

FOR LEASE

M
MELVIN MARK
EST. 1945



CROWN PLAZA

1500 SW First Avenue Portland, Oregon 97201

*Office Space Available
from 1,176 to 37,099 RSF*

\$28.00-\$31.00 Full Service

5+/1000 PER SF PARKING

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CROWN PLAZA FOR LEASE

At the epicenter of Portland's business and financial districts, the 11-story, Class A building sets the standard of excellence in high performance work environments.

CROWN PLAZA AVAILABILITY

Floor	Suite	RSF	FS Rate/RSF
10	1050	1,877	\$29.00
	1018	1,176	\$29.00
	1015	2,722	\$30.00
9	990*	2,953	\$31.00
	940	2,006	\$28.00
8	800	800-4,223	\$32.00
	890	1,396	\$27.00
	880*	3,499	\$29.00
	870*	4,646	\$31.00
6	680	2,610	\$28.00
	630	1,699	\$29.00
4	400	18,715	\$31.00
3	350	7,770	\$29.95
	300	10,684-18,384	\$33.00
2	270 (P)	4,552	\$25.00
	230 (P)	2,343	\$25.00
1	113	8,573	\$29.95
	100B	8,000	\$29.95
	105A (P)	3,986	\$28.00
	105B (P)	2,049	\$19.00
	101 (P)	4,087-10,122	\$19.00



*Can be combined

(P) = adjacent to parking



CREATIVE
WORK SPACE
AVAILABLE



CLASS
A SPACE
AVAILABLE



PROFESSIONAL
SERVICES



RETAIL SPACE
AVAILABLE



SUSTAINABLE
PRACTICES



BIKE
ACCESSIBILITY



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



MANAGED BY
MELVIN MARK



CENTRAL
LOCATION



PARKING
AVAILABLE



CROWN PLAZA BUILDING AMENITIES



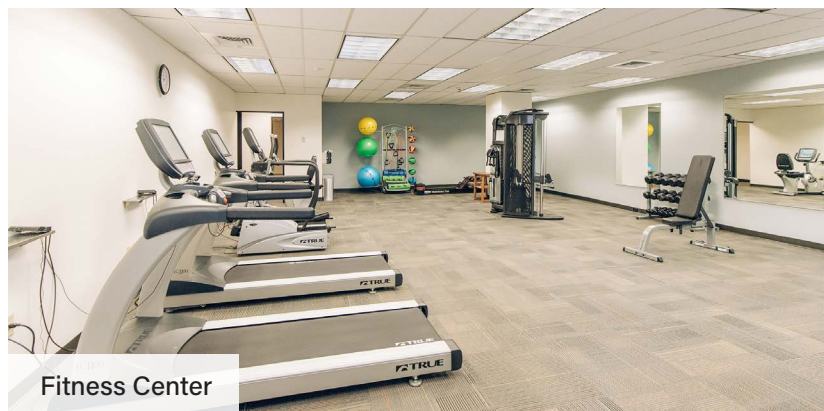
Unobstructed river and mountain views

BUILDING AMENITIES

- 3/1000 covered, connected parking
- Strong well-capitalized local ownership
- 24/7 security
- Ample building storage with direct access to the loading dock
- Exterior signage opportunities
- Grab & Go food & drink area
- Fitness Center with showers & locker room



New Lobby



Fitness Center



Conference Facility (Capacity for 30)

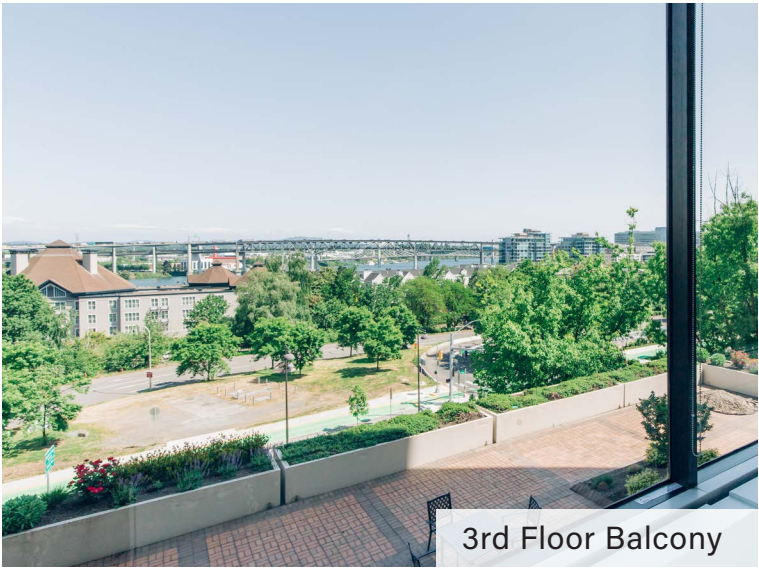


Bike Storage





LucLac Restaurant



3rd Floor Balcony



Prominent Building Entrance

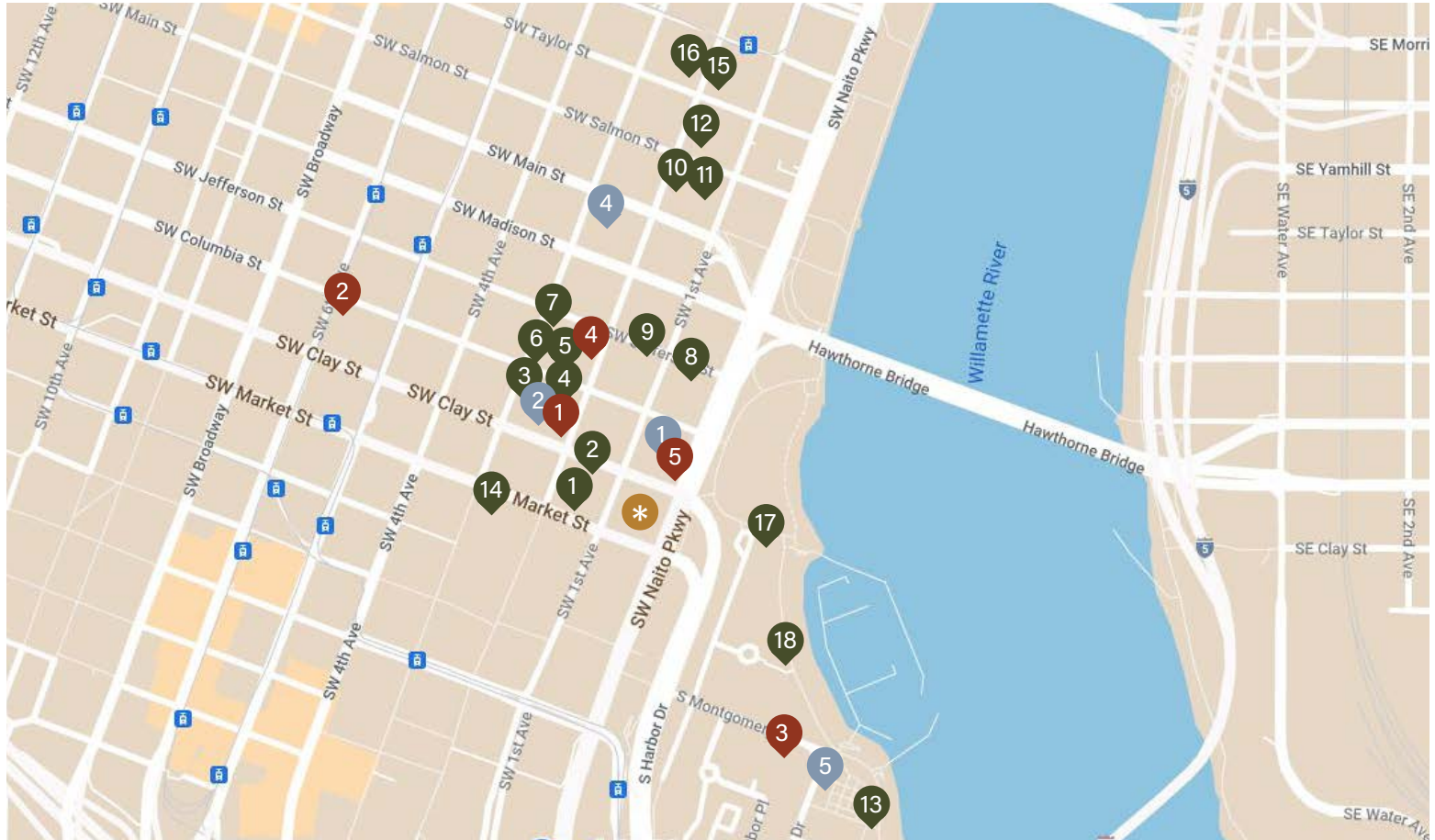


CROWN PLAZA

MARRIOTT
CONFERENCE
CENTER



CROWN PLAZA NEIGHBORHOOD



QUICK LUNCH

- | | | |
|---|--|---|
| 1 Market Street Deli
105 SW Market St | 6 Poke Bar
1348 SW 3rd Ave | 11 Elephants Deli
127 SW Salmon St |
| 2 August Moon
116 SW Clay St | 7 Bridge City Cafe
1310 SW 3rd Ave
<i>*Popular for soup</i> | 12 Break Bread
101 SW Main St
<i>*Creative sandwiches</i> |
| 3 Potbelly
222 SW Columbia St | 8 Gastro Mania
1 SW Columbia St
<i>*Excellent food and service</i> | 13 Dough Zone
1910 S River Dr |
| 4 Green Leaf Sundry
222 SW Columbia St
<i>*Great for salads</i> | 9 Caiman Cafe
120 SW Jefferson St | |
| 5 House of Ramen
223 SW Columbia St | 10 40 LBS
101 SW Main St
<i>*Great breakfast burrito</i> | |

FORMAL LUNCH

- | |
|--|
| 14 Murata
200 SW Market St |
| 15 Q Restaurant & Bar
828 SW 2nd Ave
<i>*Named favorite restaurant (PBJ)</i> |
| 16 Luc Lac
835 SW 2nd Ave |
| 17 King Tide Fish & Shell
1510 S Harbor Way |
| 18 Il Terrazzo
315 S Montgomery St |

COFFEE

- | |
|---|
| 1 Press Release
1401 SW Naito Pkwy |
| 2 Roseline Coffee
222 SW Columbia St |
| 3 40 LBS Coffee Bar
824 SW 2nd Ave |
| 4 Starbucks
100 SW Main St |
| 5 Our Spot PDX
1816 S River Dr |

HAPPY HOUR

- | | | |
|---------------------------------------|---|--|
| 1 Morton's
213 SW Clay St | 2 Zags Restaurant
598 SW Columbia St | 3 Portland Sports Bar & Grill
1811 S River Dr |
| 4 The Porter Hotel
1355 SW 2nd Ave | 5 ProofReader
1401 SW Naito Pkwy | |



CROWN PLAZA LOCATION & PARKING

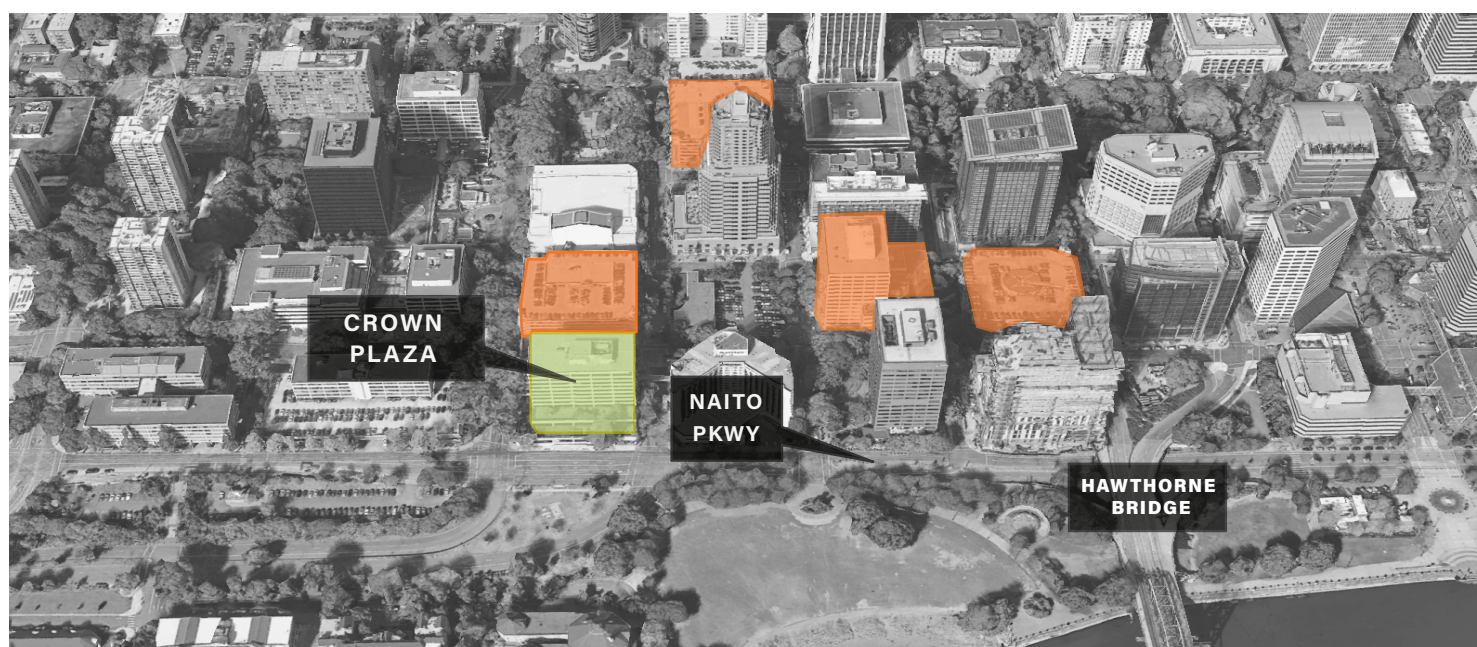


LOCATION HIGHLIGHTS

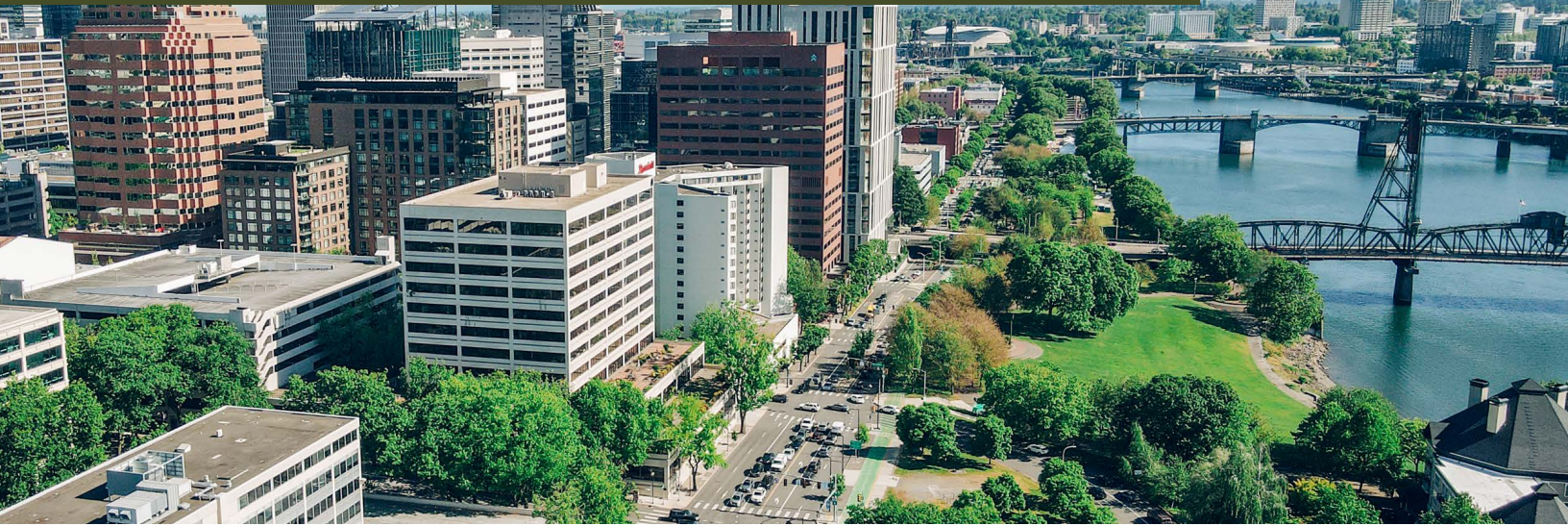
- Two childcare locations within two blocks of the building, Kindercare and CityKids
- Near TriMet bus route, MAX light rail and Portland Streetcar lines
- Easy Access to highways I-5, 26, I-84
- Located one block from Waterfront Park, host to all-season activities, events and walking/biking paths
- Blocks to cultural and art performances such as Keller Auditorium

PARKING AVAILABILITY

3/1000 On-Site Secured Parking | Up to 5+/1,000 RSF Within One block



CROWN PLAZA TRANSPORTATION



PDX AIRPORT

15 Minutes

INNER EASTSIDE

5 Minutes



INNER EASTSIDE

9 Minutes



MAX LINES

3 Blocks to Max lines

BUS LINES

38, 45, 55, 58, 96

BUS LINES TO SE

6, 10, 14



LUNCH AT THE RIVERFRONT

5 Minutes to Restaurants:

King Tide Fish & Shell

Riverside Tap room

Little River Cafe

Il Terazzo

PORTLAND STATE UNIVERSITY

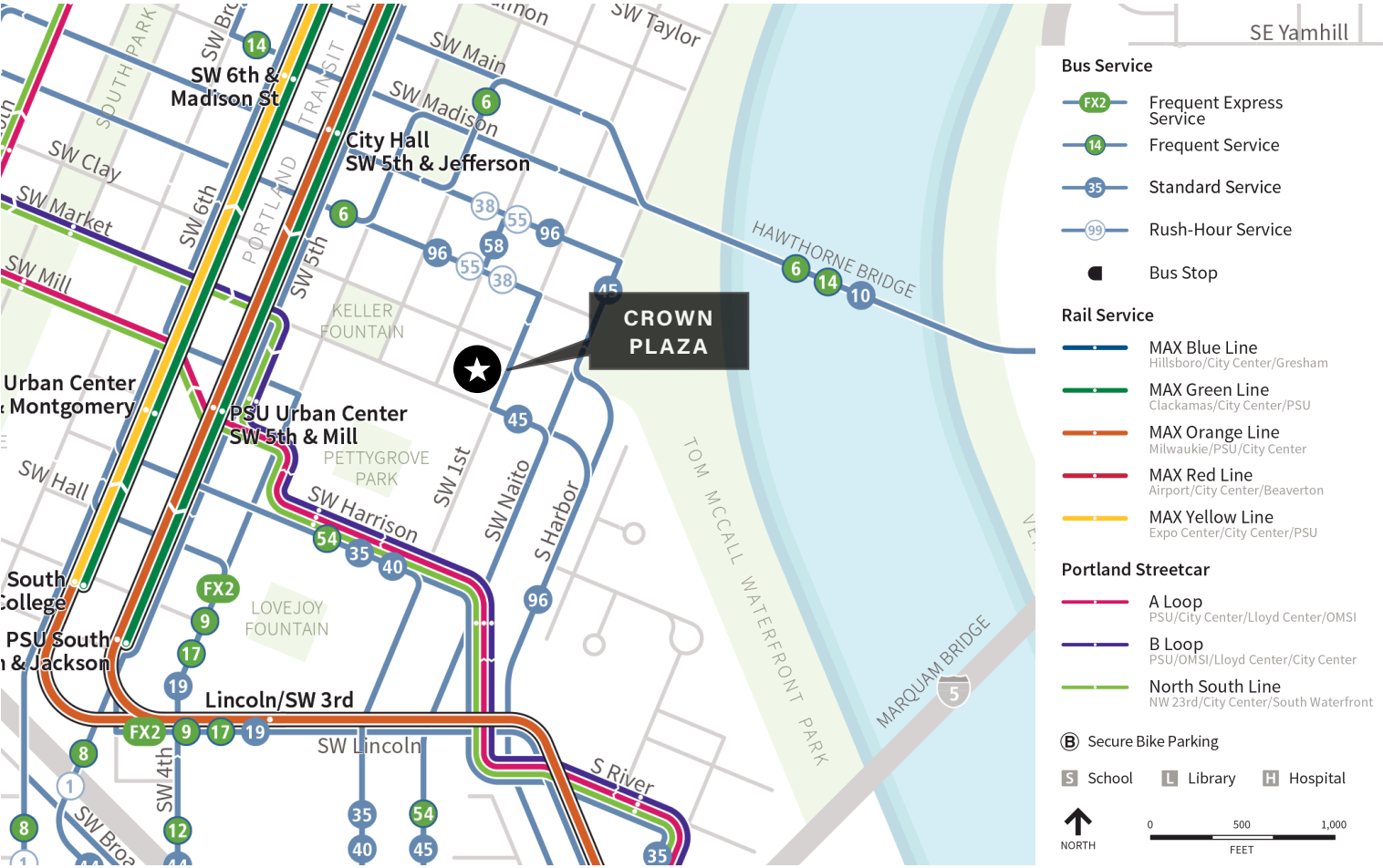
10 Minutes



CROWN PLAZA TRANSPORTATION



DOWNTOWN TRANSIT





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EST. 1945

FOR LEASE **CROWN PLAZA**

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