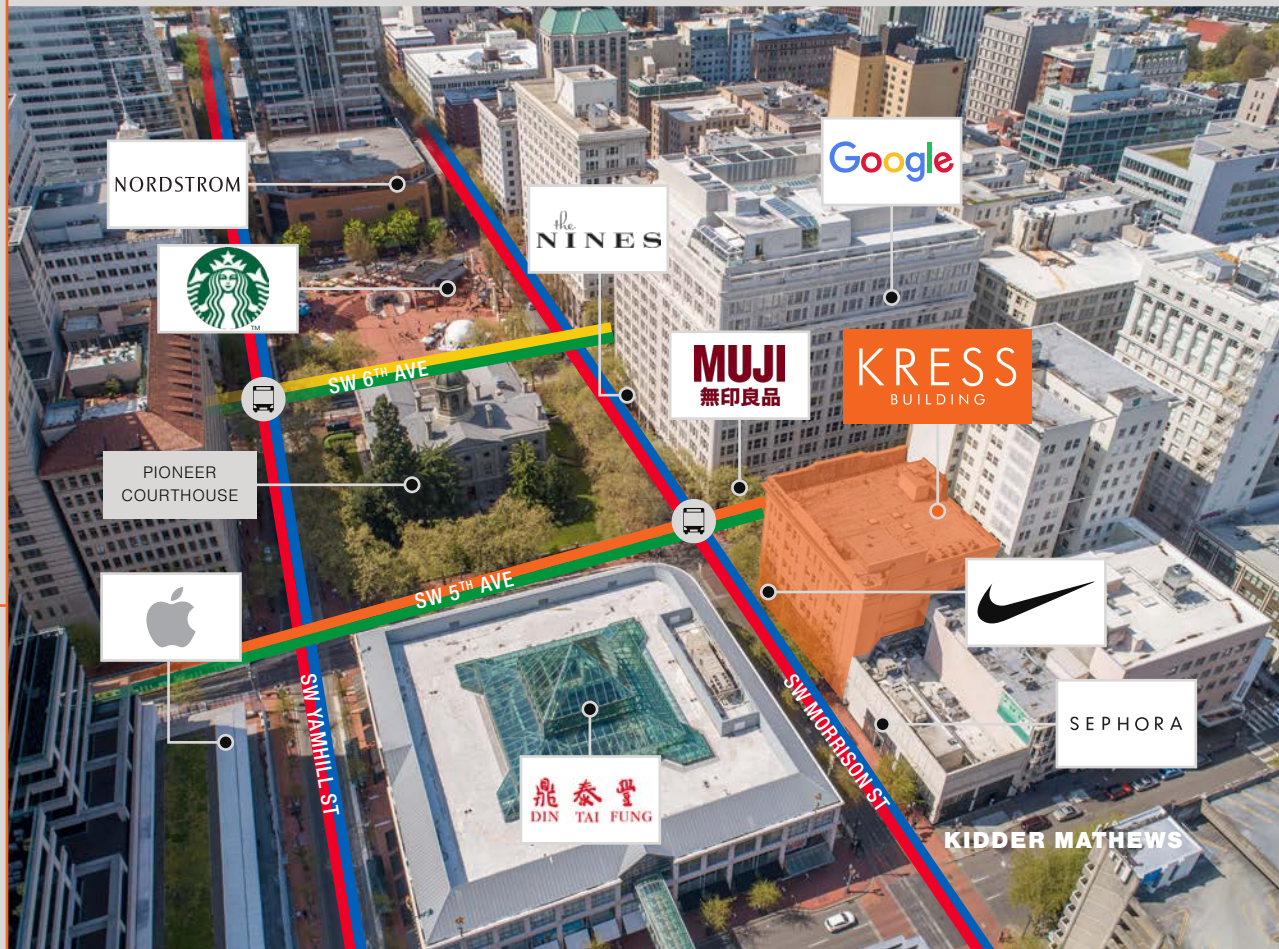
SUBSTANTIAL MONTHLY, DAILY,
SHORT-TERM & VALIDATION
PARKING OPTIONS AVAILABLE
WITHIN 2 BLOCKS



ADJACENT TO NUMEROUS
FOOD CARTS

MAX & PUBLIC TRANSIT KEY

- HILLSBORO/GRESHAM
- AIRPORT/BEAVERTON
- CLACKAMAS/PSU
- EXPO CENTER/PSU
- MILWAUKIE/CITY CENTER



SERVICES & AMENITIES



the NINES	DEPARTURE.
Oregon State University	MUJI 無印良品
Google	URBAN FARMER



KRESS BUILDING

SEPHORA



NORDSTROM rack

PIONEER PLACE



SW BROADWAY

CVS/pharmacy



SW MORRISON ST



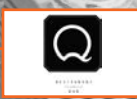
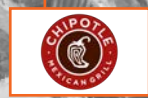
PUNCH BOWL SOCIAL



NORDSTROM



SW 6th AVE



the DUNIWAY PORTLAND



FOGO DE CHÃO

LOWNSDALE SQUARE



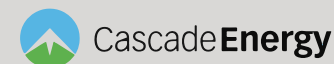
RENOVATIONS & OPPORTUNITIES

- MULTI-MILLION DOLLAR RENOVATION INCLUDING MAIN LOBBY, LOWER FLOOR AMENITIES, HVAC SERVICE, ROOF & ELEVATORS IN 2023
- EXPANSIVE WINDOW LINE OVERLOOKING PIONEER PLACE, PIONEER COURTHOUSE & PIONEER COURTHOUSE SQUARE
- RE-DESIGNED & RENOVATED MAIN LOBBY & LOWER LEVEL WITH NEW SHOWERS, LOCKERS & BICYCLE STORAGE
- PRIVATE & SECURED OFFICE LOBBY WITH PARKING ACCESS SYSTEM & MULTIPLE SECURITY CAMERAS
- WELL-CAPITALIZED LOCAL OWNERSHIP & IN-HOUSE MANAGEMENT
- NEW ELEVATORS

NEW LEASES MAY BE ELIGIBLE FOR CITY OF PORTLAND INCENTIVES!

→ FOR FURTHER INFORMATION ON THE DOWNTOWN BUSINESS INCENTIVE CREDIT PROGRAM, [CLICK HERE](#)

NEW 4TH & 5TH FLOOR TENANCY



Cascade**Energy**



CARLETON HART
ARCHITECTURE

KIDDER MATHEWS

KRESS BUILDING

~10,150 RSF

CONCEPTUAL SINGLE FLOOR PLAN
(3RD FLOOR)

- UPDATED BUILDING STANDARD FINISHES
- NEW RESTROOM CORE INSTALLATION
- ABUNDANT NATURAL LIGHT AND VIEWS FROM ALL WINDOWS



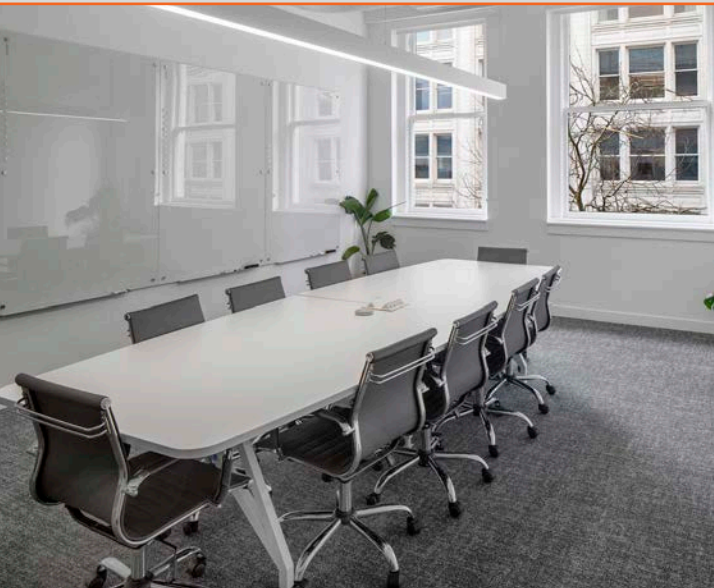
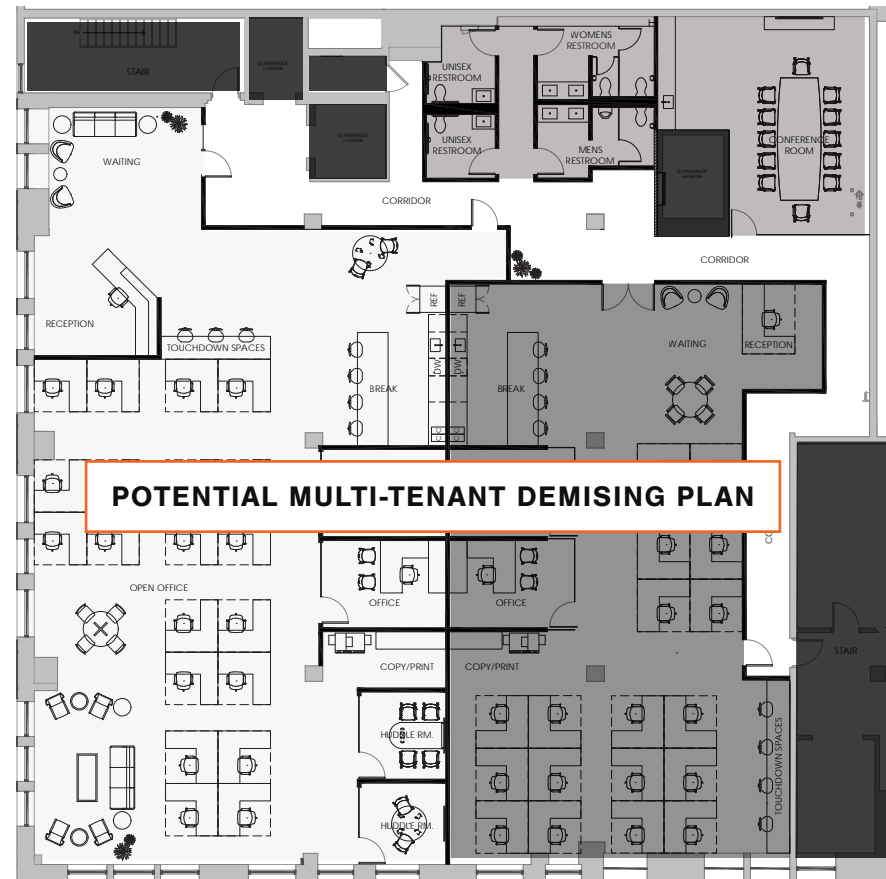
EFFICIENT, WELL-APPOINTED
CREATIVE OFFICE WITH EXPOSED
CEILINGS & EXPANSION
OPPORTUNITY

KIDDER MATHEWS

KRESS BUILDING

**SINGLE FLOOR OR
MULTI-TENANT OPPORTUNITY
(2ND FLOOR)**

- UPDATED BUILDING STANDARD FINISHES
- NEW RESTROOM CORE INSTALLATION
- ABUNDANT NATURAL LIGHT AND VIEWS FROM ALL WINDOWS



**EFFICIENT, WELL-APPOINTED
CREATIVE OFFICE WITH EXPOSED
CEILINGS & EXPANSION
OPPORTUNITY**

CREATIVE OFFICE AND COMMON AREAS

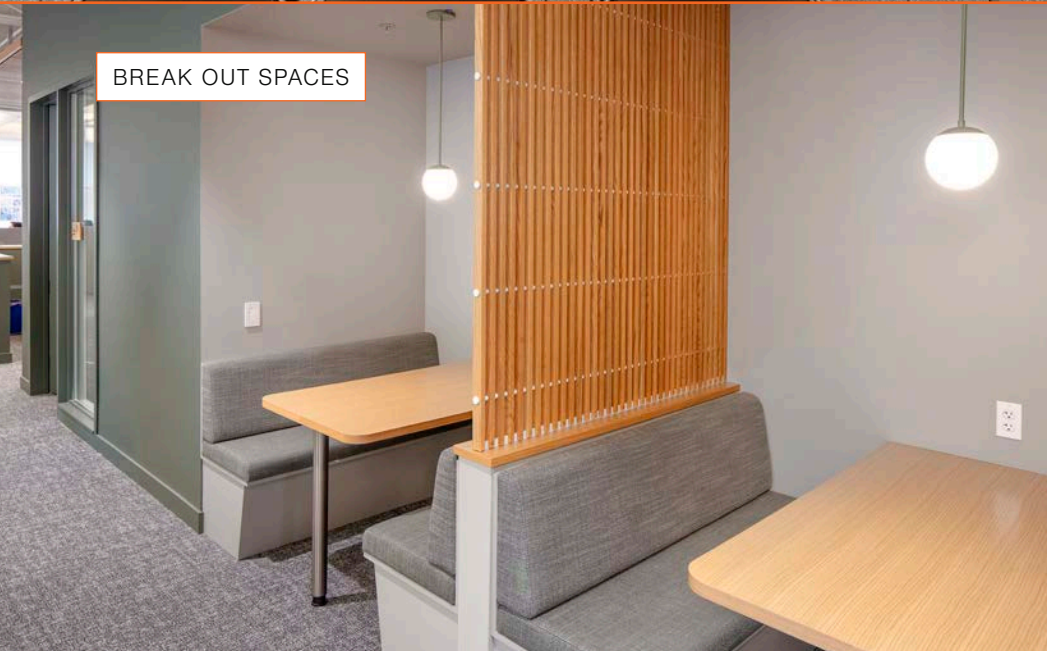
OFFICE MATERIALS LIBRARY



TENANT BREAK ROOM



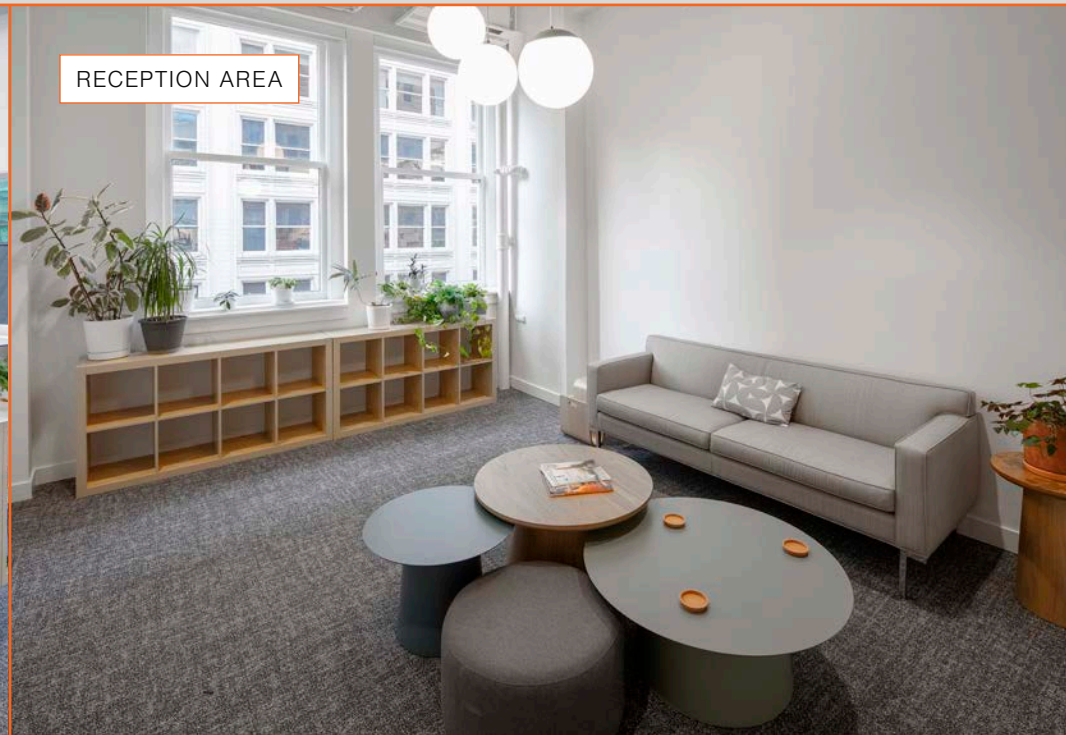
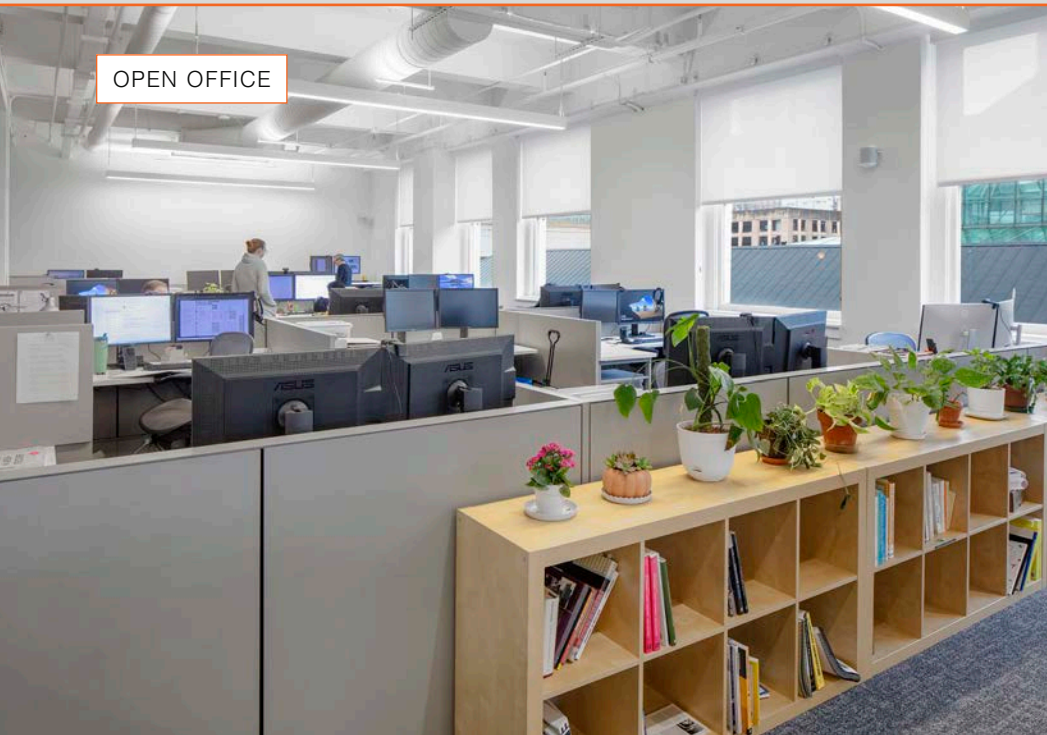
BREAK OUT SPACES



OPEN OFFICE AND LOUNGE



CREATIVE OFFICE AND COMMON AREAS

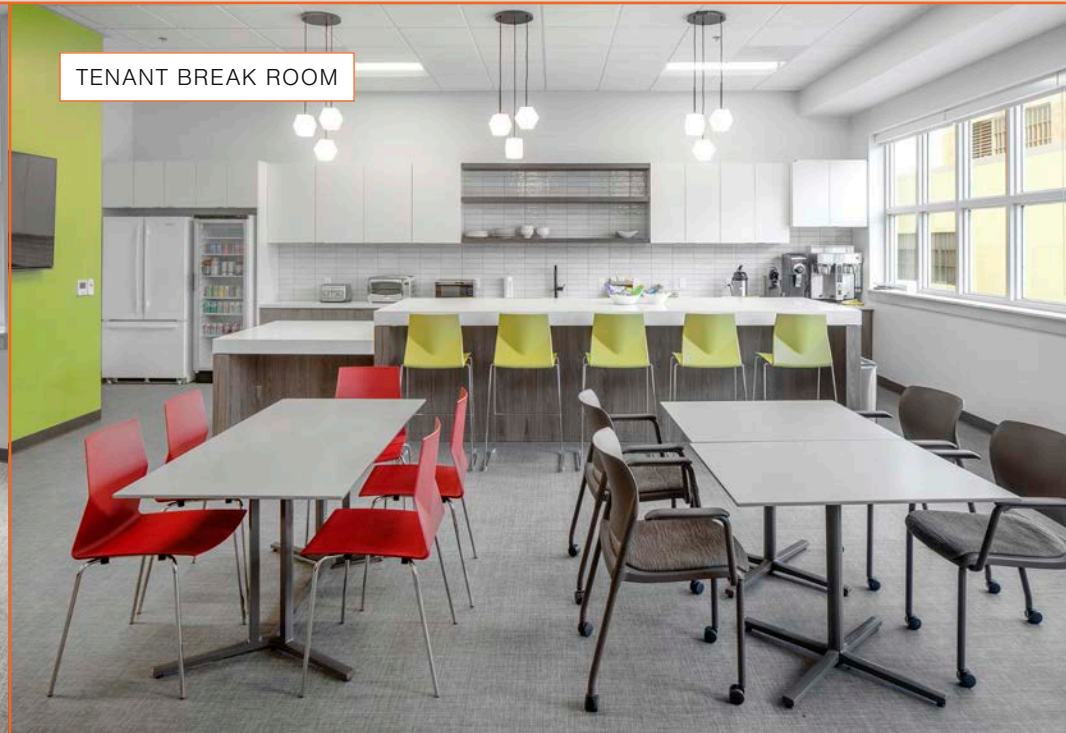


CREATIVE OFFICE AND COMMON AREAS

BOARD ROOM / CONFERENCE ROOM



TENANT BREAK ROOM



NEW BICYCLE STORAGE AND SHOWER FACILITY



MAIN LOBBY RENOVATION



PLENTIFUL NEARBY PARKING



- | | |
|---|-------------------------------------|
| 1 SMARTPARK: MORRISON EAST
Self Park | 7 METROPOLITAN GARAGE
Self Park |
| 2 CENTRAL PLAZA GARAGE
Self Park | 8 FOX TOWER
Self Park |
| 3 SMARTPARK: 4TH & YAMHILL
Self Park | 9 LOT 88
Self Park |
| 4 ALDER STREET GARAGE
Self Park | 10 PARK AVENUE WEST
Self Park |
| 5 JACKSON TOWER
Valet | 11 UNION BANK BUILDING
Self Park |
| 6 MOHAWK GARAGE
Valet | |

- OVER 3,000 PARKING STALLS LOCATED WITHIN THREE BLOCKS OF THE BUILDING
- SIGNIFICANT SHORT-TERM, DAILY, AND MONTHLY PARKING OPTIONS AVAILABLE, AS WELL AS VALIDATION SERVICES
- TWO CITY-OWNED SMARTPARK GARAGES LOCATED WITHIN TWO BLOCKS OF THE BUILDING, OFFERING ULTRA-LOW HOURLY RATES



KRESS

BUILDING

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