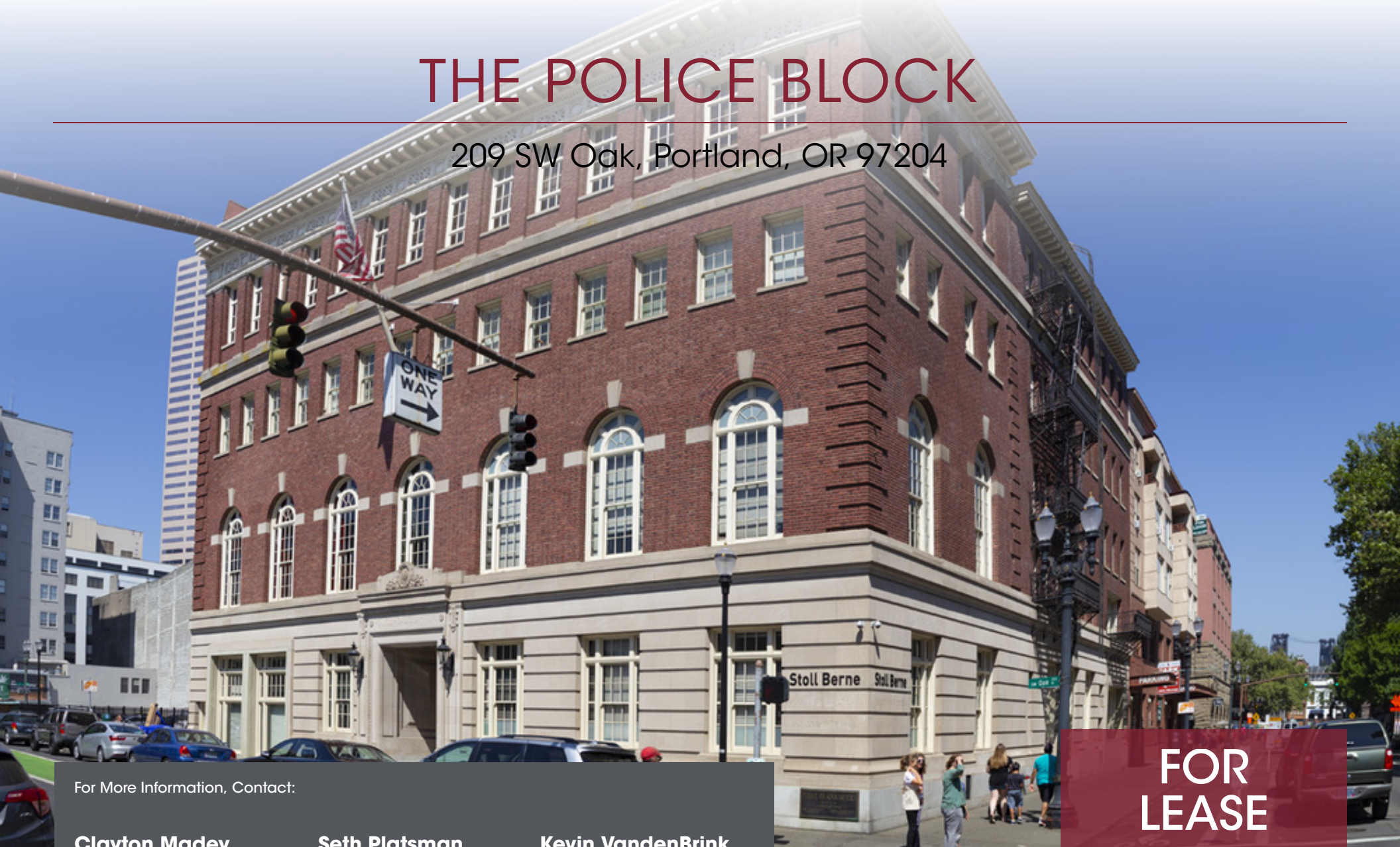


# THE POLICE BLOCK

209 SW Oak, Portland, OR 97204



For More Information, Contact:

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**FOR  
LEASE**

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**MACADAM  
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COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

209 SW Oak, Portland, OR 97204



## PROPERTY DESCRIPTION

The Police Block offers multiple opportunities for tenants between 2,000-20,000 SF. Concise floor plates allow for creative configuration. Existing spaces are well suited for creative users and feature high ceilings, an open collaboration area, and unique amenities such as private balconies. Highly competitive asking rate and local + creative ownership.

## OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (Gross)
Available SF:	1,000 - 6,137 SF
Building Size:	46,825 SF

SPACES	LEASE RATE	SPACE SIZE
100	\$23.00 SF/yr	1,000 - 4,462 SF
101	\$23.00 SF/yr	1,000 - 1,706 SF
102	\$23.00 SF/yr	1,000 - 1,848 SF
201	\$23.00 SF/yr	1,000 - 4,815 SF
300	\$23.00 SF/yr	1,000 - 3,365 SF
301	\$23.00 SF/yr	1,000 - 1,595 SF
600	\$23.00 SF/yr	1,000 - 6,137 SF



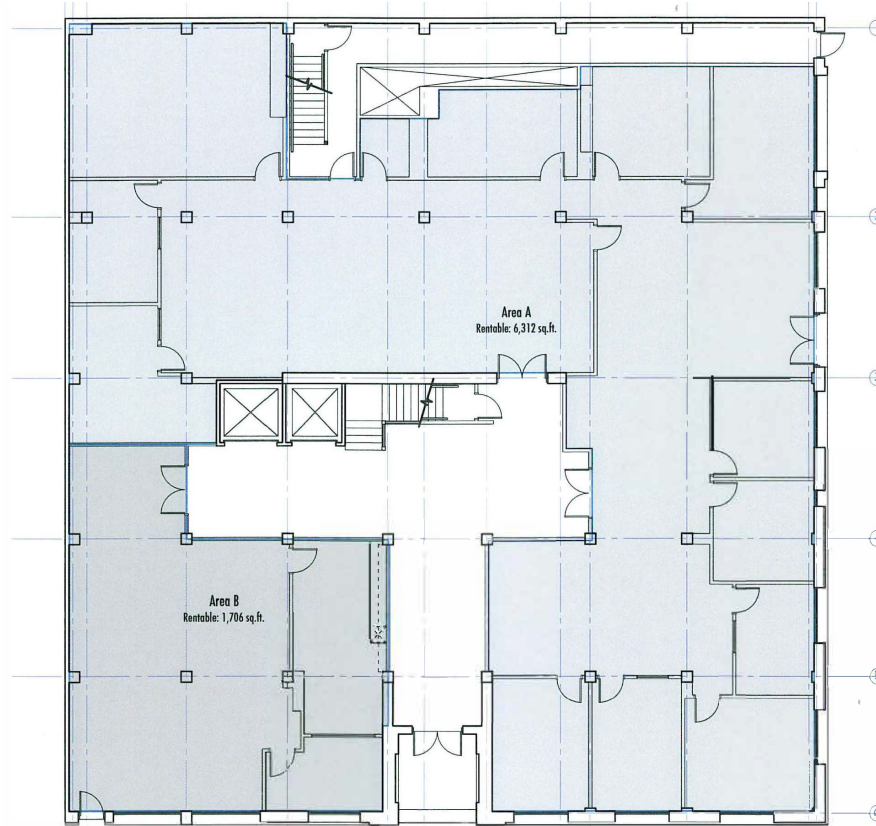
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## AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■	100	1,000 - 4,462 SF	Gross	\$23.00 SF/yr
■	101	1,000 - 1,706 SF	Gross	\$23.00 SF/yr
■	102	1,000 - 1,848 SF	Gross	\$23.00 SF/yr

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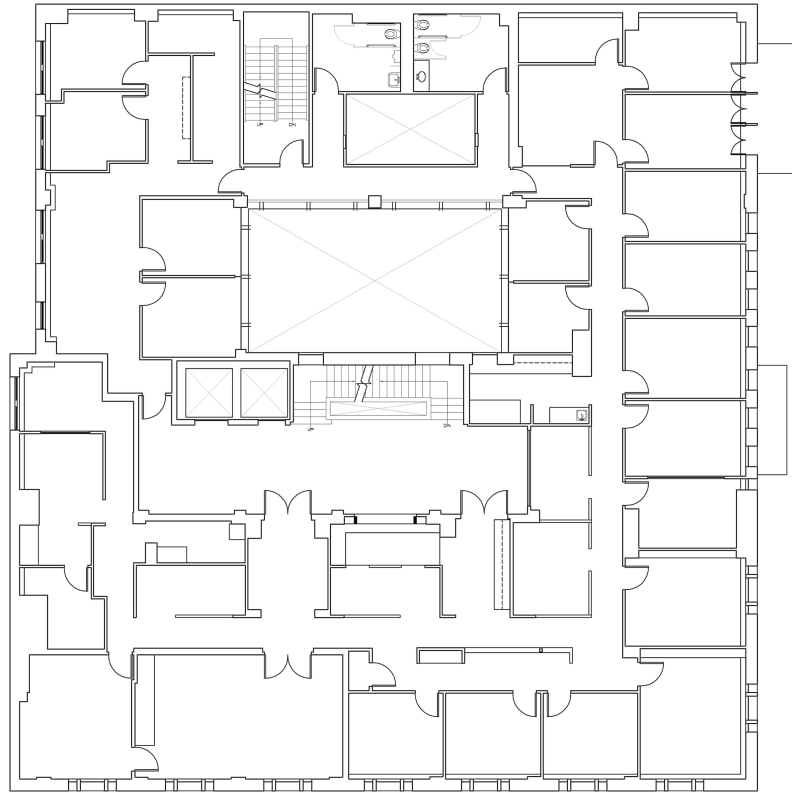
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## AVAILABLE SPACES

	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■	201	1,000 - 4,815 SF	Gross	\$23.00 SF/yr

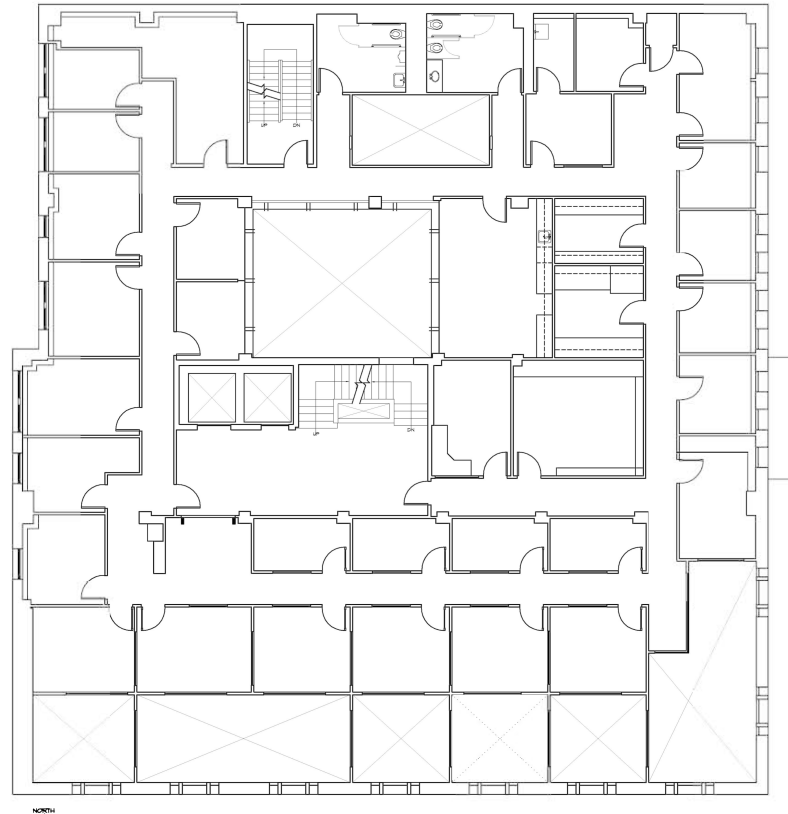


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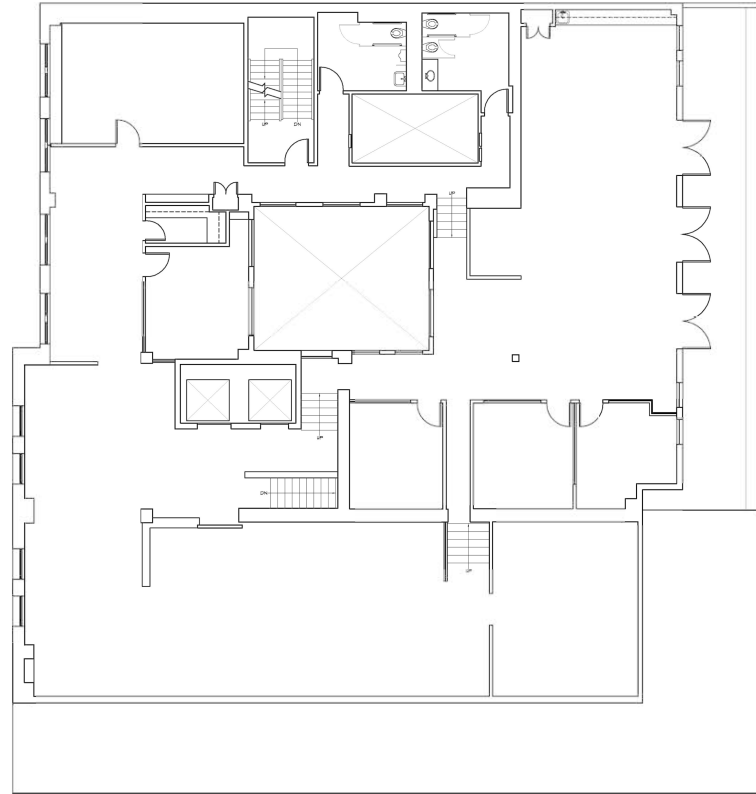
	SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■	300	1,000 - 3,365 SF	Gross	\$23.00 SF/yr
■	301	1,000 - 1,595 SF	Gross	\$23.00 SF/yr



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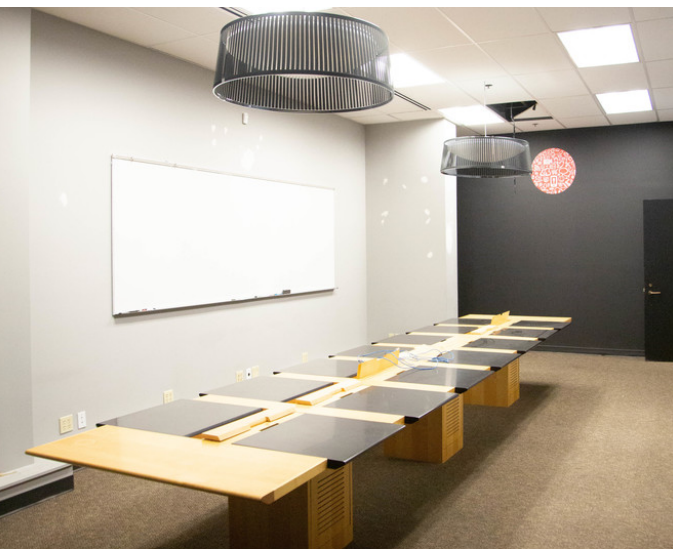
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 600	1,000 - 6,137 SF	Gross	\$23.00 SF/yr



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## Second Floor



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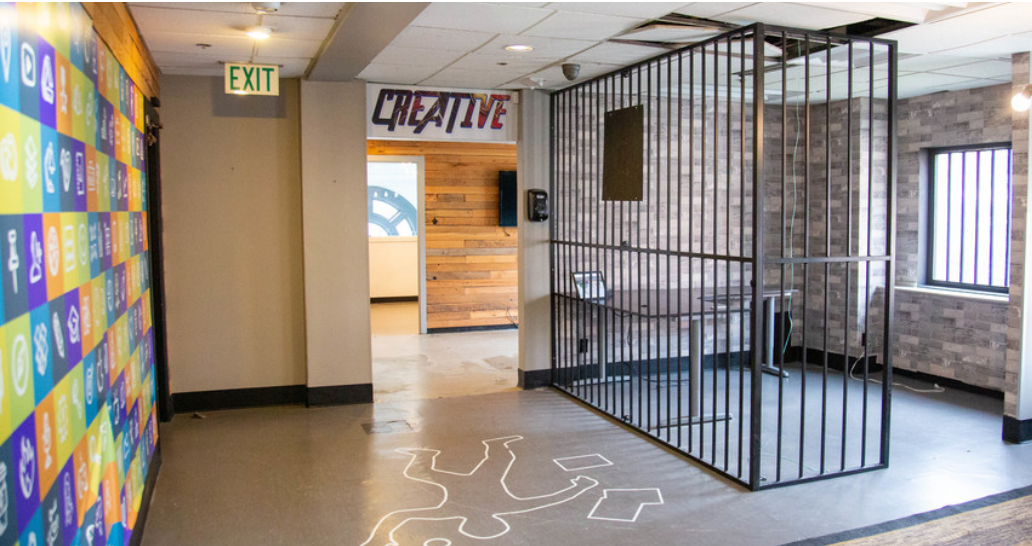
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Sixth Floor



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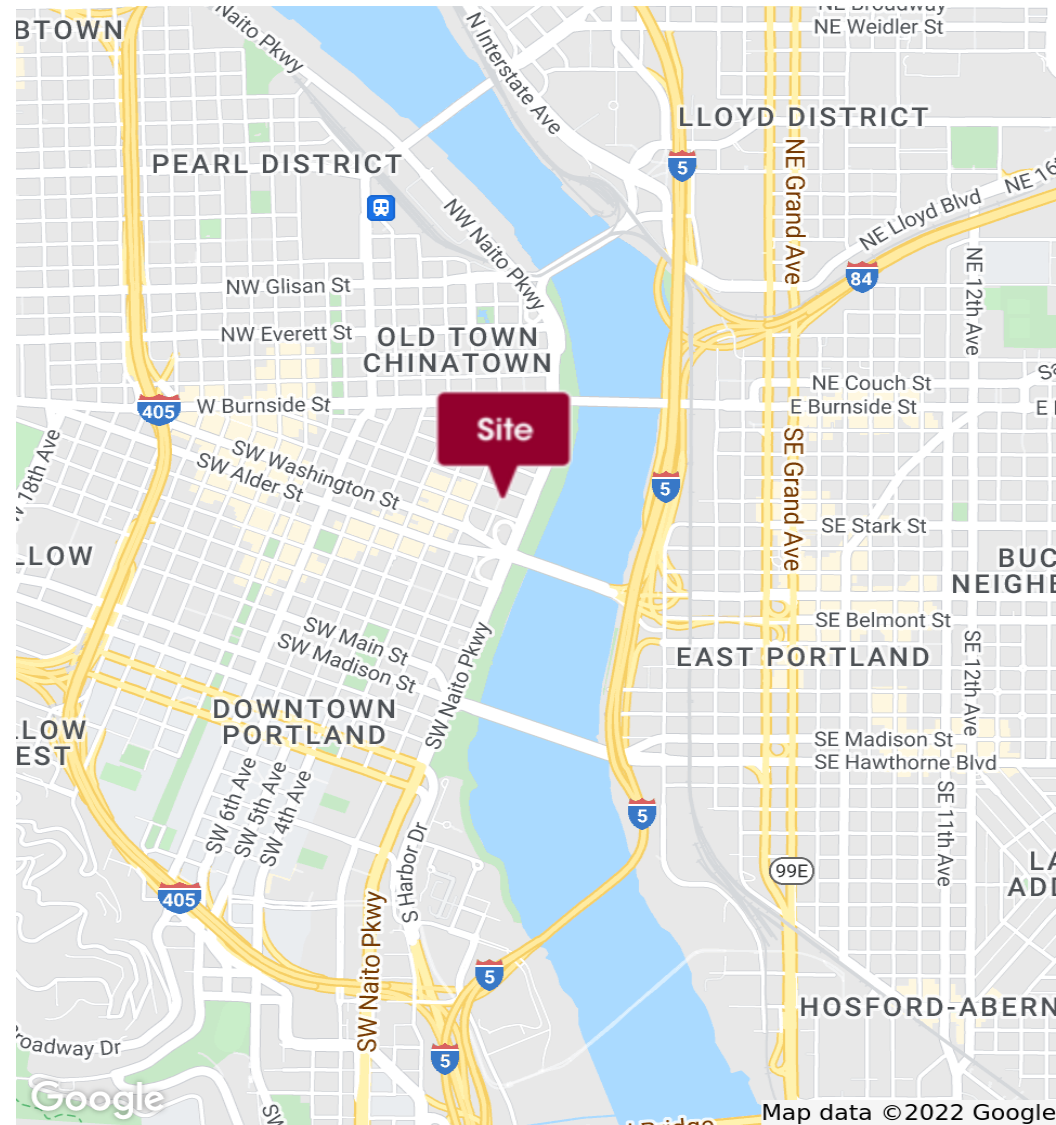
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## LOCATION OVERVIEW

Police Block is perfectly positioned in the heart of downtown Portland. The building features flexible space configurations, outstanding window lines, and spectacular mountain and river views. The property is outfitted with state-of-the-art security technology and on-site personnel. Locally owned by Menashe Properties, offering good communication and willingness to work with tenants for mutual outcomes.



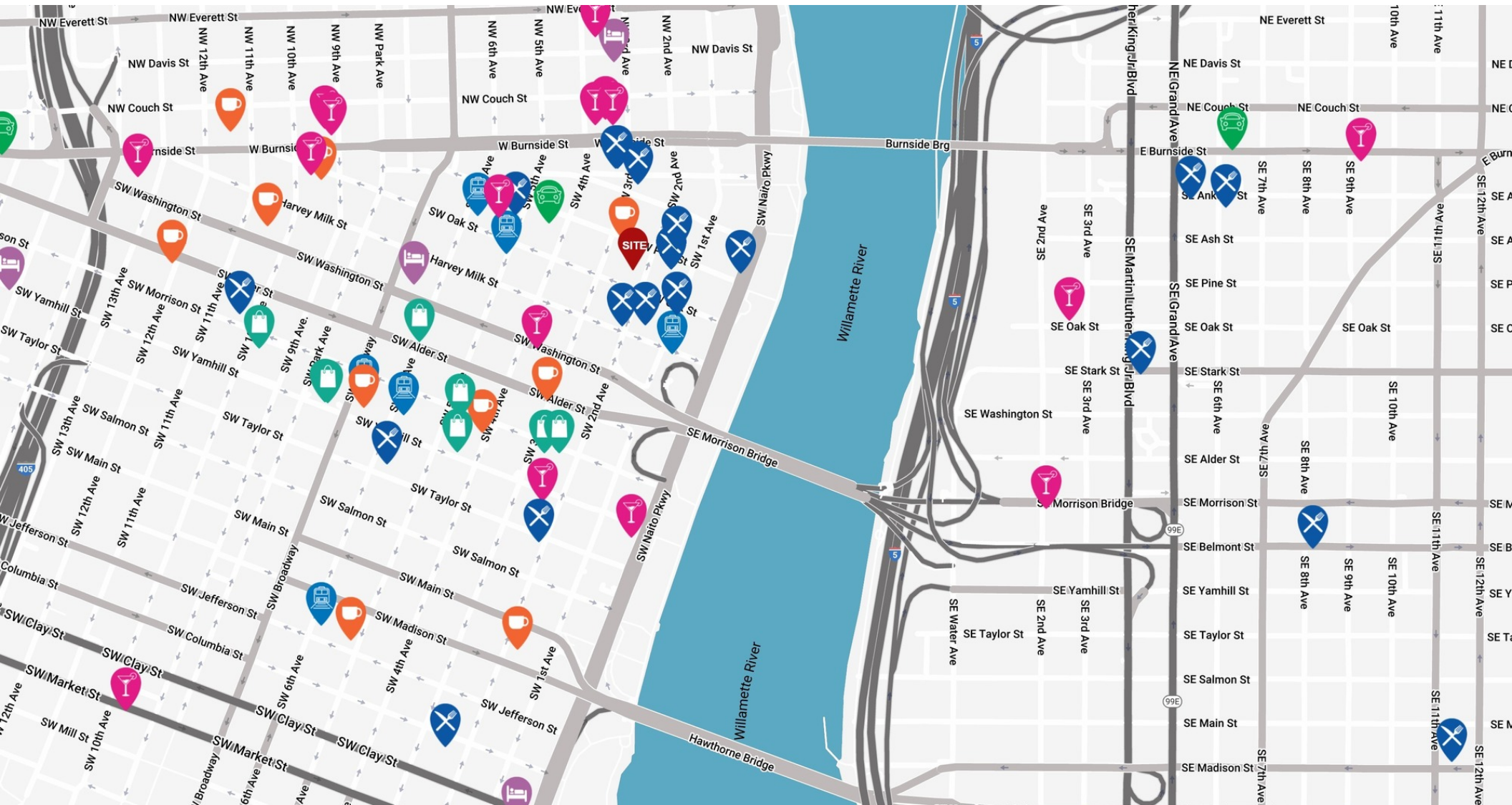
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