

FOR LEASE



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

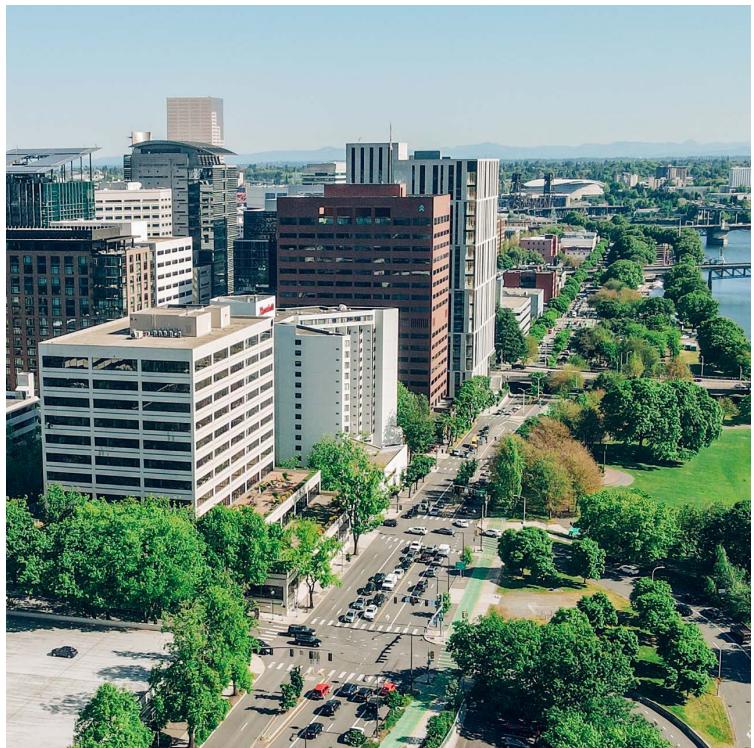
At the epicenter of Portland's business and financial districts, the 11-story, Class A building sets the standard of excellence in high performance work environments.

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
	350	7,770	\$29.95
3	300	10,684-18,384	\$33.00
	270 (P)	4,552	\$25.00
2	230 (P)	2,343	\$25.00
	113	8,573	\$29.95
1	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



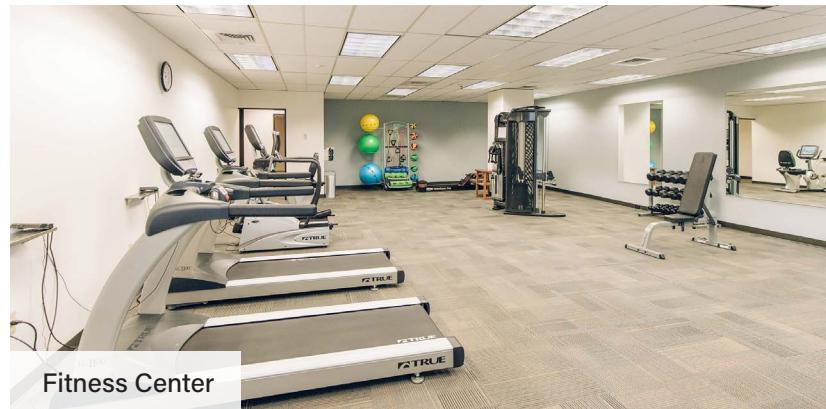
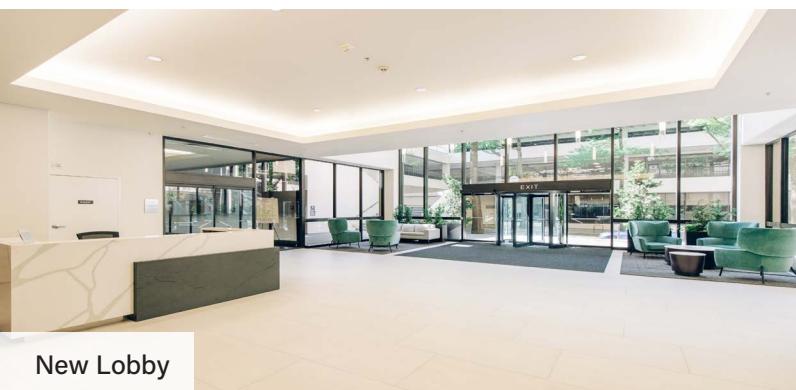
PARKING
AVAILABLE

CROWN PLAZA BUILDING AMENITIES



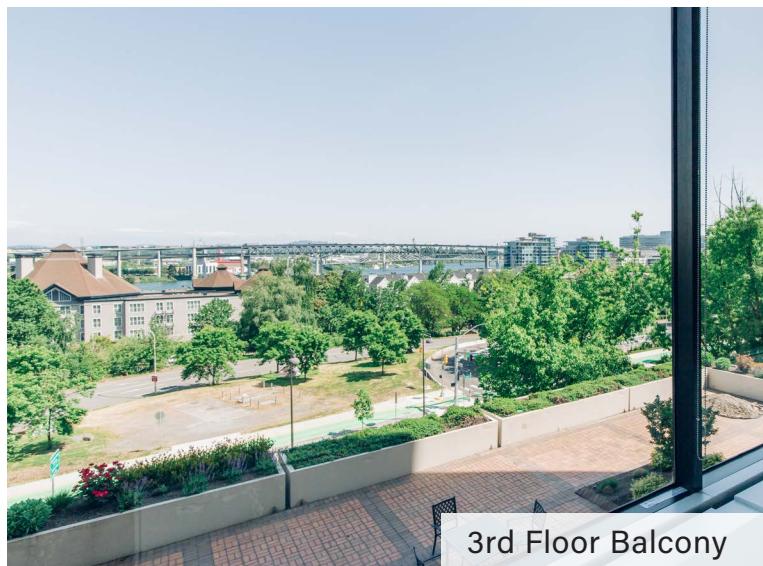
BUILDING AMENITIES

- 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

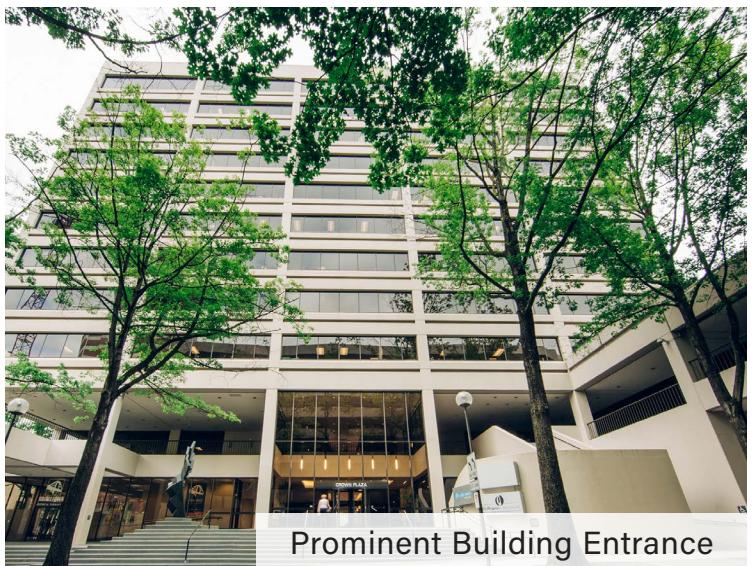




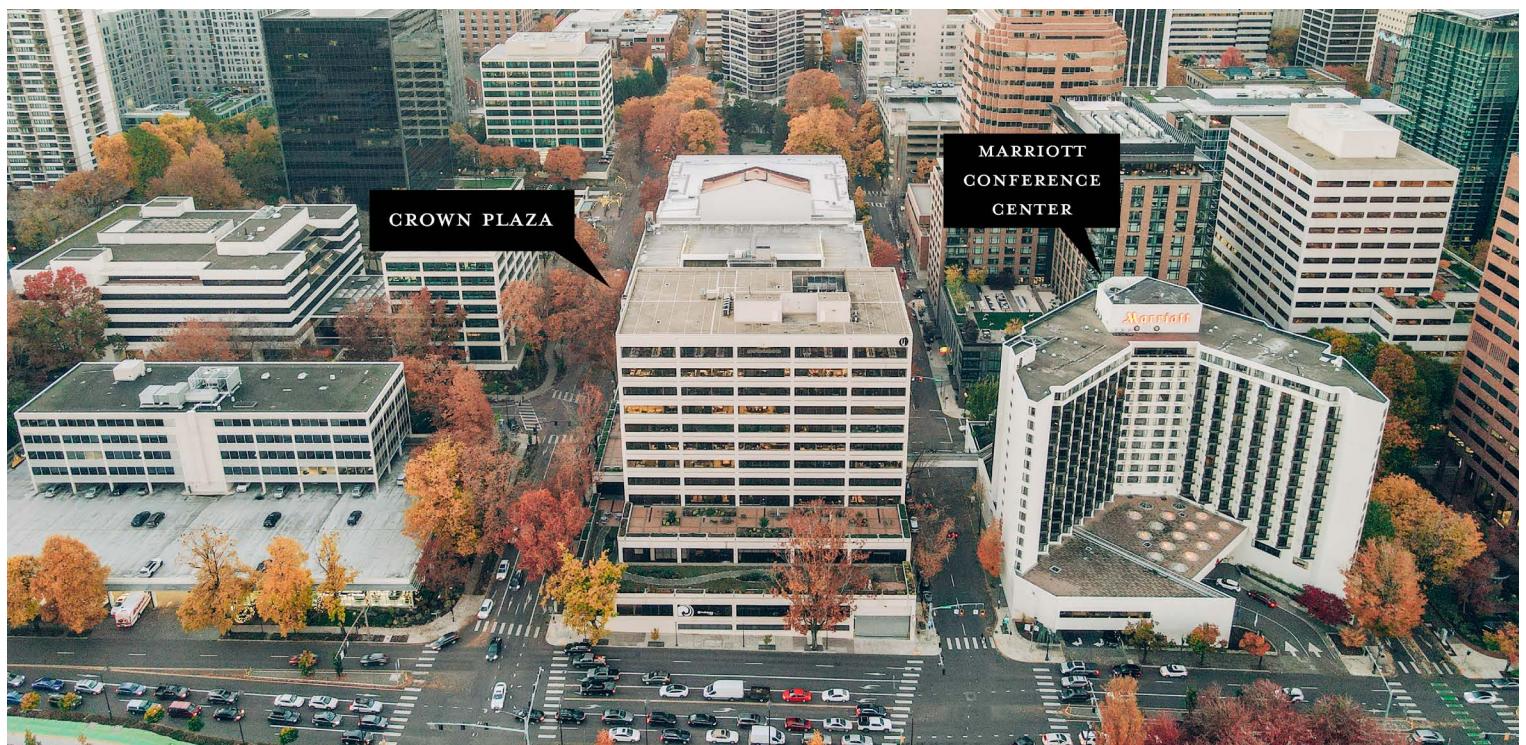
LucLac Restaurant



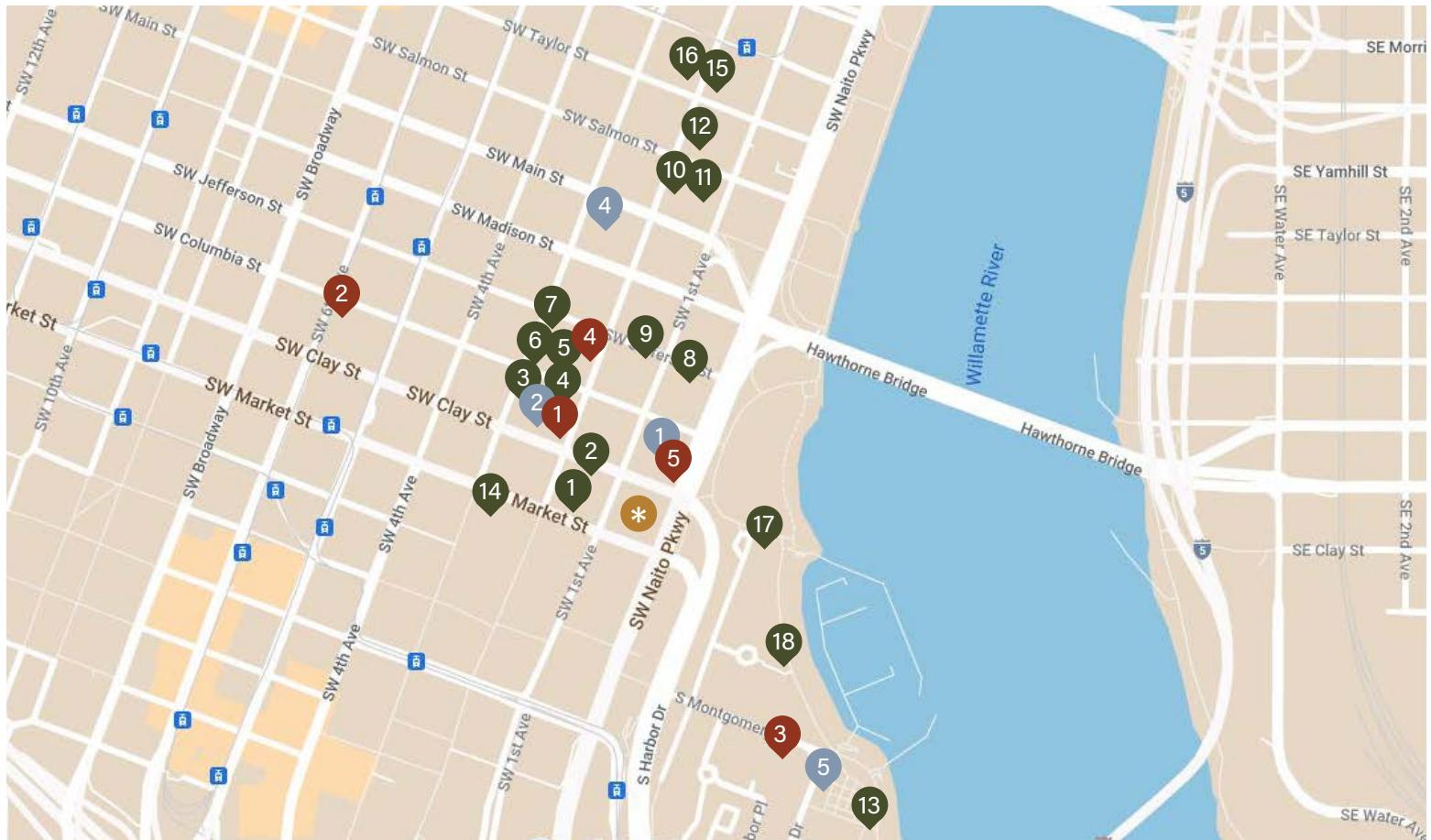
3rd Floor Balcony



Prominent Building Entrance



CROWN PLAZA NEIGHBORHOOD



QUICK LUNCH

- 1 Market Street Deli
105 SW Market St
- 2 August Moon
116 SW Clay St
- 3 Potbelly
222 SW Columbia St
- 4 Green Leaf Sundry
222 SW Columbia St
*Great for salads
- 5 House of Ramen
223 SW Columbia St
- 6 Poke Bar
1348 SW 3rd Ave
- 7 Bridge City Cafe
1310 SW 3rd Ave
*Popular for soup
- 8 Gastro Mania
1 SW Columbia St
*Excellent food and service
- 9 Caiman Cafe
120 SW Jefferson St
- 10 40 LBS
101 SW Main St
*Great breakfast burrito

FORMAL LUNCH

- 11 Elephants Deli
127 SW Salmon St
- 12 Break Bread
101 SW Main St
*Creative sandwiches
- 13 Dough Zone
1910 S River Dr
- 14 Murata
200 SW Market St
- 15 Q Restaurant & Bar
828 SW 2nd Ave
*Named favorite restaurant (PBJ)
- 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 Proof-Reader
1401 SW Naito Pkwy



CROWN PLAZA LOCATION & PARKING

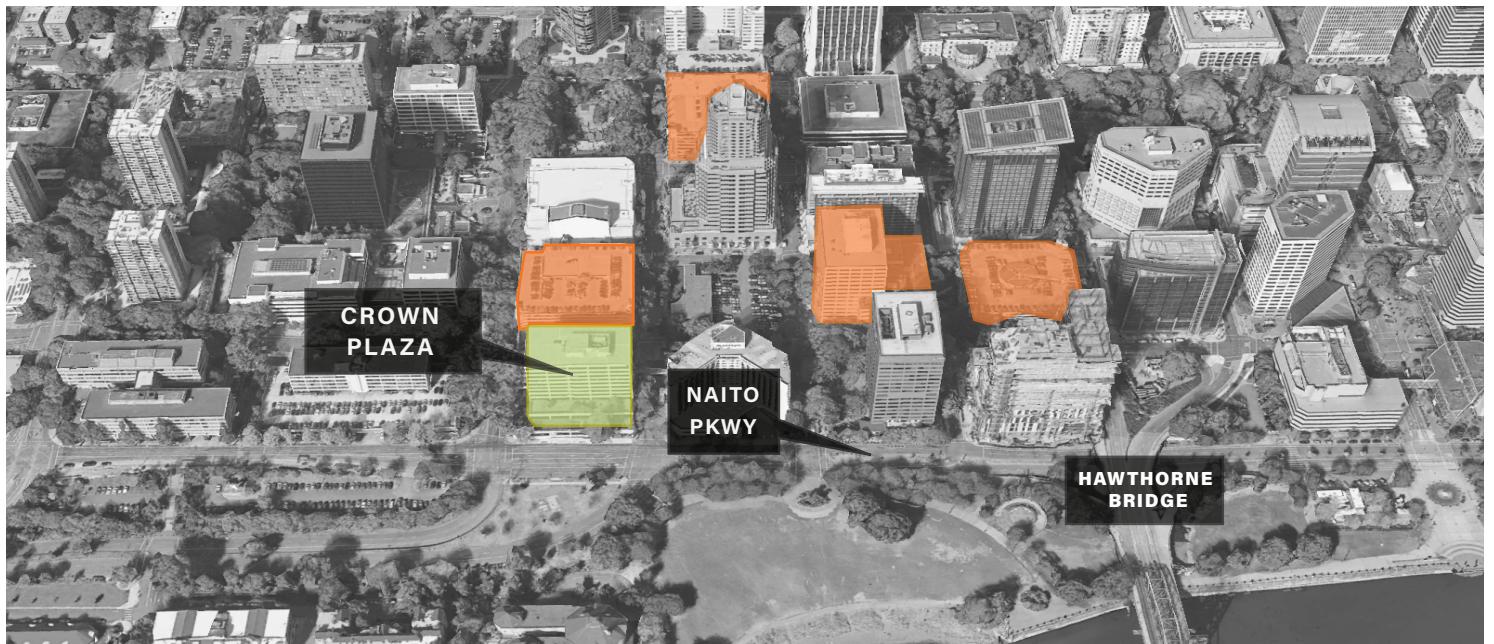


LOCATION HIGHLIGHTS

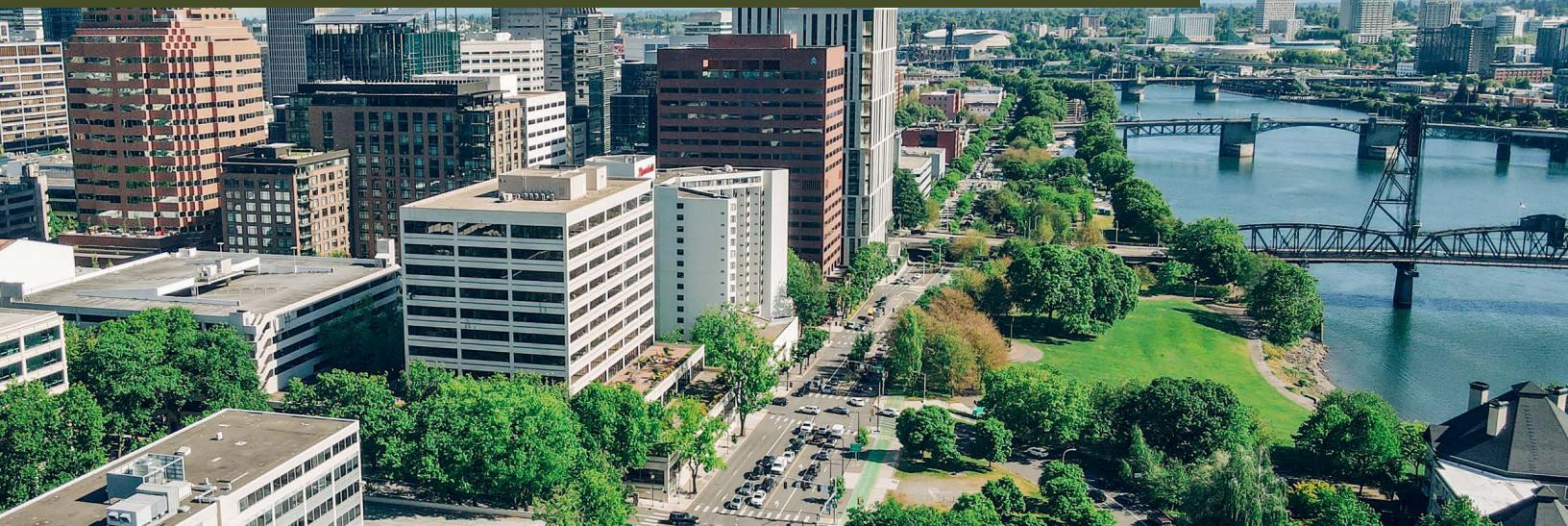
- Two childcare locations within two blocks of the building, Kindercare and CityKids
- Near TriMet bus route, MAX light rail and Portland Streetcar lines
- Easy Access to highways I-5, 26, I-84
- Located one block from Waterfront Park, host to all-season activities, events and walking/biking paths
-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



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

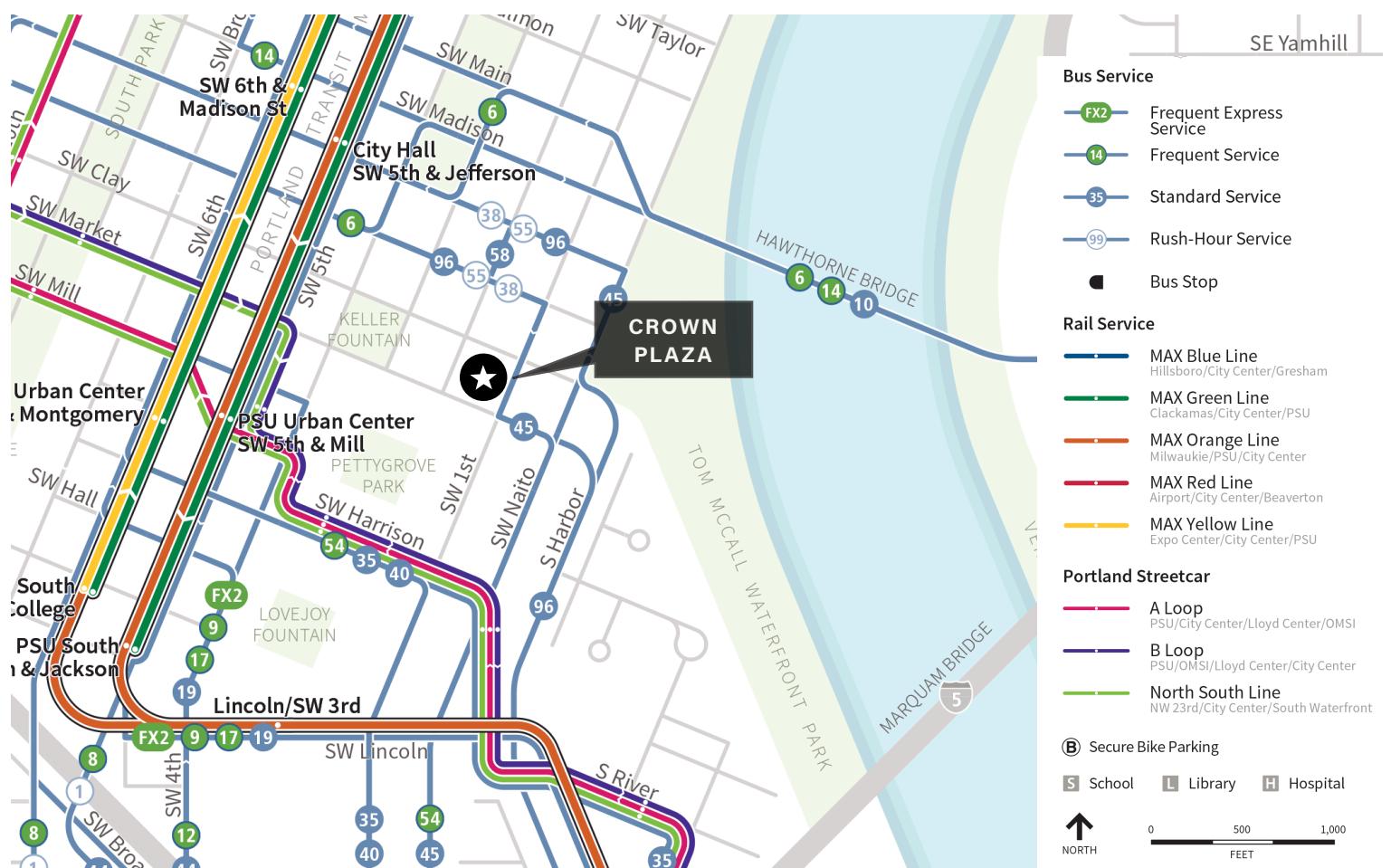
10 Minutes



CROWN PLAZA TRANSPORTATION



DOWNTOWN TRANSIT





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