

# FOR LEASE



MELVIN MARK

EST. 1945



## CROWN PLAZA

1500 SW First Avenue Portland, Oregon 97201

Office Space Available  
from 1,176 to 18,715 RSF

\$19.00-\$31.00 Full Service

3/1000 PER SF PARKING

**PAUL ANDREWS**

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Licensed in OR

**CHAD ALEXANDER**

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Melvin Mark Brokerage Co.  
111 Southwest Columbia  
Portland, Oregon 97201  
P: 503.223.9203 | melvinmark.com

# 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
	1020	4,685	\$29.00
	1018	1,176	\$29.00
9	990	2,000-2,953	\$31.00
	980	2,469	\$29.00
	940	2,006	\$28.00
8	890*	1,396	\$27.00
	885*	4,649	\$29.00
	880*	3,499	\$29.00
	870*	4,646	\$31.00
6	680	2,610	\$28.00
	650	2,545-5,155	\$28.00
4	400	18,715	\$31.00
3	350	7,770	\$29.95
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

## BUILDING HIGHLIGHTS

- Portland-based property owner/manager
- Attached 8-story parking garage
- Large selection of retail services and area amenities
- Two childcare locations within two blocks of the building, Kindercare and CityKids
- Certified 4 Globes by Green Building Initiative (equivalent to LEED Platinum)
- Newly renovated lobby, common spaces and elevators
- Join current tenants including The Oregonian Media Group, Marketo, PSU, Pacific Source, and SMART
- 3/1000 Parking, more available on MTM



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



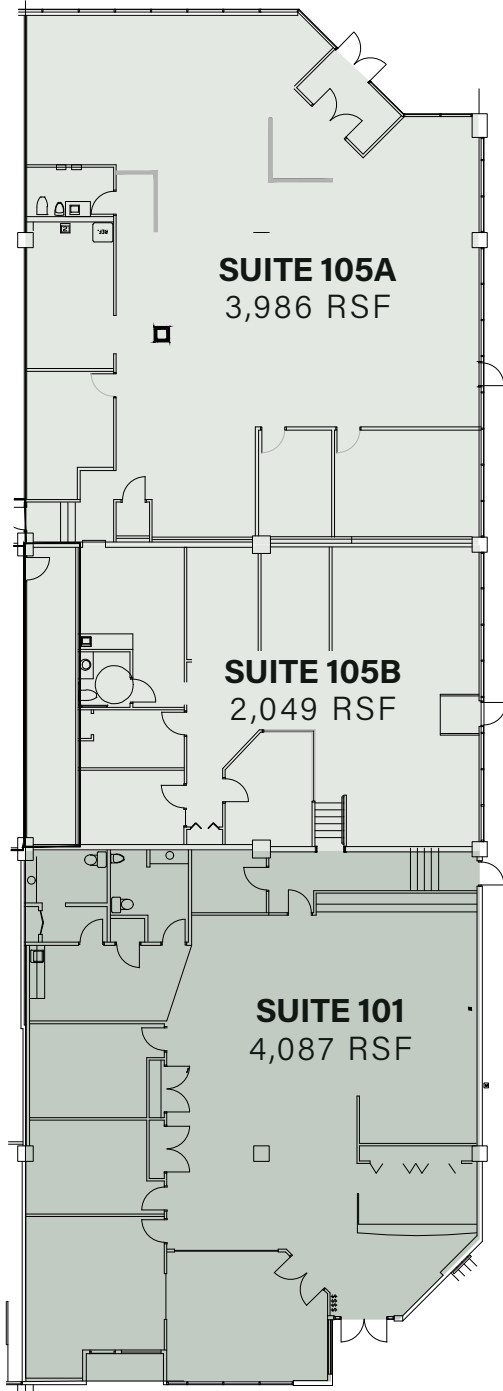
PARKING  
AVAILABLE





# CROWN PLAZA AVAILABILITY

1500 SW First Avenue  
Portland, OR 97201



*Ground floor office, service or retail*  
*Signage opportunity*  
*Retail opportunity*  
*Located on the side with the attached*  
*8-story parking garage*



## **SUITE 101 & 105** Up to 10,122 RSF (approx.)

*Available within 60 days*

*\$19.00/SF Full Service*

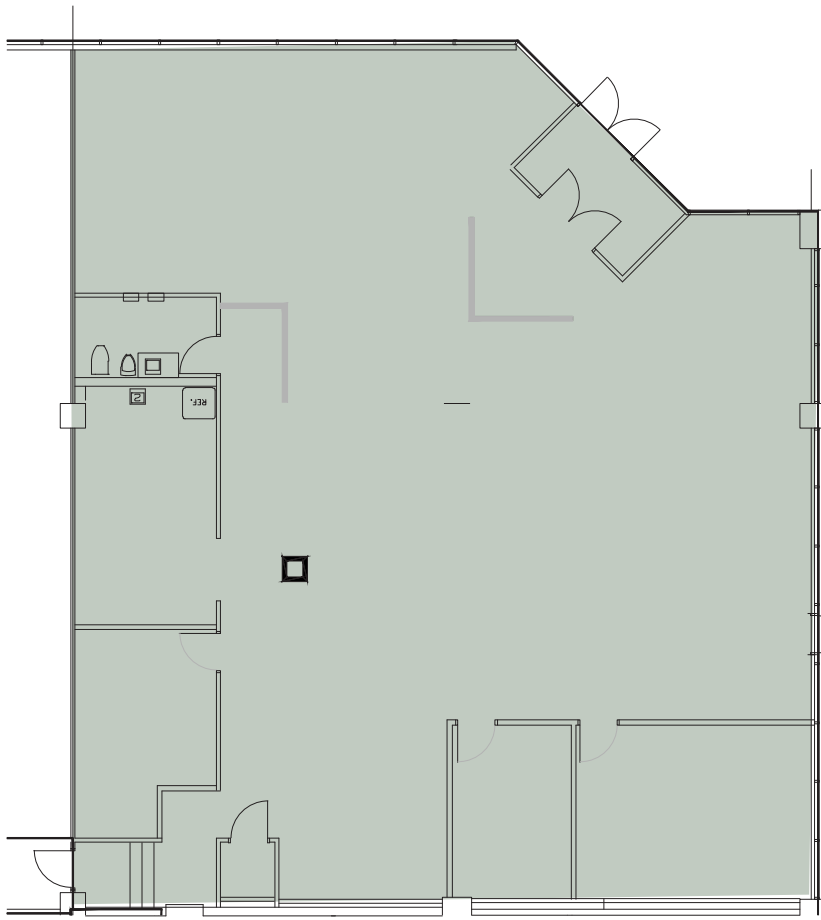
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*Ground floor office, service or retail  
Signage opportunity  
Retail opportunity  
Located on the side with the attached  
8-story parking garage*



## SUITE 105A 3,986 RSF (approx.)

*Available Now*

*\$28.00/SF Full Service*

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR



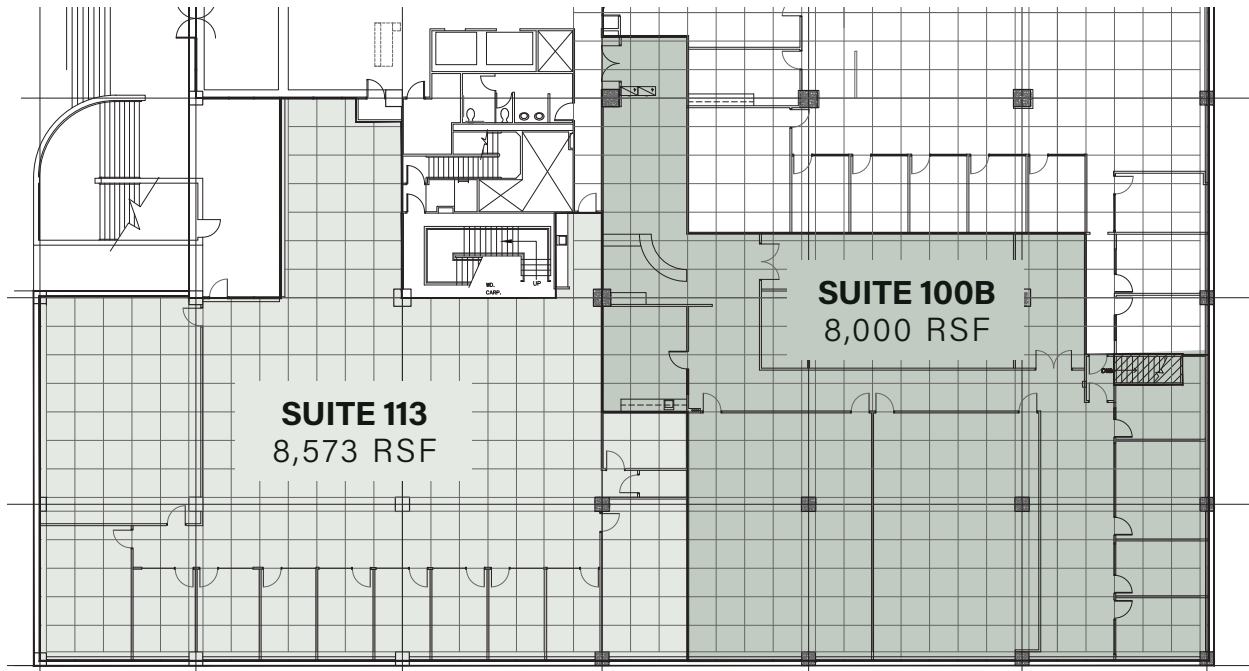
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## SUITE 100B & SUITE 113 8,000-16,573 RSF (approx.)

*Available Now*

*\$29.95/SF Full Service*

*Contiguous space*

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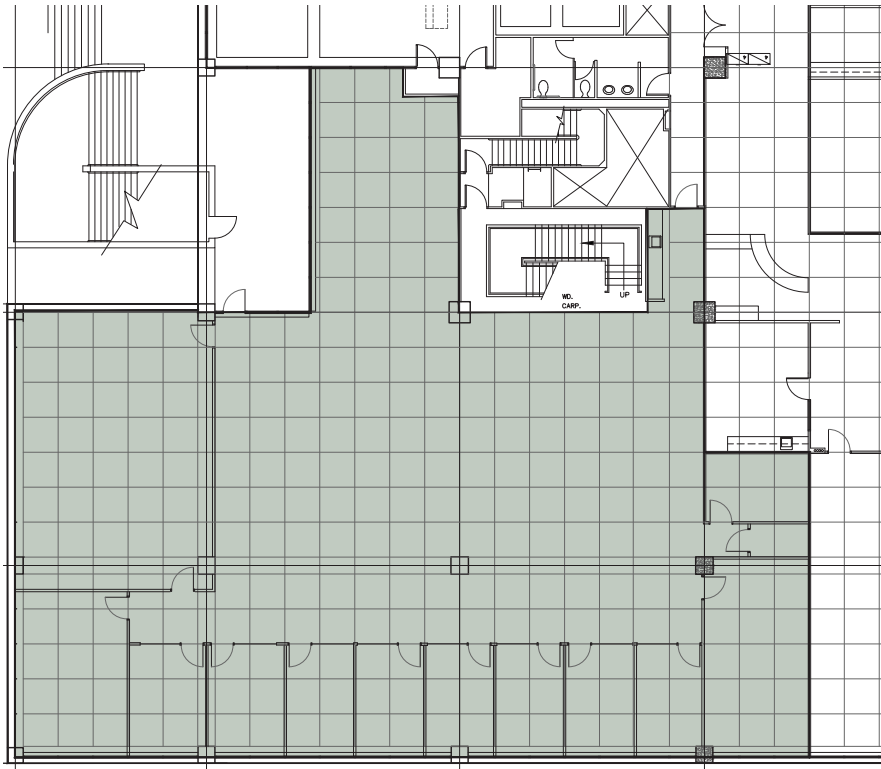
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# CROWN PLAZA AVAILABILITY

1500 SW First Avenue  
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*Lobby entrance*  
*Retail opportunity*



## SUITE 113 8,573 RSF (approx.)

*Available Now*

*\$29.95/SF Full Service*

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR ▶

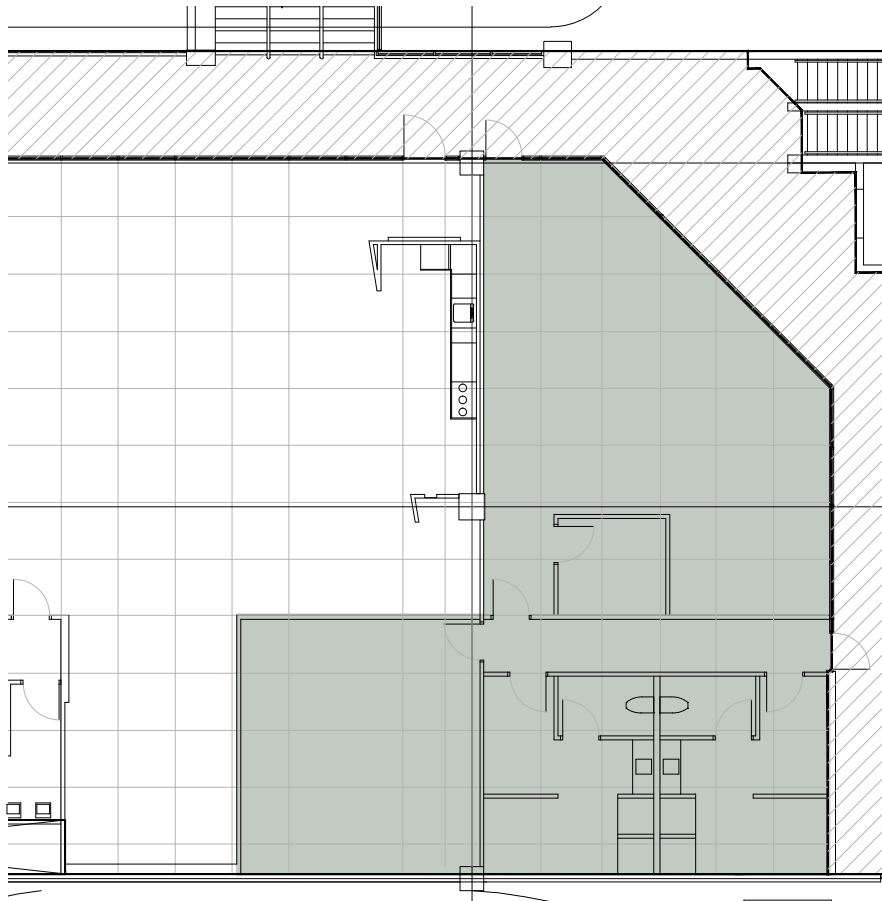
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*Shower & storage facility  
Located on the side with the  
attached 8-story parking garage*



## **SUITE 230 (P) 2,343 RSF (approx.)**

*Available Now*

*\$25.00/SF Full Service*

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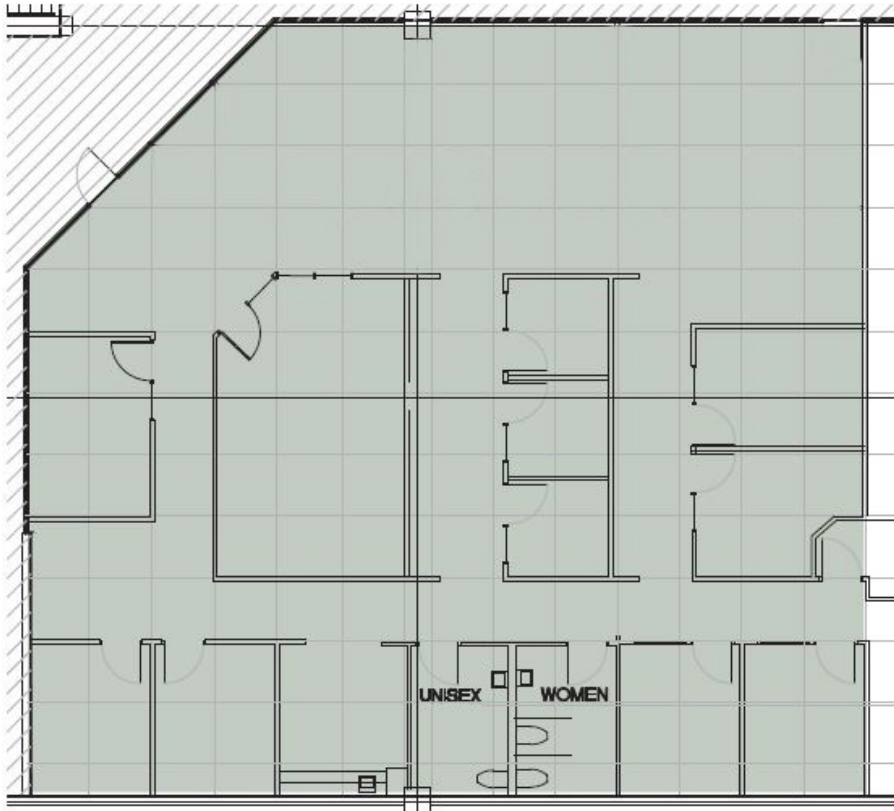
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*In suite restrooms  
Unique separate entrance  
Located on the side with the  
attached 8-story parking garage*



## SUITE 270 (P) 4,552 RSF (approx.)

*Available Now*

*\$25.00/SF Full Service*

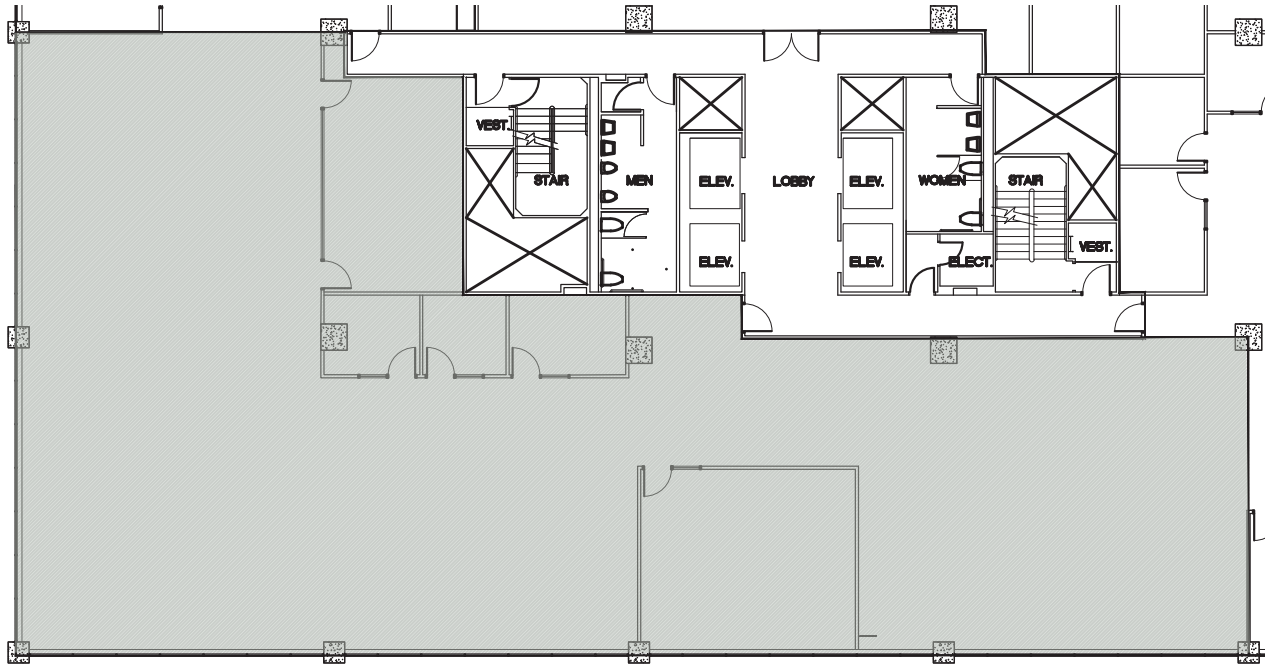
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## SUITE 350 7,770 RSF (approx.)

Available Now

\$29.95/SF Full Service

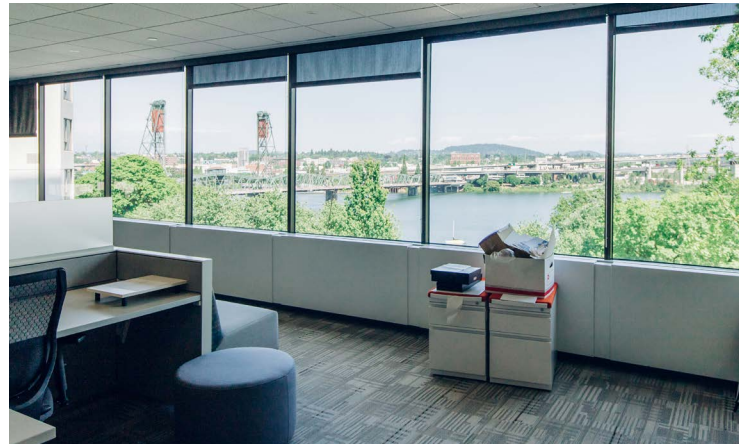
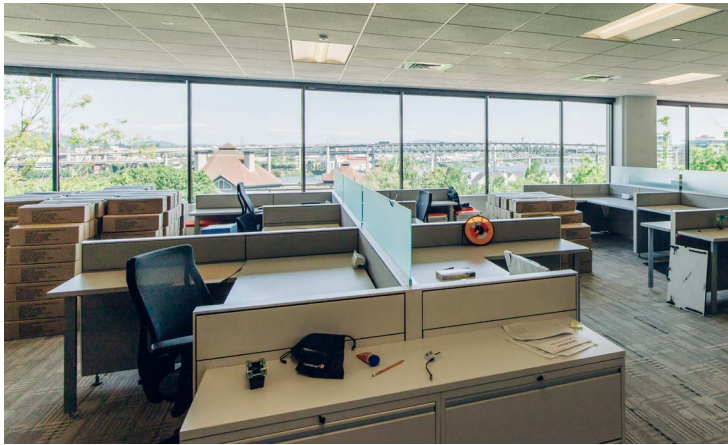
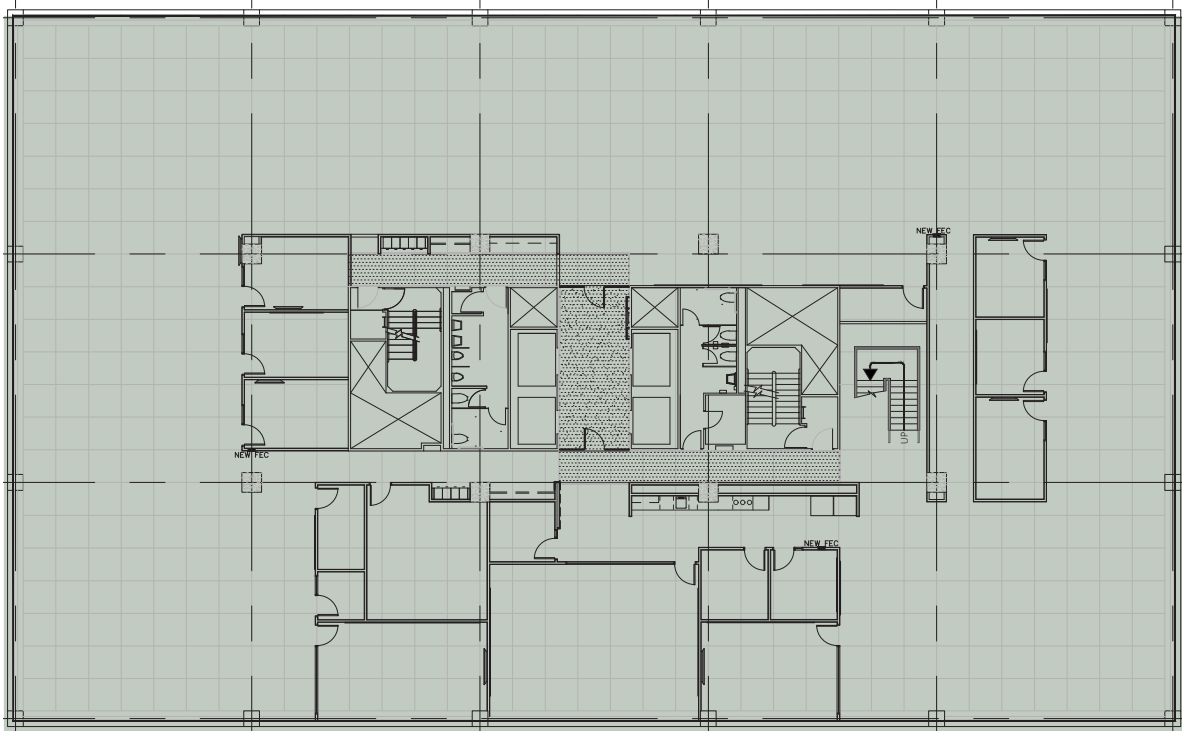
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## SUITE 400 18,715 RSF (approx.)

Available February 1, 2025

\$31.00/SF Full Service

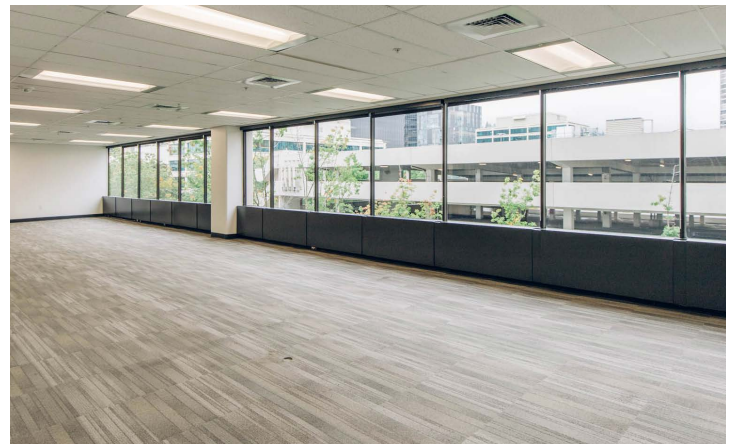
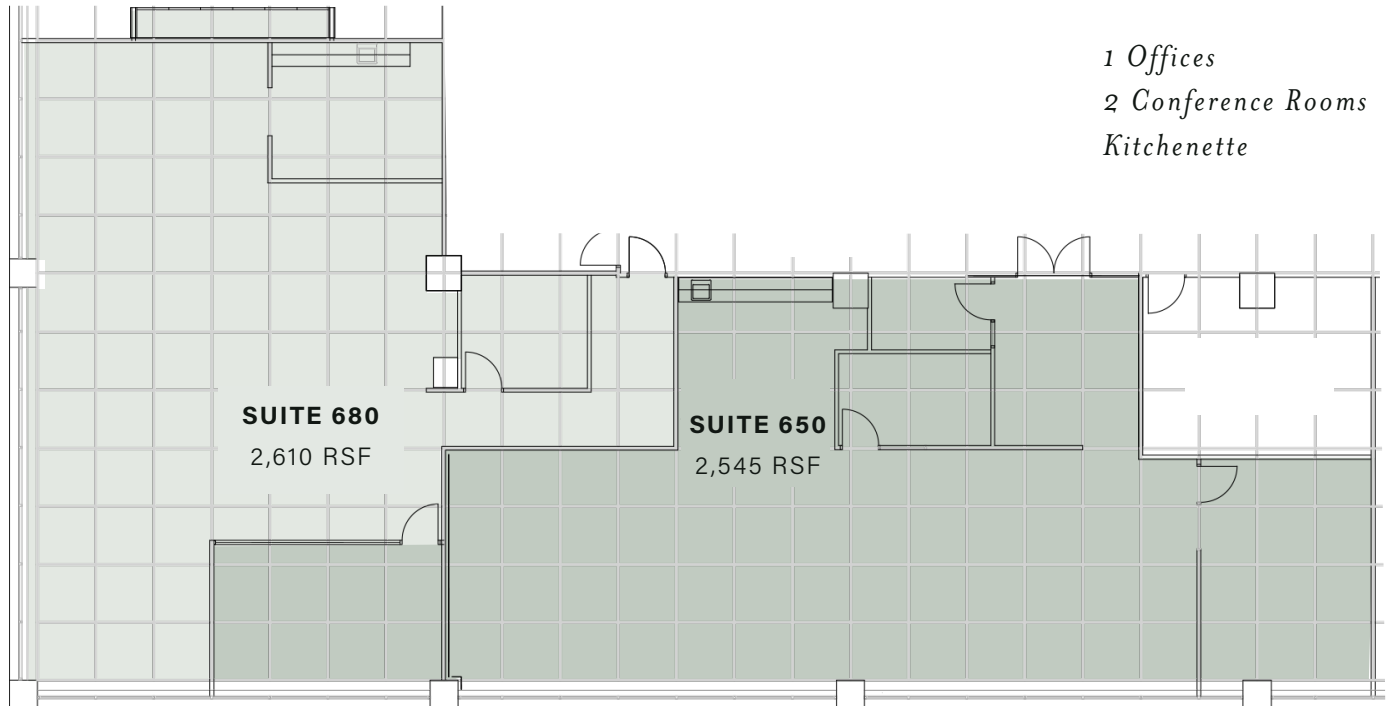
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## **SUITE 650 & SUITE 680** 2,545-5,155 RSF (approx.)

Available Now

\$28.00/SF Full Service

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WITH A VIRTUAL TOUR ▶

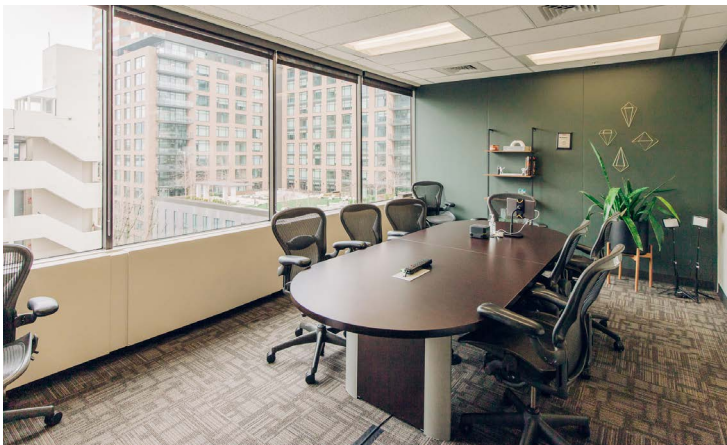
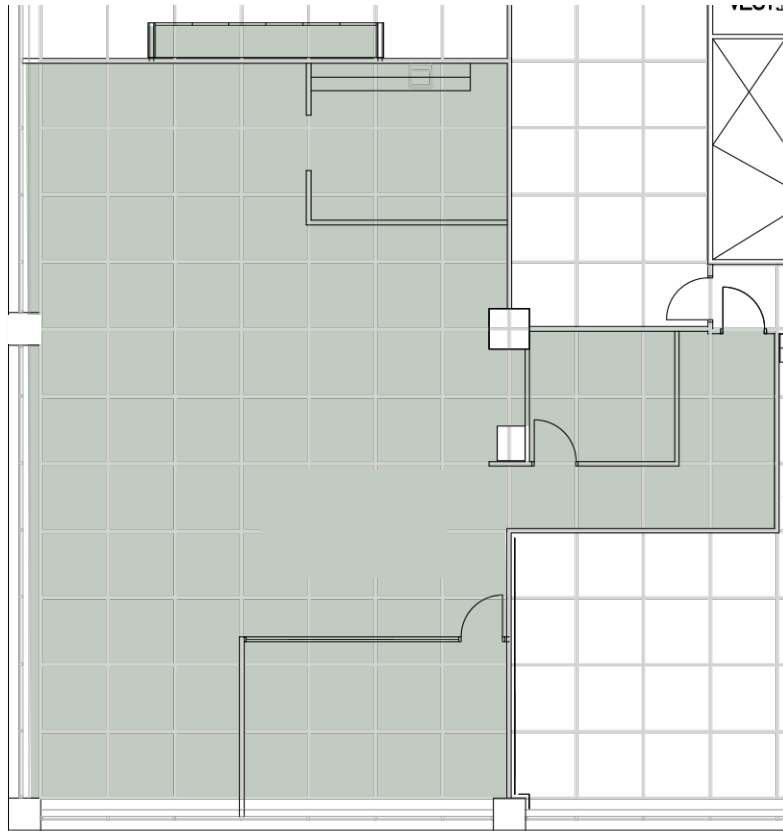
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## SUITE 680 2,610 RSF (approx.)

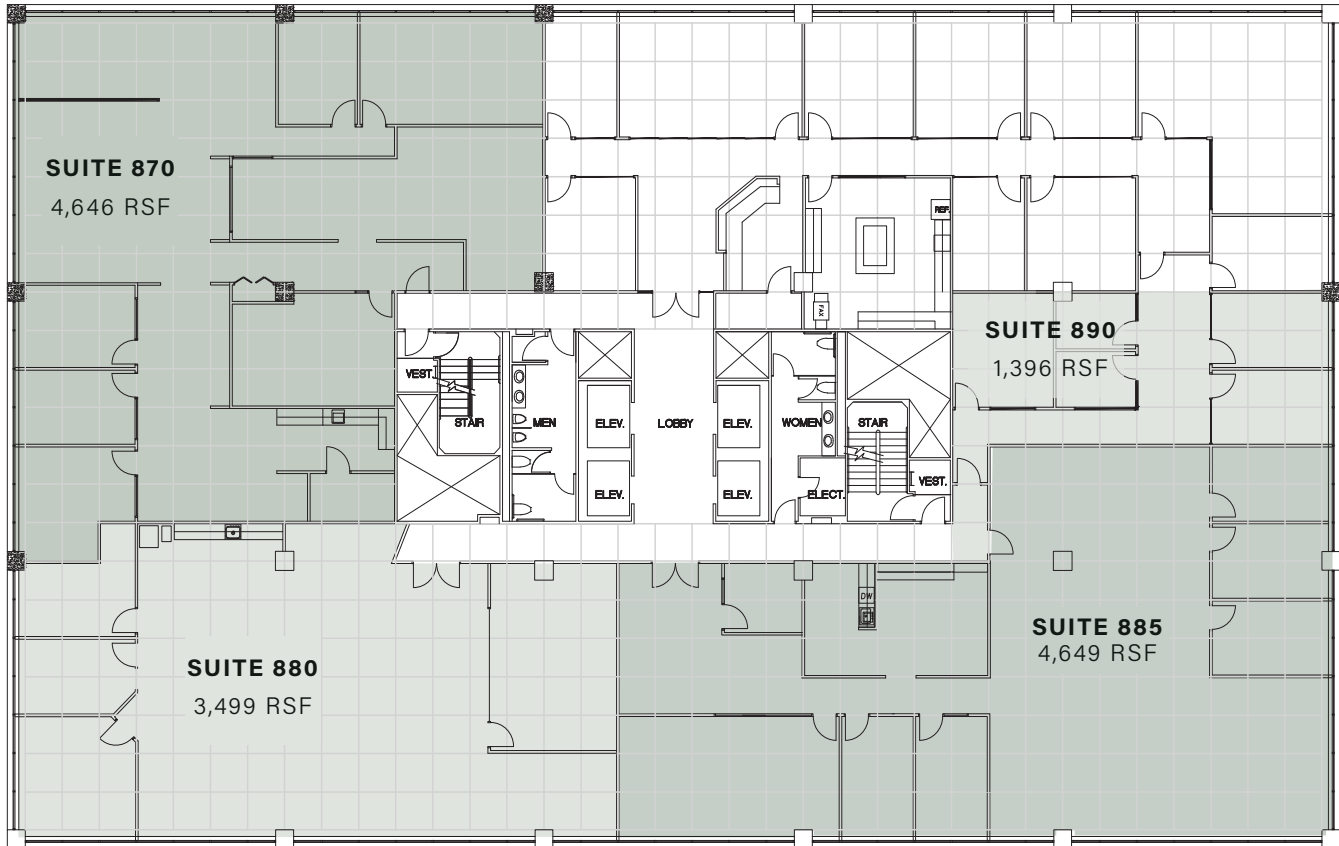
Available Now

\$28.00/SF Full Service

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## FLOOR 8 Up to 14,190 RSF (approx.)

Available Now

\$31.00/SF Full Service

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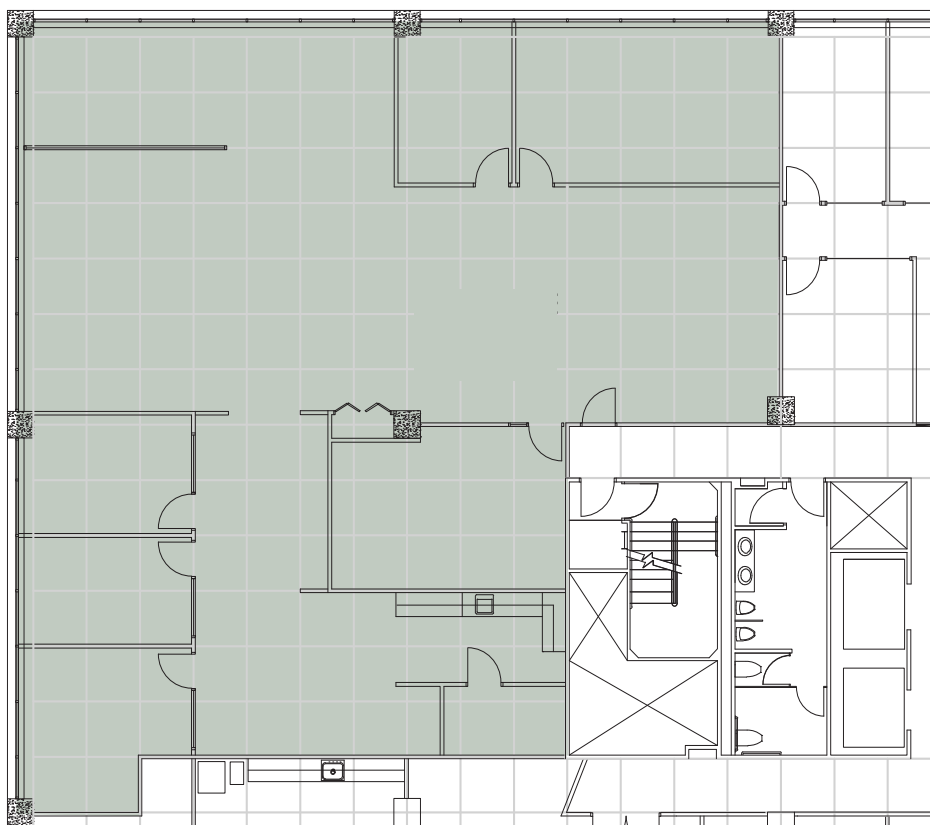
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## SUITE 870 4,646 RSF (approx.)

Available Now

\$31.00/SF Full Service

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR

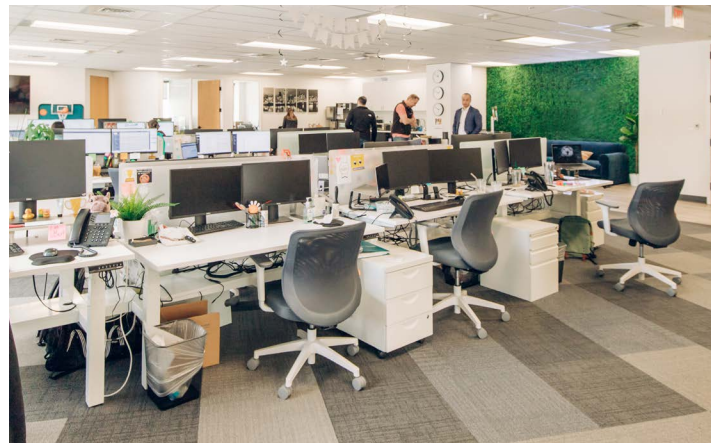
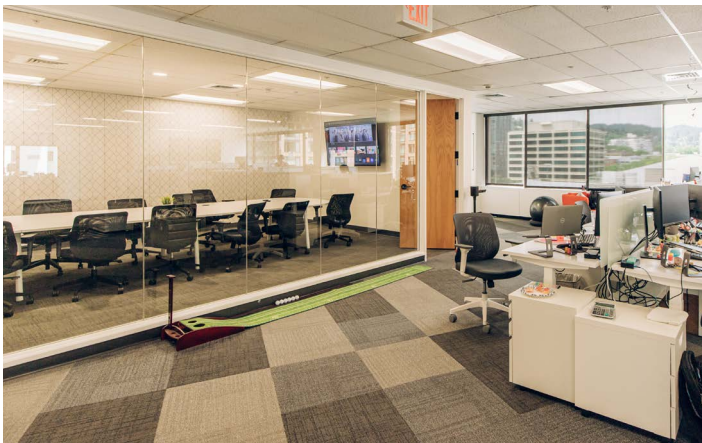
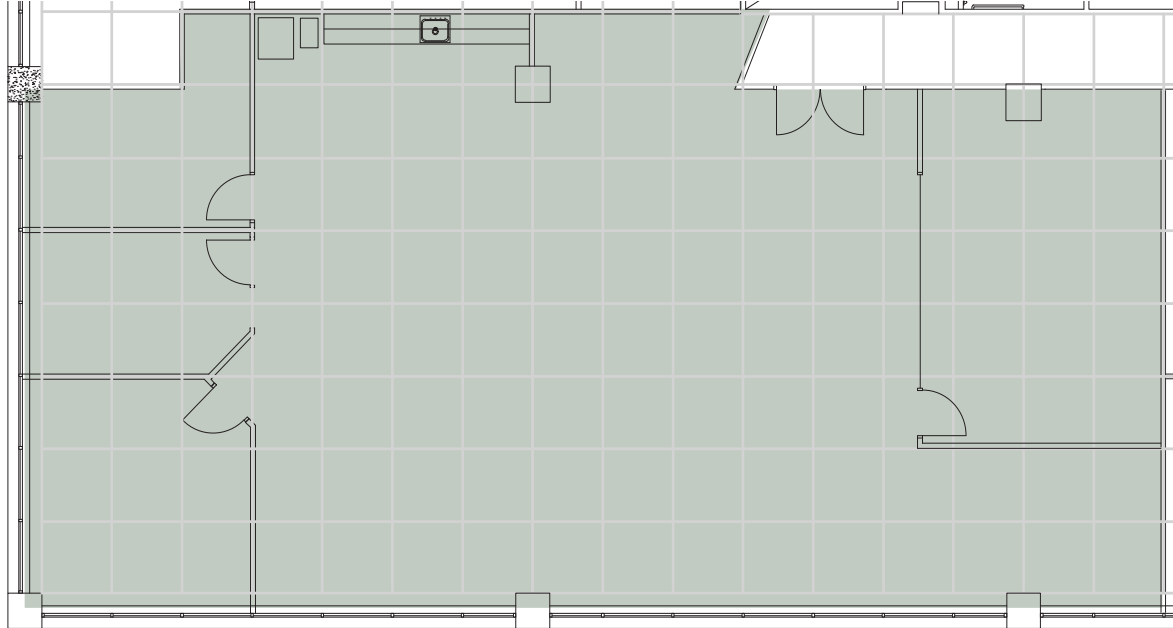
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## SUITE 880 3,499 RSF (approx.)

Available Now

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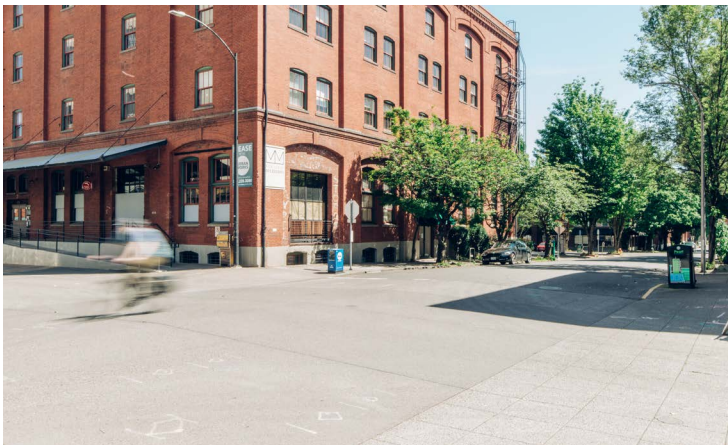
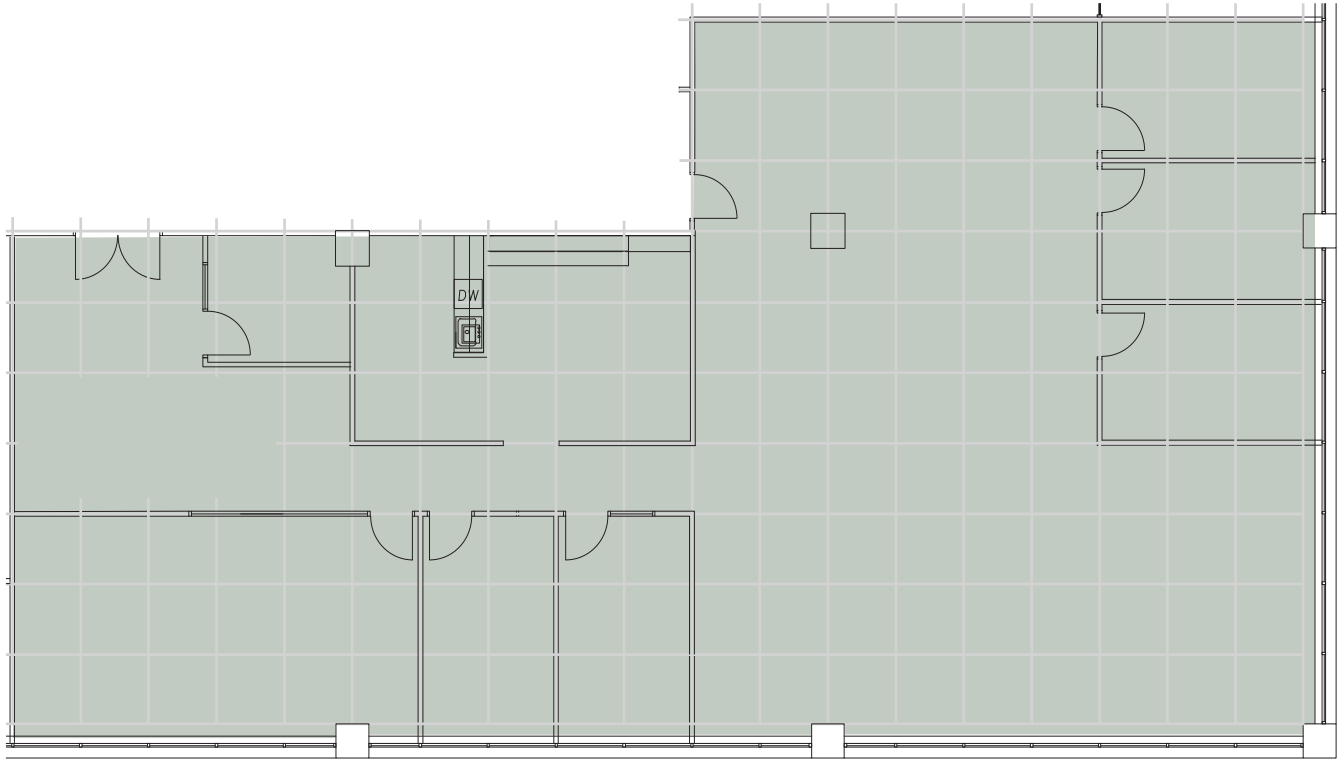
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# CROWN PLAZA AVAILABILITY

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## SUITE 885 4,646 RSF (approx.)

Available Now

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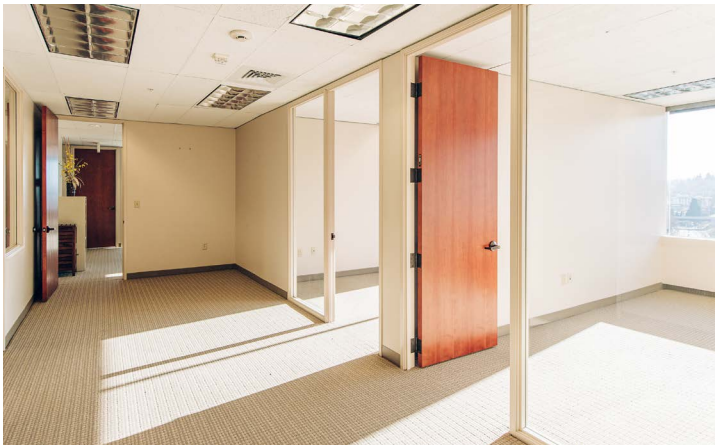
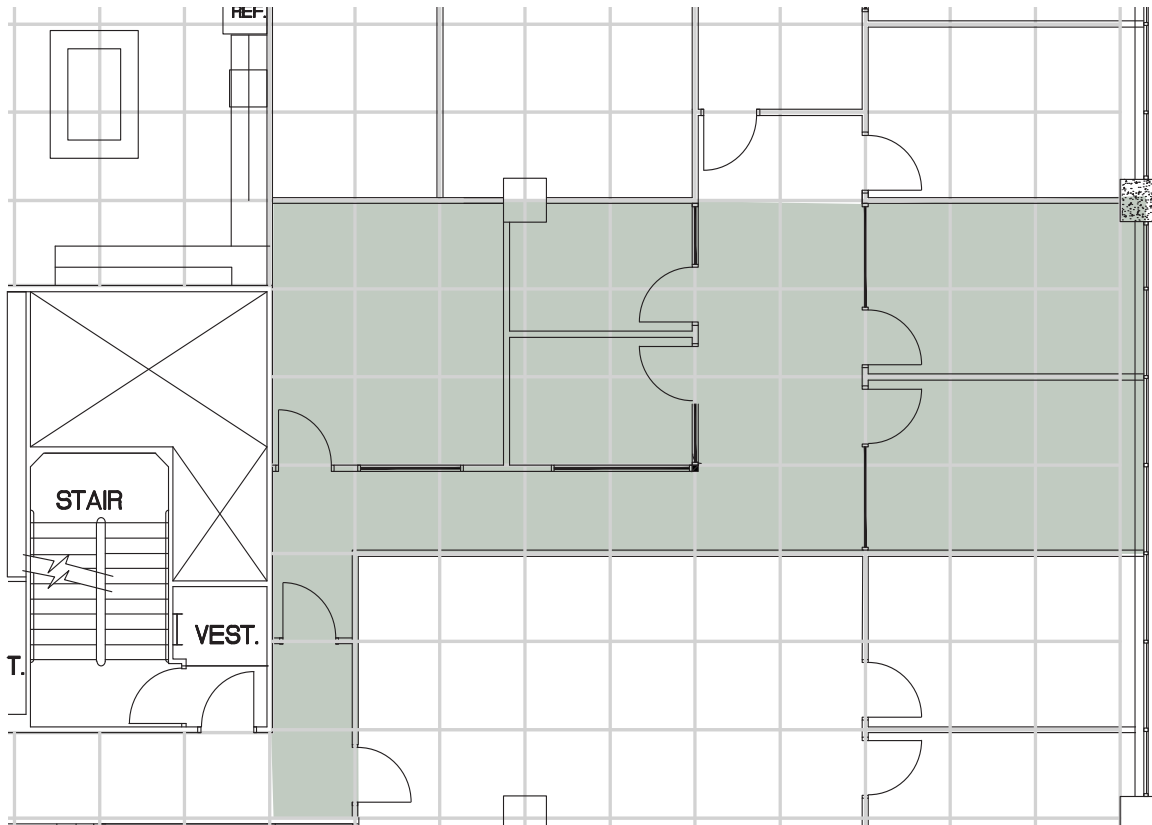
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## SUITE 890 1,396 RSF (approx.)

Available Now

\$27.00/SF Full Service

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR ▶

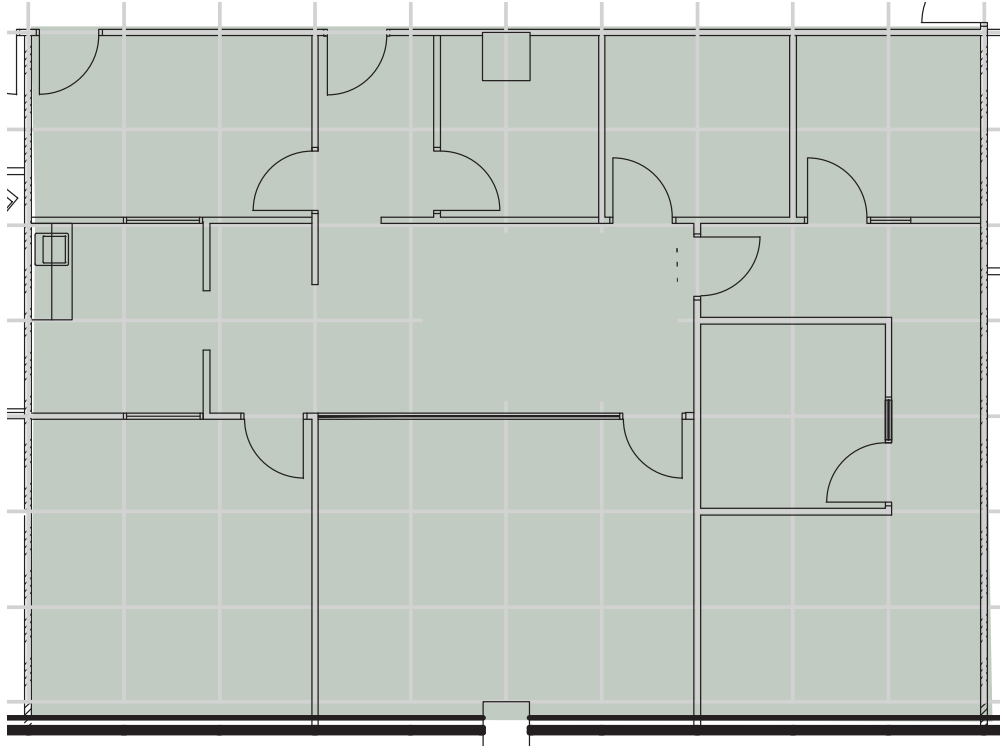
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## SUITE 940 2,006 RSF (approx.)

Available Now

\$28.00/SF Full Service

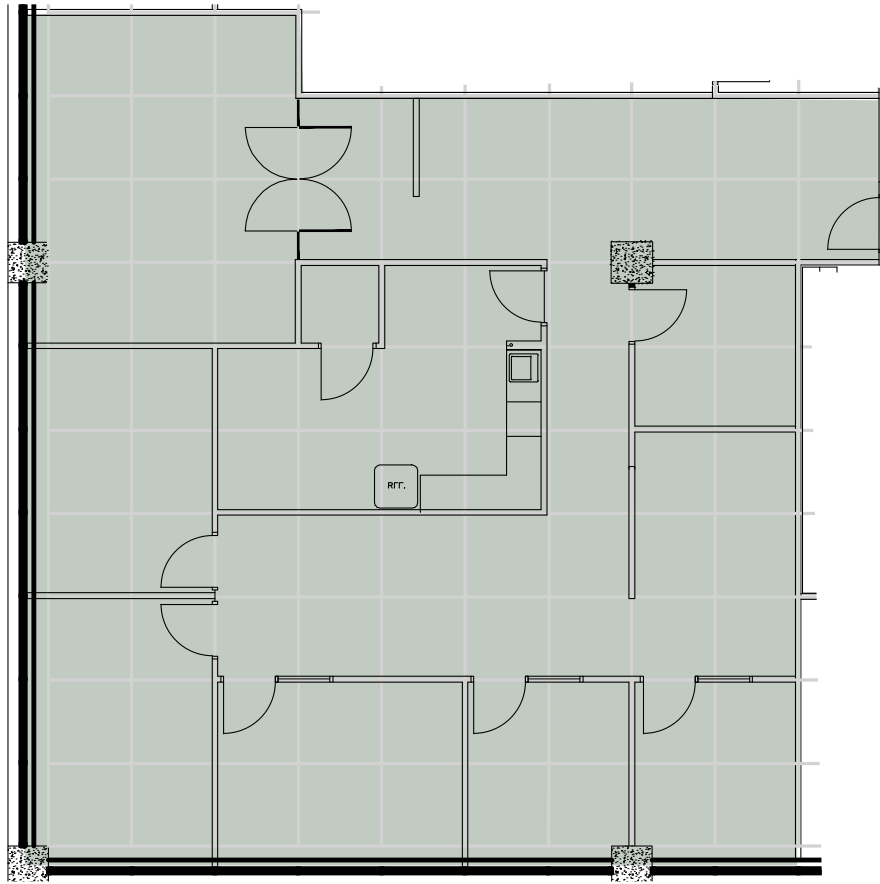
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## SUITE 980 2,469 RSF (approx.)

Available Now

\$29.00/SF Full Service

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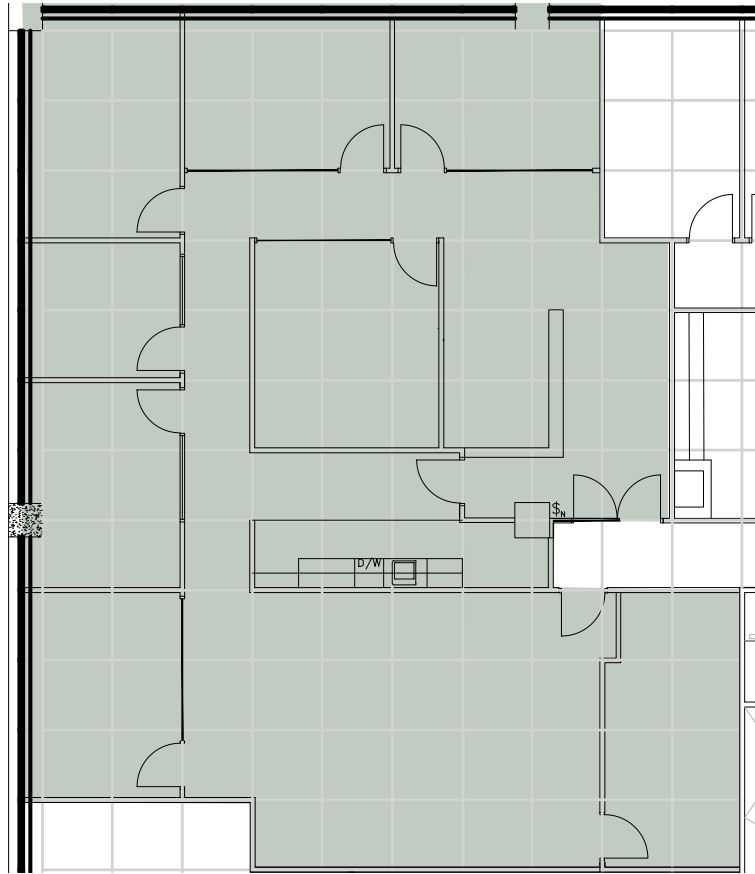
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## SUITE 990 2,000-2,953 RSF (approx.)

Available Now

\$31.00/SF Full Service

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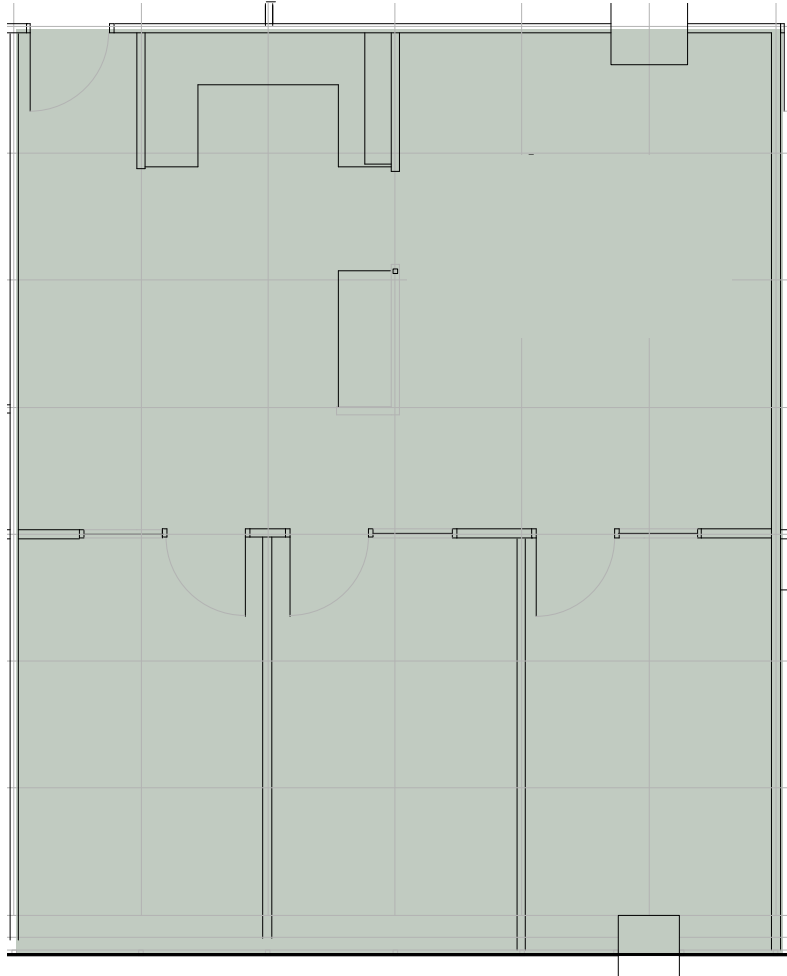
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## SUITE 1018 1,176 RSF (approx.)

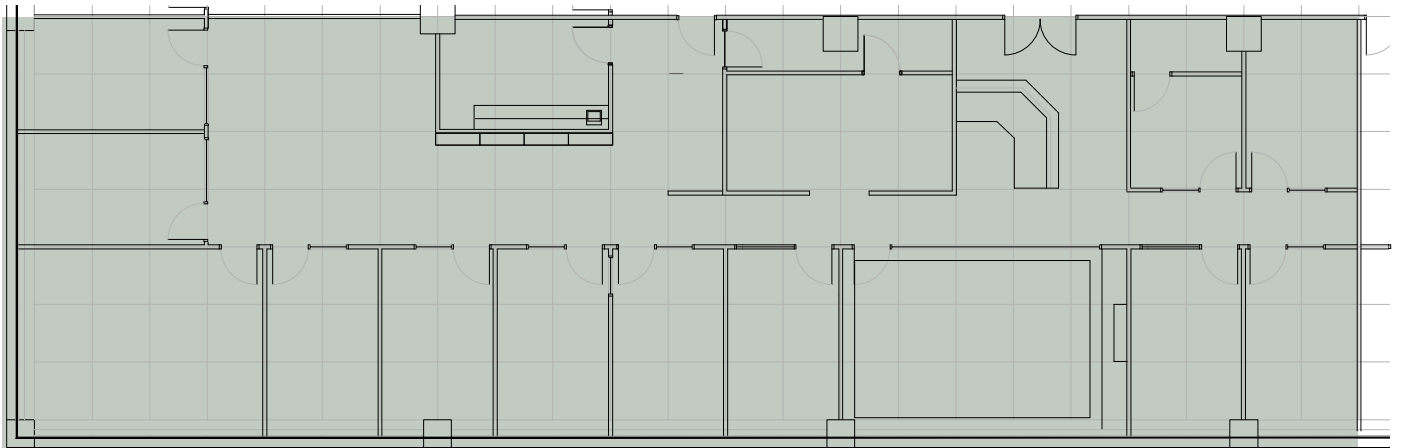
*Available Now*

*\$29.00/SF Full Service*

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## SUITE 1020 4,685 RSF (approx.)

Available November 1st, 2024

\$29.00/SF Full Service

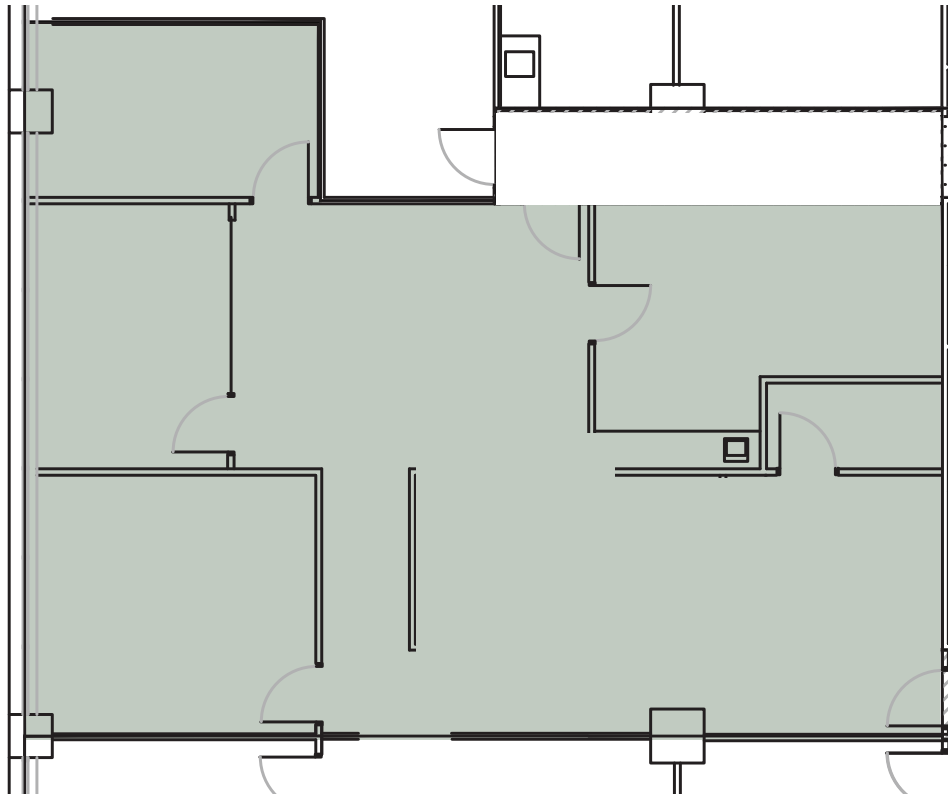
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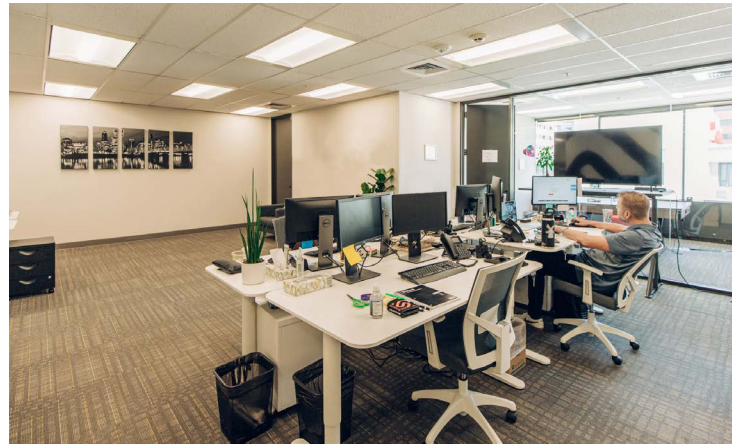
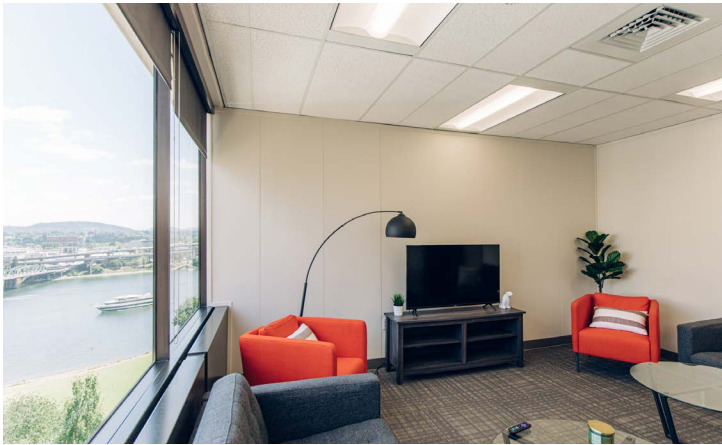


# CROWN PLAZA AVAILABILITY

1500 SW First Avenue  
Portland, OR 97201



*Move-in Ready*  
*Willamette River Views*  
*3 Offices, Kitchen/Breakroom*



## SUITE 1050 1,877 RSF (approx.)

*Available Now*

*\$29.00/SF Full Service*

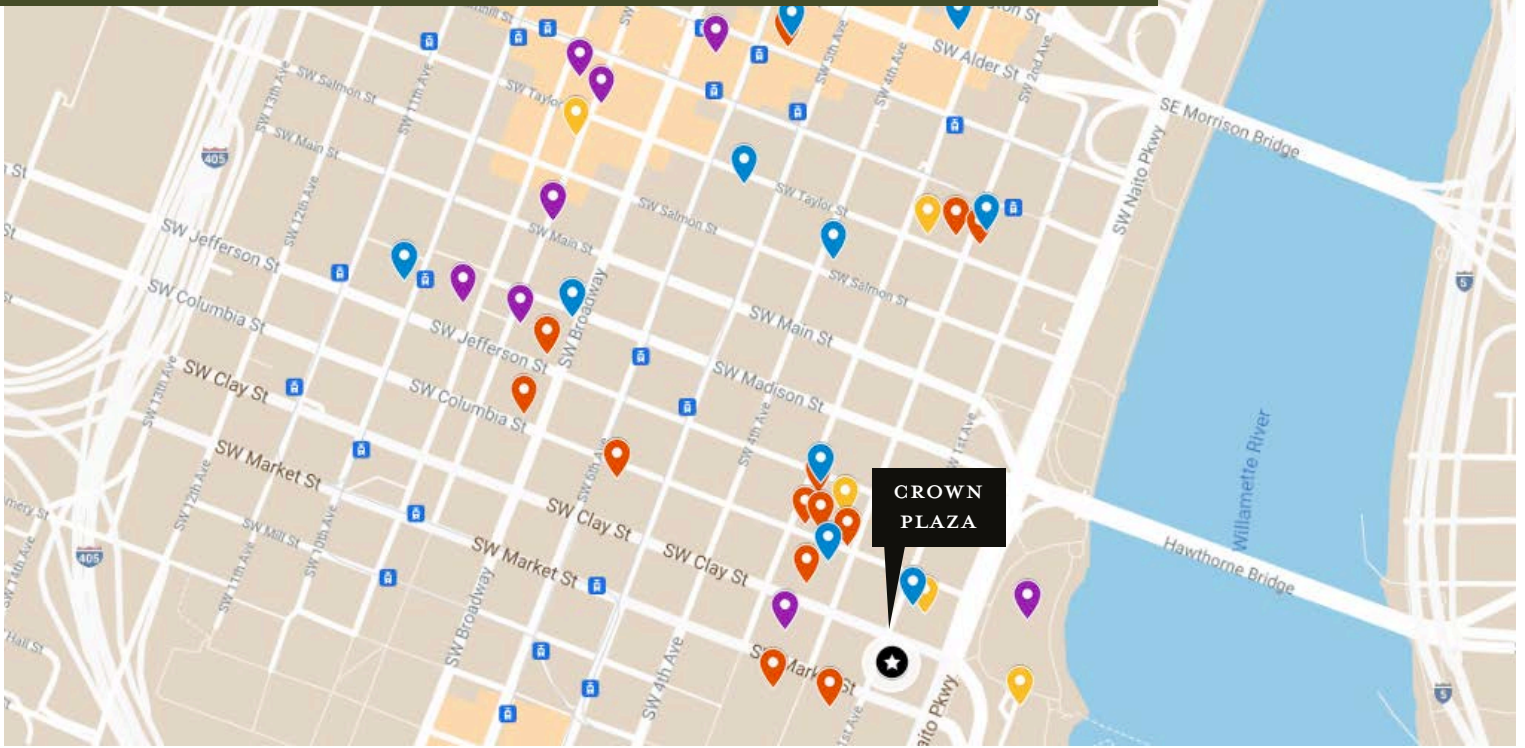
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## HOTELS

Riverplace Hotel  
 The Porter Hotel  
 Marriott Downtown  
 Paramount Hotel  
 AC by Marriott (204 rooms)  
 Hotel Lucia  
 Ace Hotel  
 The Ritz-Carlton

## RESTAURANTS

Bridge City Café  
 Gastro Mania SW Portland  
 Poke Bar  
 The House of Ramen  
 Morton's Steakhouse  
 Murata  
 Katie's Cafe  
 Garden Bar  
 Higgins  
 Luc Lac Vietnamese Kitchen  
 Q Restaurant + Bar  
 Departure  
 Treebeard's Taphouse

## NEARBY TENANTS

eBay  
 Amazon Web Services  
 The Oregonian  
 Portland State University  
 Cambia Health Solutions  
 Adobe  
 Jama Software

## CAFES

Press Release Coffee + Food  
 Roseline  
 40 LBS Coffee Bar  
 Starbucks  
 Case Study Coffee Roasters  
 Kure Juice Bar  
 Upper Left Roasters  
 Behind the Museum Cafe  
 Caffe Umbria

## ATTRACTIONS

Keller Auditorium  
 Tom McCall Waterfront Park  
 Portland Art Museum  
 Oregon Historical Society  
 Arlene Schnitzer Concert Hall  
 Pioneer Courthouse Square

 **92**  
**WALK SCORE**  
*"Walker's Paradise"*

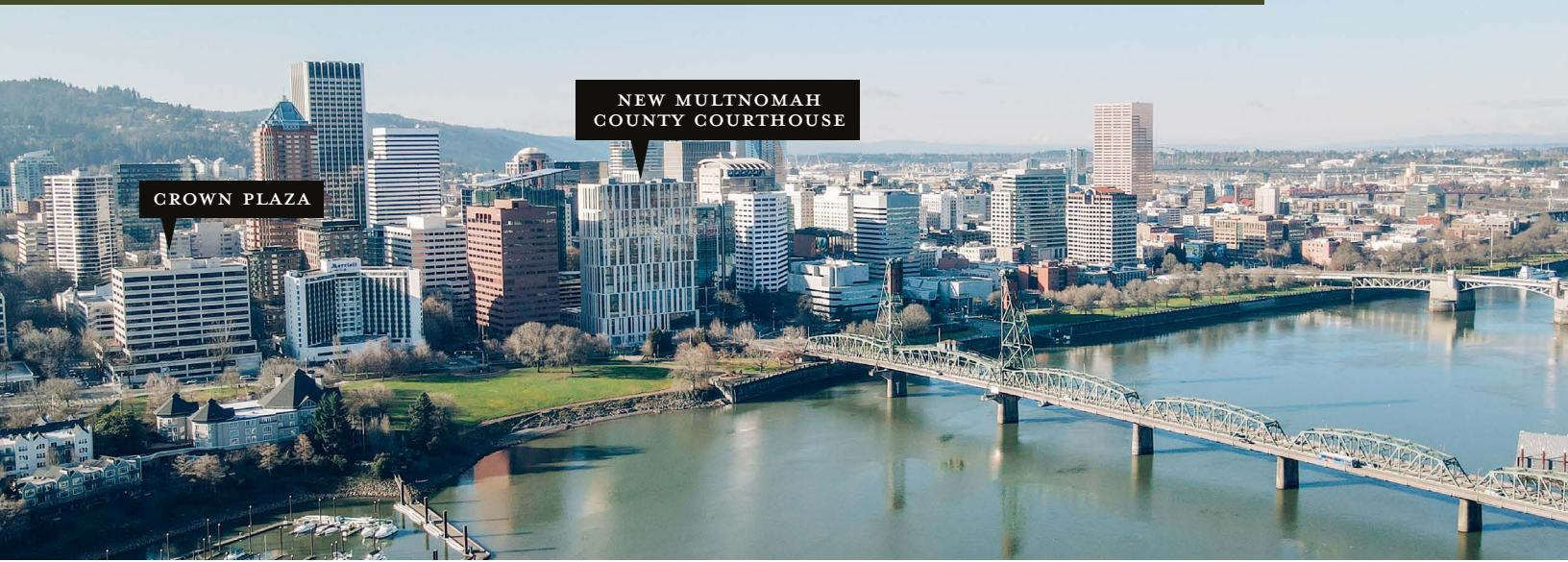
 **87**  
**BIKE SCORE**  
*"Very Bikeable"*

 **95**  
**TRANSIT SCORE**  
*"Rider's Paradise"*

## IN GOOD COMPANY



# CROWN PLAZA LOCATION & PARKING

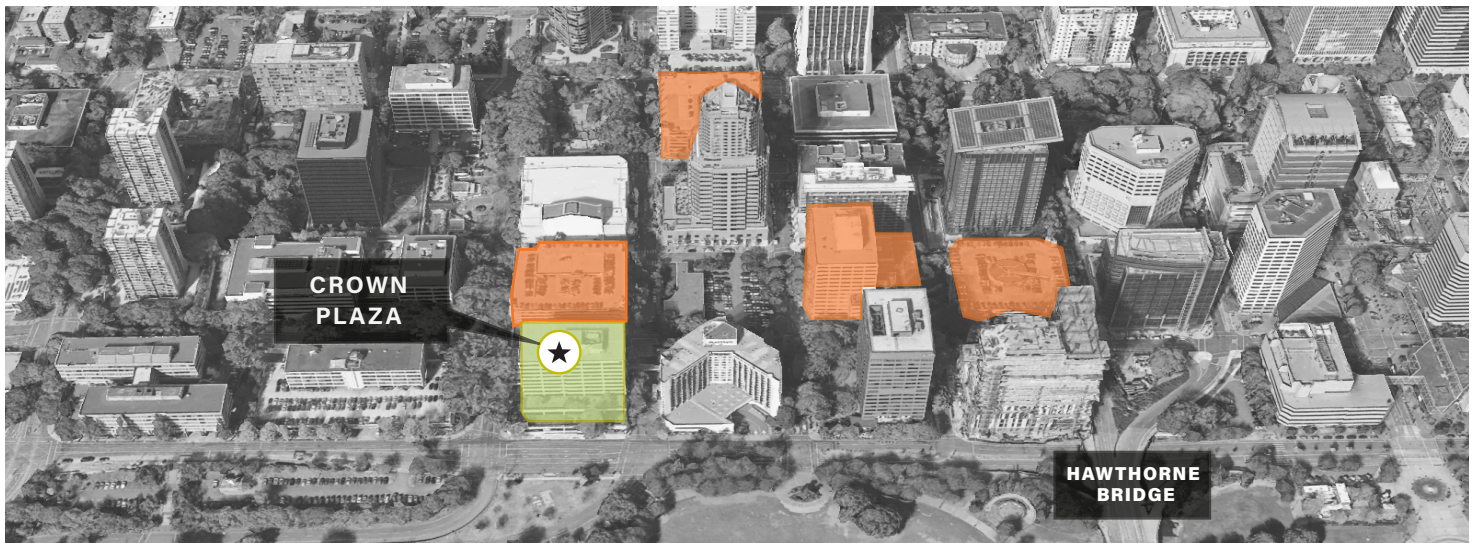


## LOCATION HIGHLIGHTS

- Full complement of urban services and amenities within blocks
- Two childcare locations within two blocks of the building, Kindercare and CityKids
- Direct freeway and bridge access means less congestion
- Near fine dining, numerous cafes, and delis
- Near TriMet bus route, MAX light rail and Portland Streetcar lines
- 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
- New Multnomah County Courthouse opened 2020

## PARKING AVAILABILITY

Up to 4:1,000 RSF within one block





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EST. 1945

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