



OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (Full Service)
Suite 100	3,118-7,108 SF
Basement	3,990 SF
Suite 400	3,934 SF
Available SF:	3,934 - 11,042 SF
Year Built:	1894
Renovated:	2021
Market:	Portland
Submarket:	Central Business District

PROPERTY OVERVIEW

Multiple suites available for lease in the historic Auditorium Building in the Central Business District of downtown Portland. A multitude of eclectic retail shops, pubs, theaters, award winning restaurants can be found within easy walking distance.

Suite 400 offers 3,934 SF, an open floor plan, kitchenette, two private offices, and a large conference room. This floor also has an exposed brick interior, large windows, and high ceilings.

Suite 100 has 3,118 SF on the ground floor with private offices, dedicated restrooms, reception desk, conference room, and atrium to 3,990 SF finished basement with open workspace, private offices, kitchenette, and conference room.

PROPERTY HIGHLIGHTS

- Beautiful and historic Portland building with three full floors available
- Within the busy Central Business District in downtown Portland
- In close proximity to I-5, I-84, and I-405
- Elevator served with secure lobby

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FOR LEASE | 3,934 - 11,042 SF OFFICE SPACE
920 SW 3RD AVE, PORTLAND, OR 97204



HISTORY

Built in 1894 and designed by Frederik Manson White, the Auditorium Building is one of the last Romanesque Revival style buildings still around in Portland. The Auditorium Building was nominated and placed on the National Register of Historic Places list in 1980. It's had many uses throughout its lifetime including a liquor wholesale business, dance hall, mini concert hall, book store, apartments, boxing gym and offices.

The building features many architectural characteristics including a brick façade, terra cotta detailing flat roof with sculptural features and a two-story lobby enhanced with a coved ceiling.

LOCATION DESCRIPTION

Located in the heart of Portland's Central Business District. The Auditorium Building is just one block away from Pioneer Place Mall, three blocks from Tom McCall Waterfront Park and across the street from the US District Courthouse. Just blocks from access to I-5 and I-405 gives you easy access to the entire Portland Metro area.

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ADDITIONAL PHOTOS

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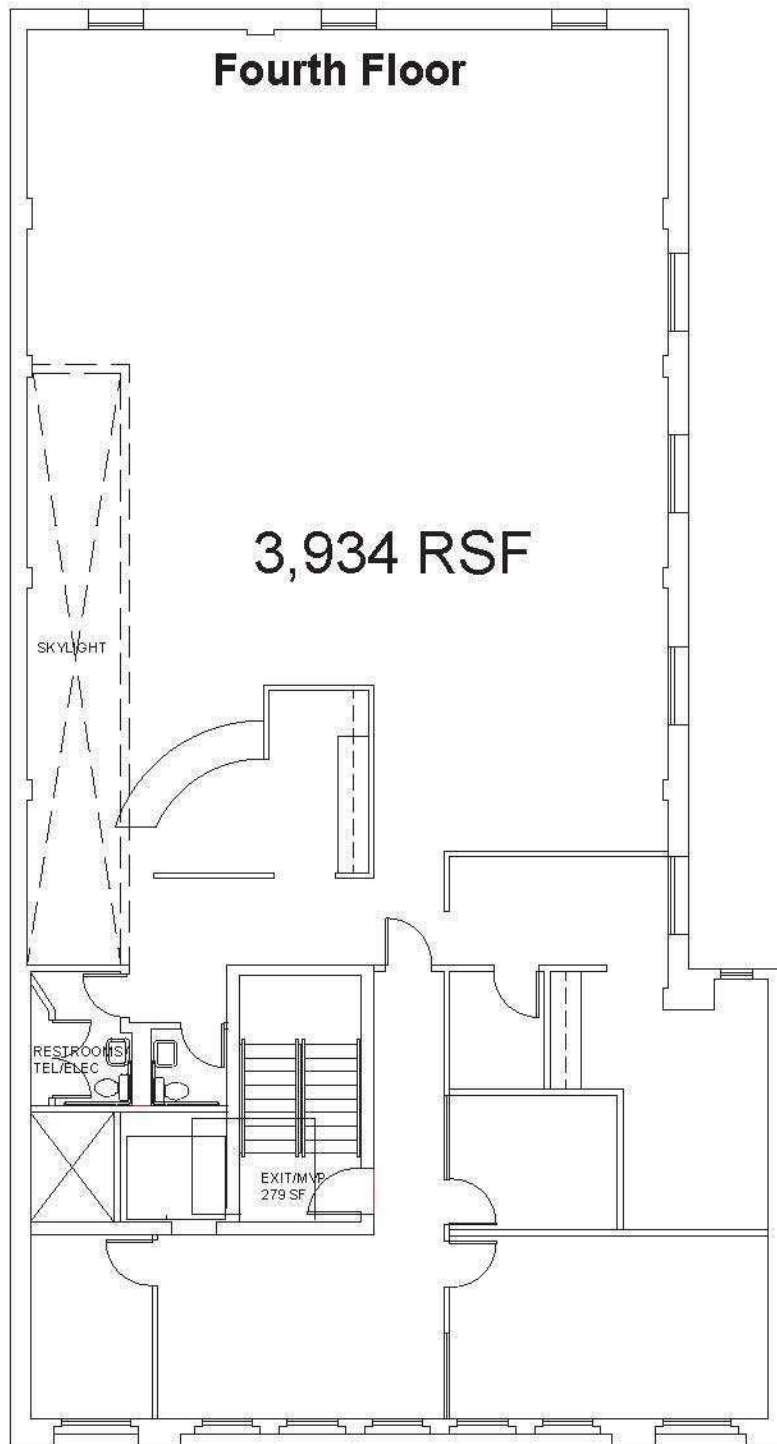
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FLOOR PLAN - FOURTH FLOOR

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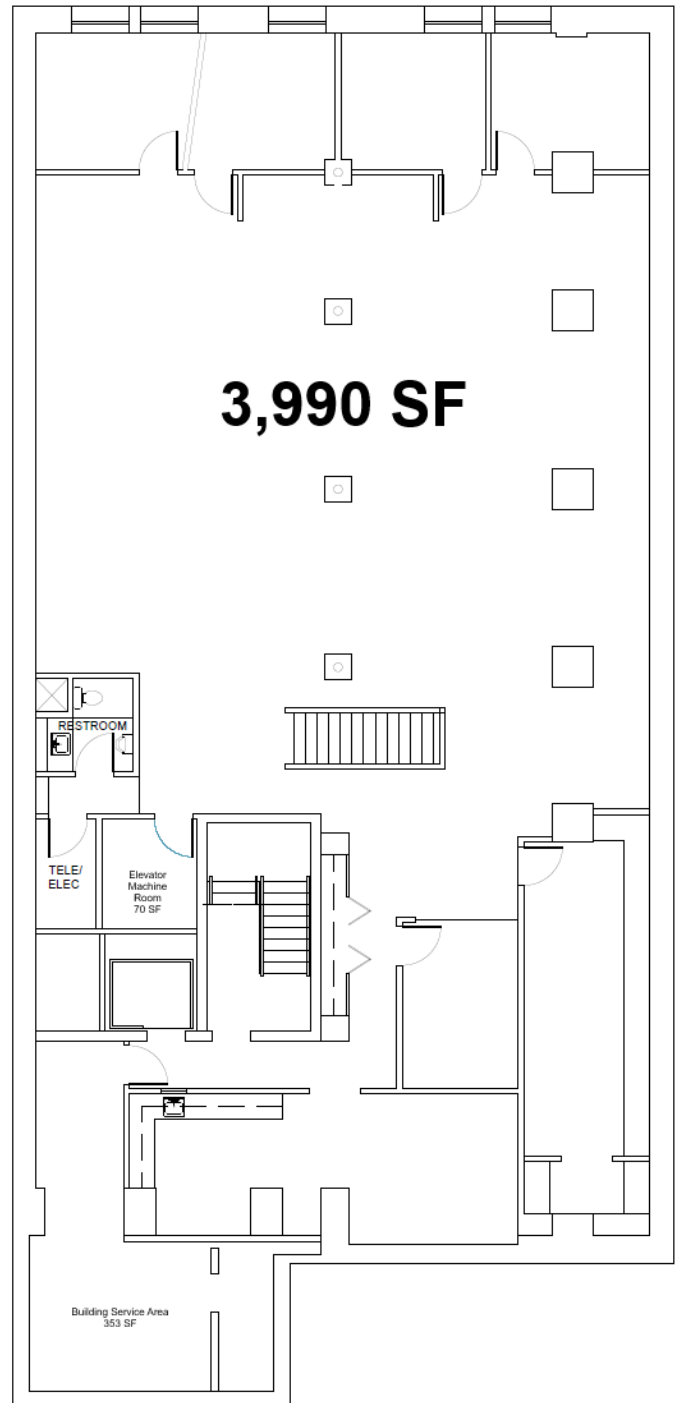
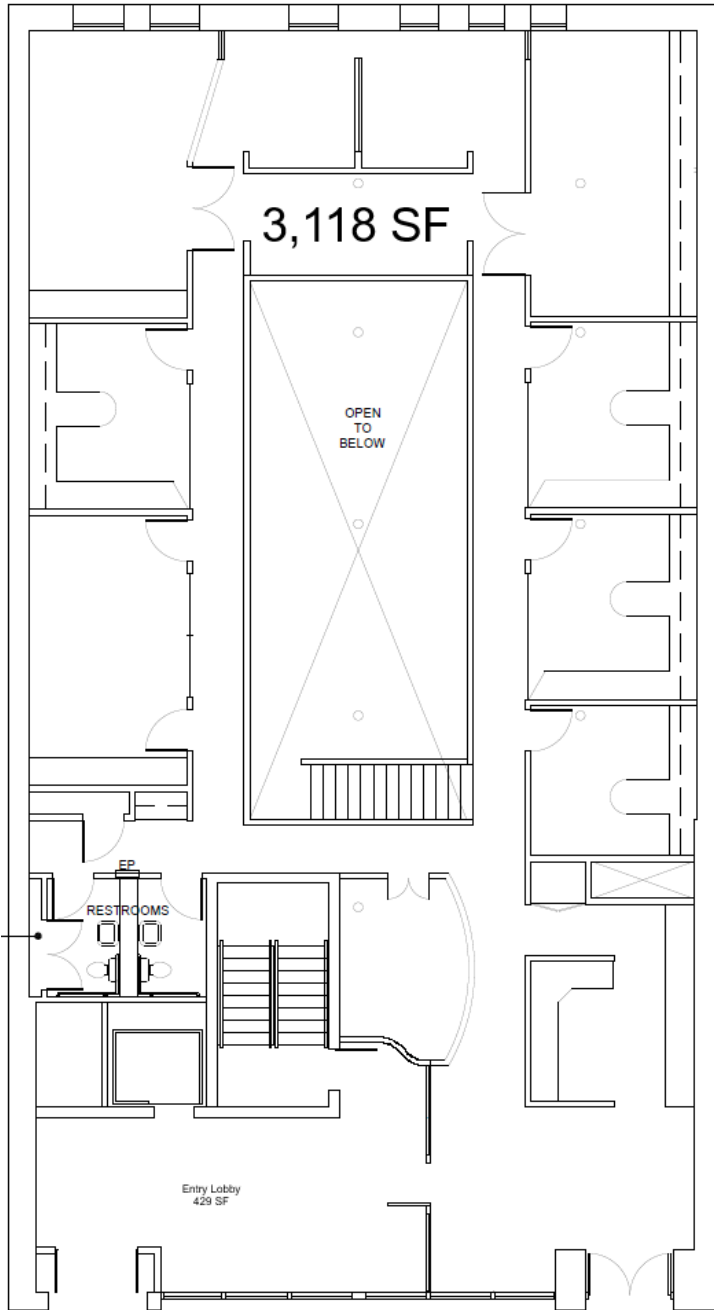
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FLOOR PLAN - GROUND FLOOR & BASEMENT

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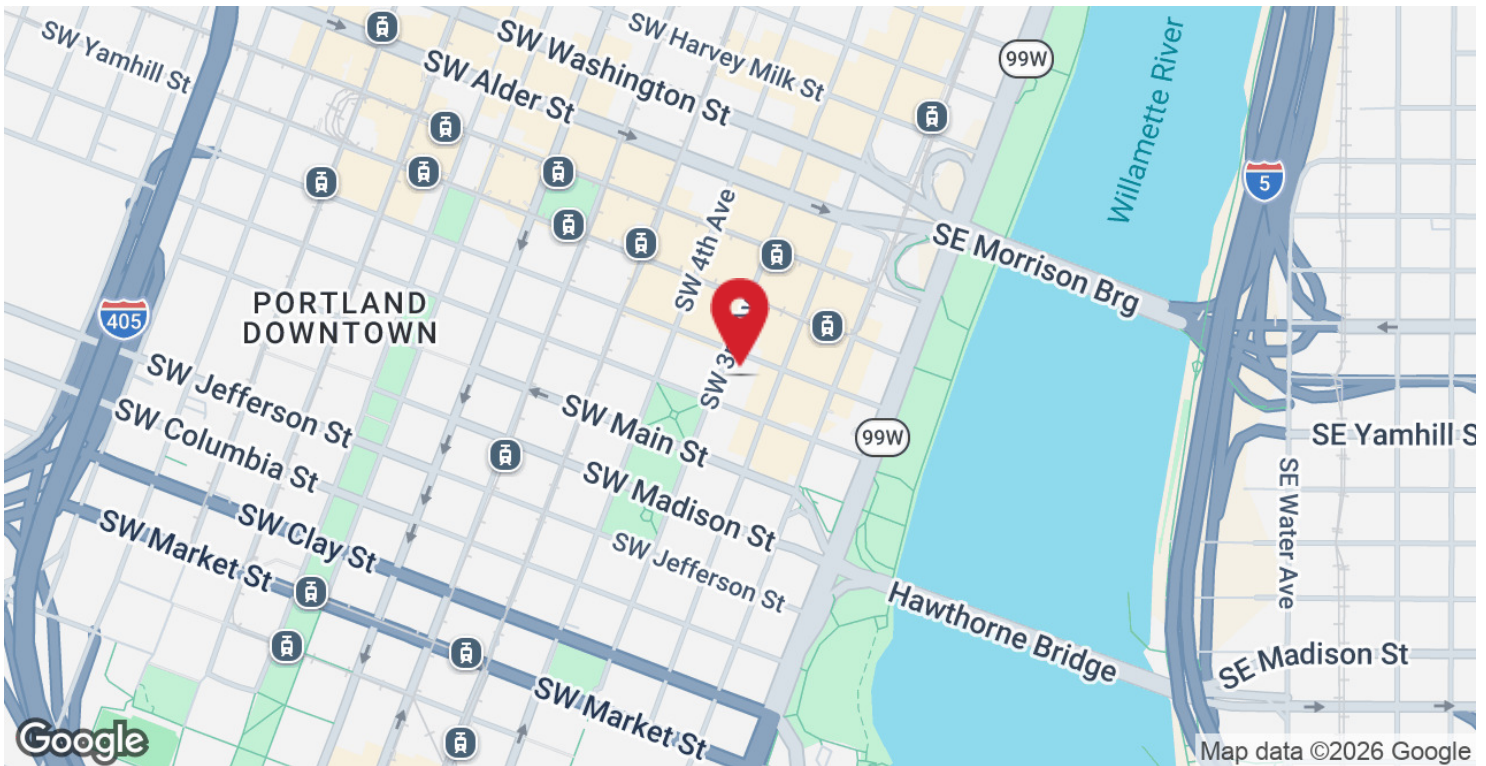
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LOCATION MAP

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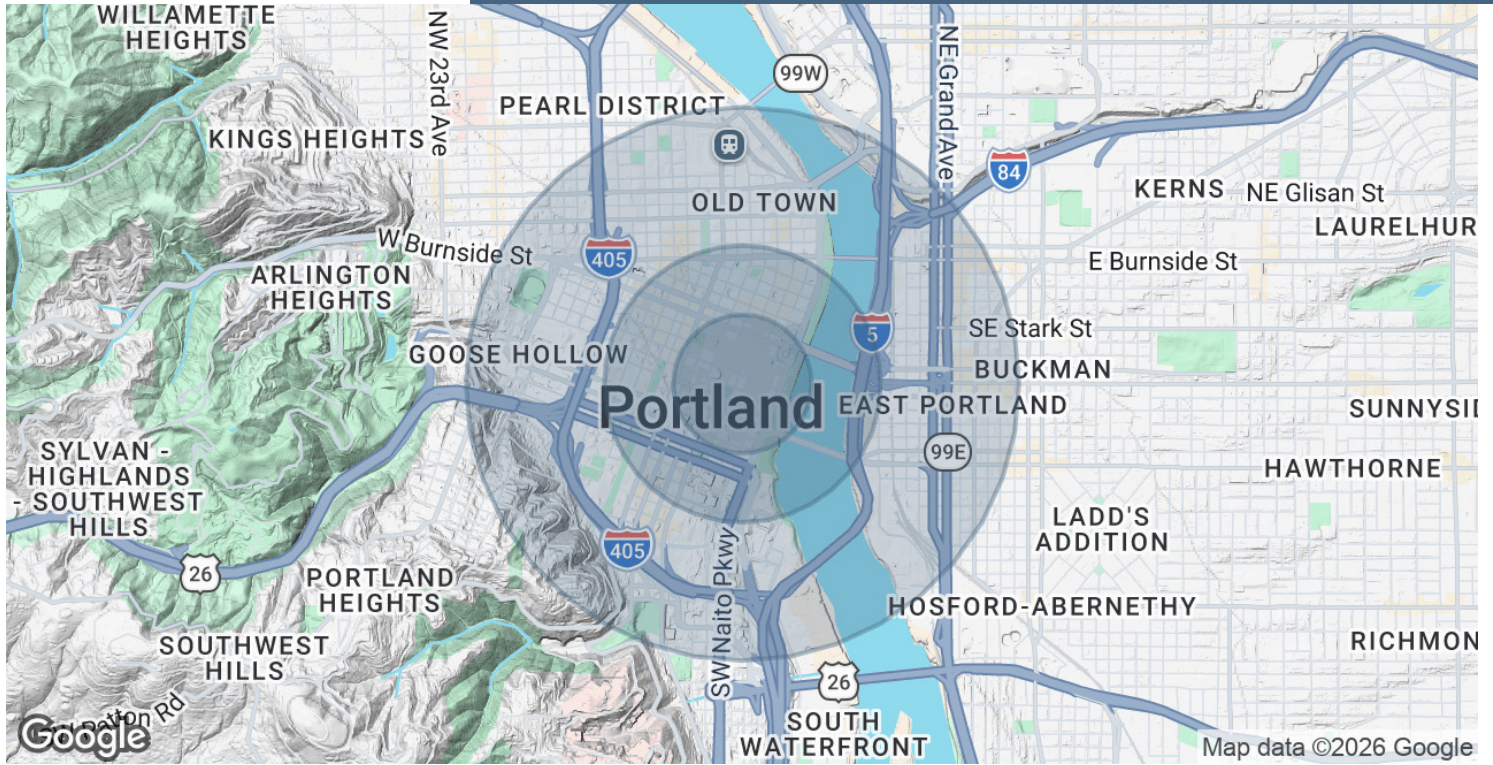
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DEMOGRAPHICS MAP & REPORT

FOR LEASE | 3,934 - 11,042 SF OFFICE SPACE
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,428	9,017	34,088
Average Age	38.1	40.9	38.4
Average Age (Male)	39.2	40.2	38.7
Average Age (Female)	36.5	40.4	38.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	875	6,141	21,596
# of Persons per HH	1.6	1.5	1.6
Average HH Income	\$96,747	\$84,932	\$94,196
Average House Value	\$445,916	\$528,303	\$570,175

* Demographic data derived from 2020 ACS - US Census

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