

# FOR LEASE



MELVIN MARK

EST. 1945



## CENTRAL PLAZA

520 SW 4th Portland Avenue, Oregon 97204

*Newly Renovated Retail from 880 - 9,730 RSF  
Located beneath 11 stories of customer parking*

\$28-\$32/PSF/YR (NNN Lease)

### NICOLE ONDER

503.546.4540

nonder@melvinmark.com

Licensed in OR & WA

### MICHAEL ECKER

503.546.4586

mecker@melvinmark.com

Licensed in OR

Melvin Mark Brokerage Co.

111 Southwest Columbia

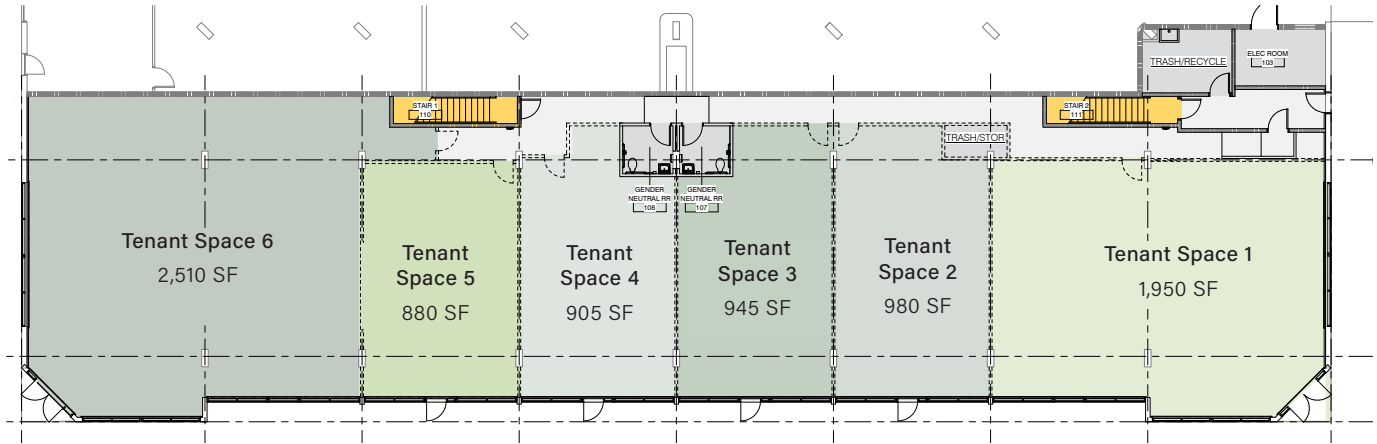
Portland, Oregon 97201

P: 503.223.9203 | melvinmark.com



# CENTRAL PLAZA AVAILABILITY

520 SW 4th Ave  
Portland, OR 97204



- Spaces can be combined to create a variety of square footages to best suit any user
- Construction complete May 2022
- New, bright retail shells on ground floor
- All new glass lines, storefronts & built-in pull-down security shutters



## DEMISING FLOORPLAN 880-9,730 RSF (approx.)

Available for lease

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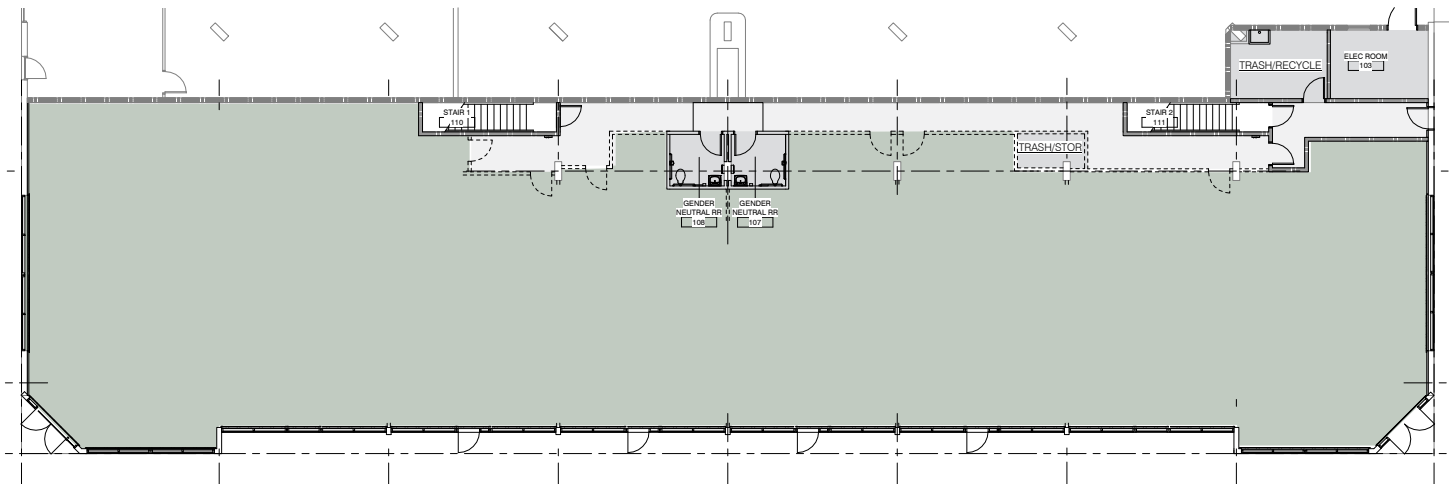
**MICHAEL ECKER**

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- Single-tenant floorplan
- Construction complete May 2022
- New, bright retail shells on ground floor
- All new glass lines, storefronts & built-in pull-down security shutters

## SINGLE-TENANT FLOORPLAN 10,000 RSF (approx.)

Available For Lease

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# CENTRAL PLAZA FOR LEASE



## BUILDING HIGHLIGHTS

- Portland-based property owner/manager
- Construction completed May 2022
- Extensive renovations throughout the entire ground floor
- Locally owned and operated
- Creative mural installation completed in 2022
- 10,000 SF of newly renovated retail space on ground floor
- Flexible demising options to best suit any user
- Extensive customer parking located above retail space

## LOCATION HIGHLIGHTS

- Located in the heart of downtown Portland
- Adjacent to Pioneer Square, Portland's "Living Room"
- Steps away from Pioneer Place Mall, Nike Sportswear, Sephora, Nordstrom Rack, Apple, Starbucks & many other retailers within a 5-block radius
- Close proximity to TriMet MAX lines
- Adjacent to Morrison bridge (direct access to I-5, I-84), yielding high traffic counts



MANAGED BY  
MELVIN MARK



PROFESSIONAL  
SERVICES



RETAIL SPACE  
AVAILABLE



COFFEE  
SHOP(S)  
NEARBY



DINING  
NEARBY



CENTRAL  
LOCATION

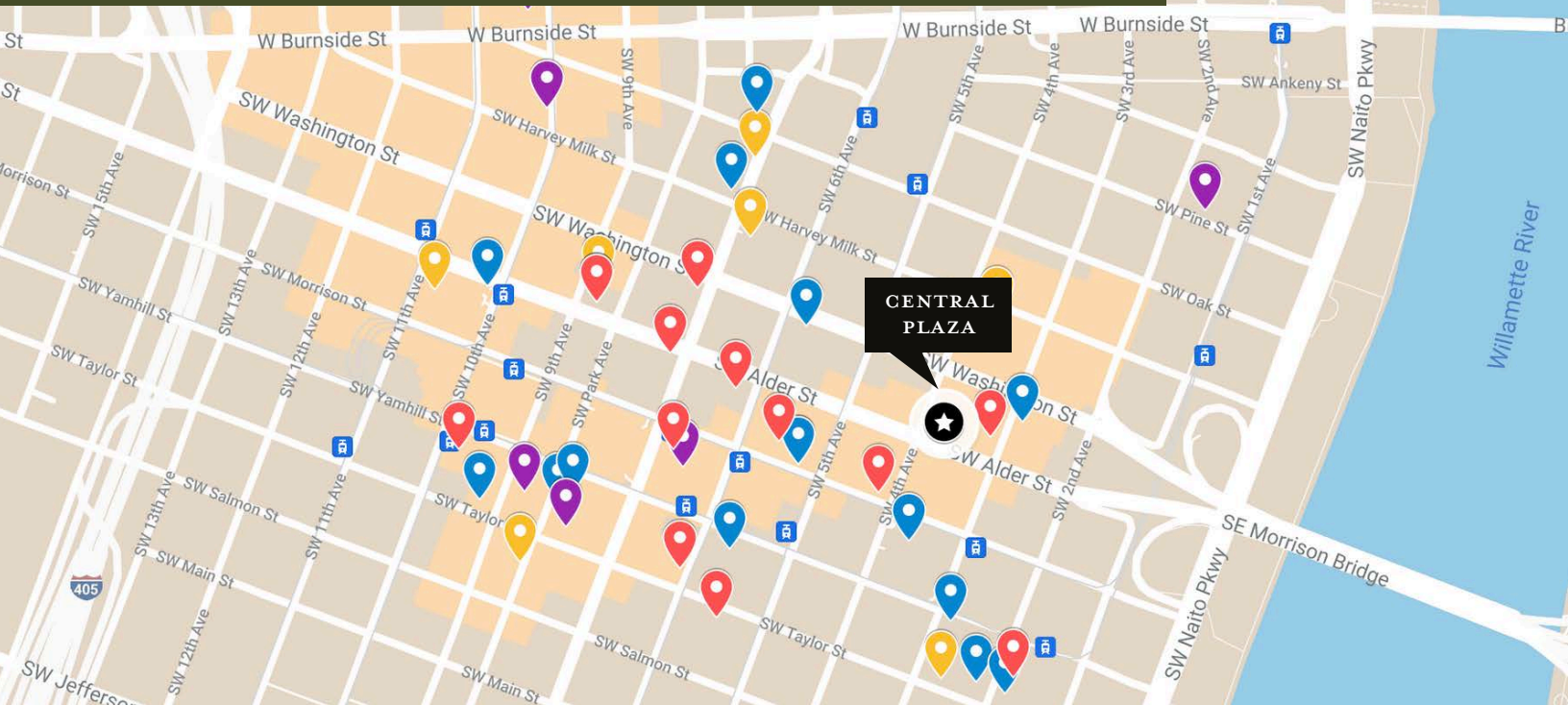


PARKING  
AVAILABLE





# CENTRAL PLAZA FOR LEASE



## HOTELS

- Woodlark
- The Nines Hotel
- Hi-Lo Hotel
- Paramont Hotel
- Hotel Lucia
- The Sentinel Hotel
- Benson Hotel
- AC by Marriott
- Ace Hotel
- Ritz-Carlton

## ATTRACTIONS

- Pioneer Square
- Pine Stree Market
- Director Park
- Fox Tower Cinemas
- Portland Art Museum
- Arlene Schnitzer Concert Hall
- Oregon Historical Society
- Powell's Books
- Nordstrom Rack
- Nike Sportswear

## CAFES

- Moonstuck Chocolate Cafe
- 40 LBS
- Starbucks
- Upper Left Roasters
- Good Coffee
- St. Honoré Bakery
- Case Study Coffee Roasters
- Kure Juice Bar
- Roseline

## RESTAURANTS

- Bullard
- LucLac
- Q Restaurant & Bar
- Departure Restaurant & Lounge
- Swine Bar
- Jake's Grill
- Flying Elephants at Fox Tower
- Ben & Jerry's
- El Gaucho
- Gastro Mania SW
- Punch Bowl Social
- Chipotle Mexican Grill



**100**  
WALK SCORE  
*"Walker's Paradise"*



**94**  
BIKE SCORE  
*"Biker's Paradise"*



**94**  
TRANSIT SCORE  
*"Rider's Paradise"*

## IN GOOD COMPANY



**STUMPTOWN  
COFFEE ROASTERS**



*LucLac*







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We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.*