

RISE ABOVE  
THE ORDINARY



# PARK AVENUE WEST

Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | [capacitycommercial.com](http://capacitycommercial.com)

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# PARK AVENUE WEST

750 SW 9TH AVE., PORTLAND, OR 97205

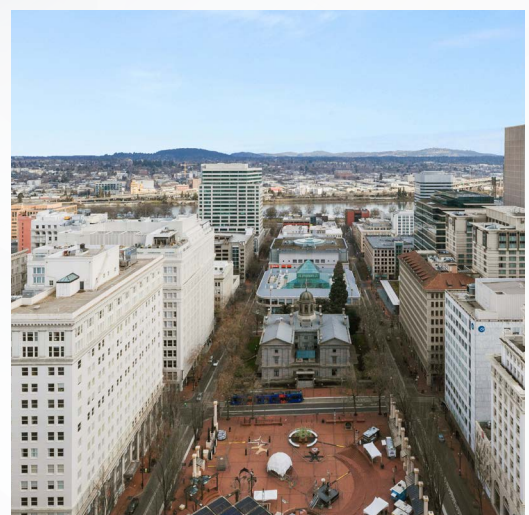
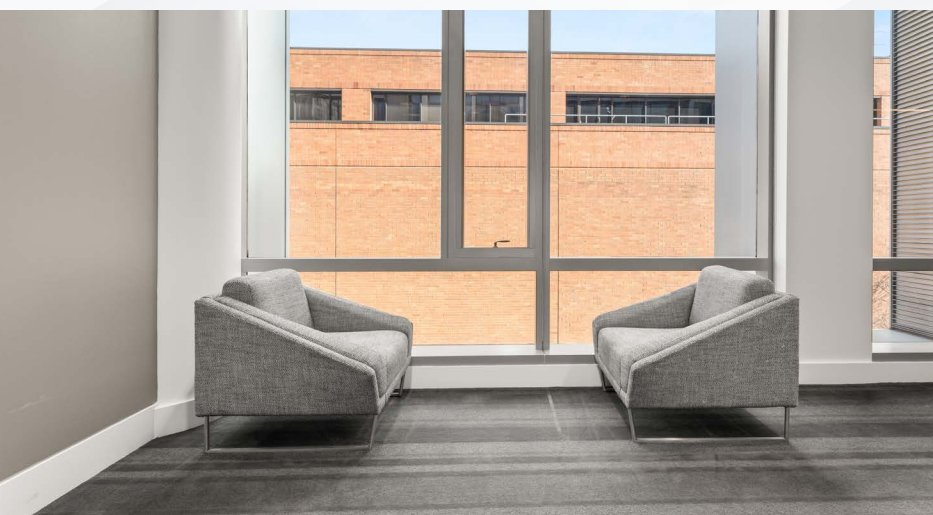
## ELEVATE YOUR BUSINESS

Park Avenue West tenants enjoy a superior Class A office environment that combines prestigious location, exceptional design, and top-tier amenities.

Rise above the ordinary and position your business at the pinnacle of Portland's professional landscape.



METICULOUS BOB THOMPSON  
DESIGNED CLASS A TOWER WITH  
SUPERIOR CRAFTSMANSHIP  
AND FINISHES



OVERVIEW

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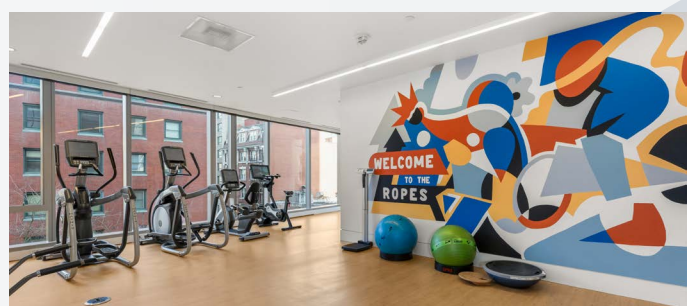
PRESTIGIOUS LOCATION IN  
THE HEART OF THE CENTRAL  
BUSINESS DISTRICT



INTEGRATED,  
PROFESSIONAL,  
24-HOUR SECURITY



State-of-the-Art Conference Center



Club-Quality Fitness Center

## COMMITTED TO GREEN

Park Avenue West is LEED Platinum certified and dedicated to contributing to a healthy environment. Our energy-efficient appliances and eco-friendly building features reduce the impact of the day-to-day and make life at Park Avenue West as sustainable as it is sophisticated.

- LEED Platinum Building
- Low-VOC interior paint and finishes
- Floor to ceiling windows provide natural light and are operable for ventilation
- Dual-flush toilets, low-consumption sink and shower fixtures, use less water without sacrificing performance
- 30,000 gallon rain harvesting tank for the building that reuses 425 gallons of rainwater
- High-efficiency lighting including occupancy sensors and daylight controls
- Building recycling program
- Electric vehicle charging station for tenant use
- Transportation-friendly location

PLATINUM LEED  
CERTIFICATION

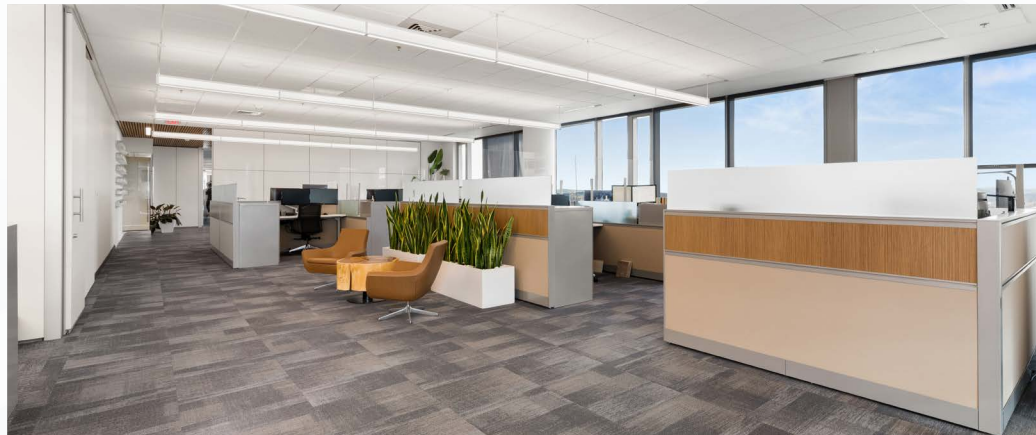




# OFFICE SPACE

# PARK AVENUE WEST

750 SW 9TH AVE., PORTLAND, OR 97205



Click to View Current  
Availabilities Online



For Leasing Information Please Contact:  
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OFFICE SPACE WITH A VIEW

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# STUNNING VIEWS OF DOWNTOWN PORTLAND



PARK  
AVENUE  
WEST

Park Avenue West is a premier Class A office tower that offers breathtaking city and mountain views while seamlessly integrating sustainability with sophistication. Situated in Portland's Central Business District, Park Avenue West provides immediate access to a dynamic mix of dining, retail, and cultural experiences.

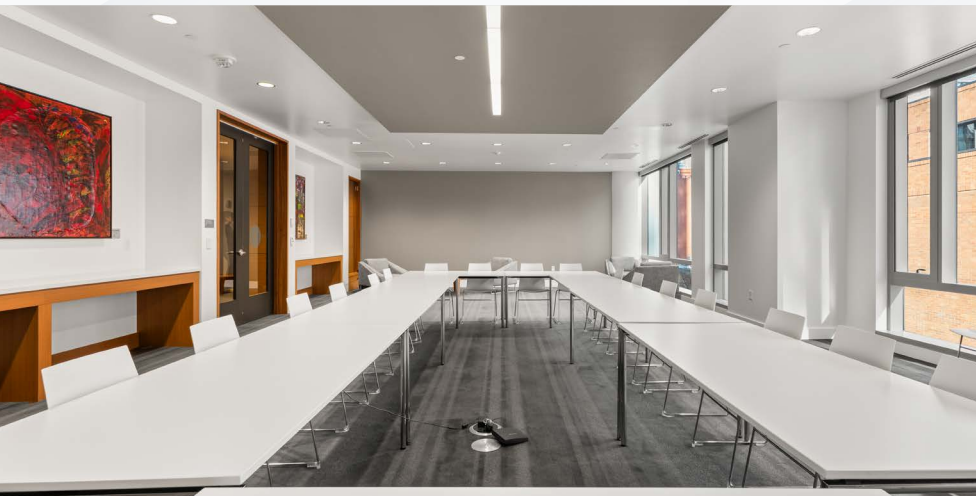
Designed for the discerning professional, office spaces feature floor-to-ceiling windows that flood interiors with natural light, while operable panels allow for personalized ventilation. With efficient, flexible floor plates, Park Avenue West delivers an open, inviting, and customizable workspace to meet the needs of today's leading businesses.



OFFICE SPACE WITH A VIEW



## MEET IN STYLE



### State-of-the-Art Conference Center

The versatile conference center is equipped with the latest technology, accommodating meetings and events of various sizes with ease.

For visiting executives or clients, two luxury guest apartments are available, providing the comfort and convenience of on-site accommodations.





## HEALTH & FITNESS



### Club-Quality Fitness Center

Park Avenue West is committed to supporting your team's well-being and productivity. Our third-floor fitness center boasts state-of-the-art equipment in a bright, naturally lit space, encouraging a healthy work-life balance.





# SOPHISTICATED SUITES



## Exclusive On-Site Guest Suites

For added convenience, two elegantly appointed guest suites on the sixth floor offer a comfortable retreat for visiting executives and clients.

Additionally, guests have access to the community lounge, equipped with a microwave and coffee maker, ensuring a seamless and comfortable stay.



# EXECUTIVE STAYS, ELEVATED



Available for nightly booking, each suite features a plush queen-sized bed, a full private bathroom with premium towel service and amenities, a mini fridge, and an armoire for storage. Guests can stay connected with high-speed WiFi and enjoy in-room entertainment with a flat-screen TV.

Situated in the heart of downtown Portland, Park Avenue West provides immediate access to a dynamic mix of dining, retail, and cultural experiences. Whether exploring local boutiques, enjoying a world-class meal, or taking in a show at a nearby theater, guests have endless opportunities just steps from the building.





# IN THE HEART OF DOWNTOWN PORTLAND PARK AVENUE WEST

750 SW 9TH AVE., PORTLAND, OR 97205



## A Prestigious Location

Situated in Portland's Central Business District, Park Avenue West provides immediate access to a dynamic mix of dining, retail, and cultural experiences, with Nordstrom, Fox Tower, and Director Park just steps away.

The TriMet MAX line runs along both Yamhill and Morrison streets, ensuring effortless connectivity for your team and clients.

## Neighborhood Scores



100  
"Walker's Paradise"



92  
"Biker's Paradise"



94  
"Rider's Paradise"



Transit Oriented Location



Adjacent to Director Park



Ground Floor Retail



Steps from Pioneer Square

THE HEART OF DOWNTOWN PORTLAND

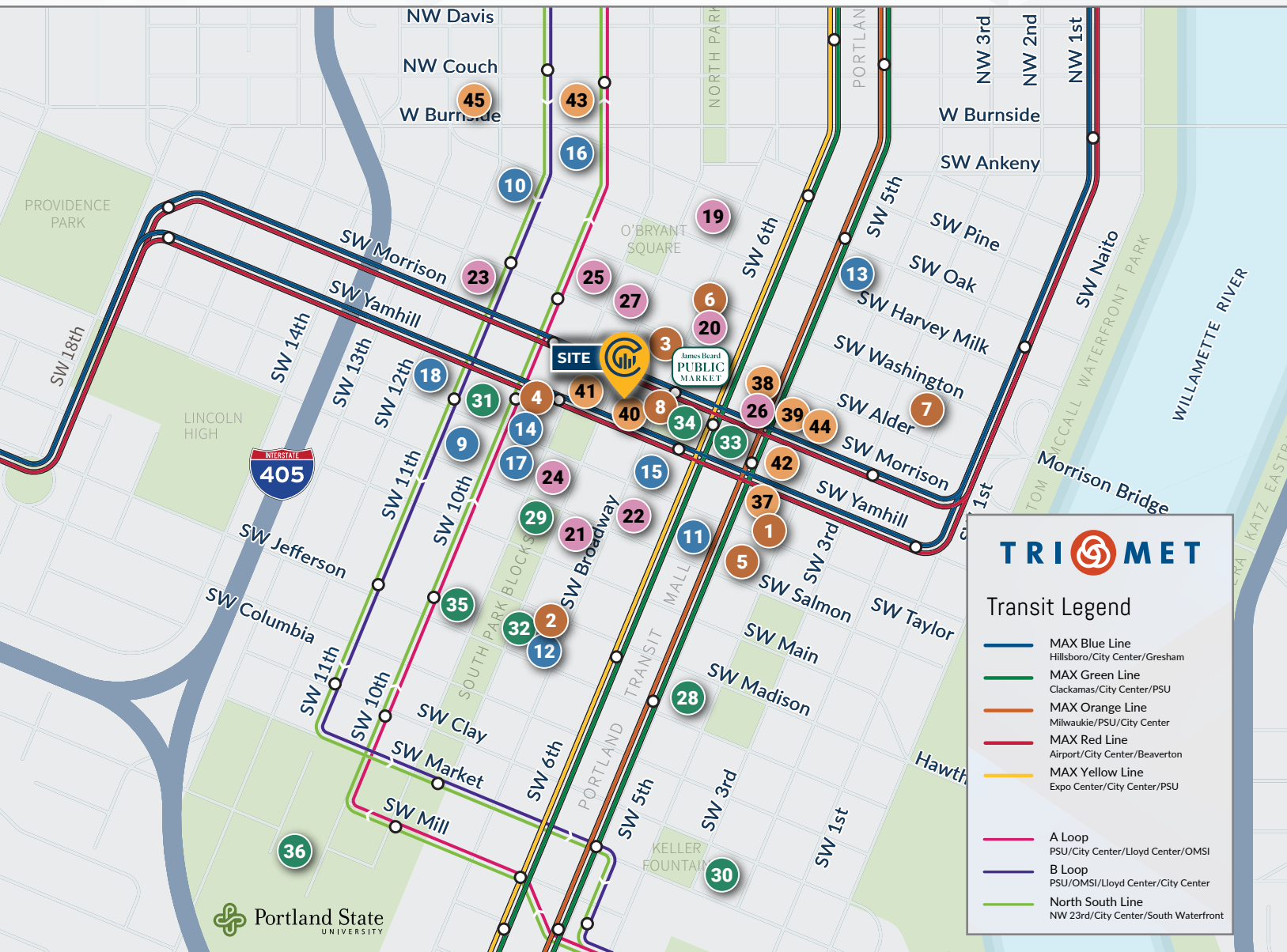
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## LOCAL AMENITIES

### Coffee

- Bridge City Cafe
- Caffe Umbria
- Capital One Cafe
- Case Study Coffee
- Forte Portland
- Java Man Coffee
- Lotus & Bean Espresso
- Starbucks

### Restaurants

- Addy's Sandwich Bar
- Bamboo Sushi
- Fogo de Chao
- Higgins
- Midtown Beer Garden
- Pastini
- Ruth's Chris
- Shake Shack
- Southpark Seafood
- Taylor St. Kitchen

### Hotels

- Benson
- Bidwell
- Heathman Hotel
- Hilton Portland
- Hyatt Centric
- Paramount Hotel
- Ritz-Carlton Portland
- The Nines
- Woodlark

### Landmarks

- City Hall
- Farmers Market
- Keller Auditorium
- Multnomah County Library
- Pioneer Courthouse
- Pioneer Courthouse Sq.
- Portland Art Museum
- Portland State University

### Shopping

- Apple Store
- MUJI Portland
- Nike
- Nordstrom
- Pendleton
- Pioneer Place Mall
- Powell's City of Books
- Sephora
- Whole Foods

AMENITY MAP





# PARK AVENUE WEST

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CELEBRATING  
**20**  
YEARS  
OF CAPACITY

Owned and Operated By



**TMT DEVELOPMENT**



PRESTIGIOUS LOCATION IN  
THE HEART OF THE CENTRAL  
BUSINESS DISTRICT



METICULOUS BOB THOMPSON  
DESIGNED CLASS A TOWER  
WITH SUPERIOR CRAFTSMANSHIP  
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