



FOR SUBLEASE



RATES REDUCED!



FOX TOWER OFFICE SUBLEASE

2nd-Generation Office Space

1,483 SF | \$28 psf Full Service

805 SW Broadway, Suite 610, Portland, OR 97205

- Master Lease Expires 01/31/27
- New Kitchenette and Conference Room
- Furniture Available
- Beautiful Western Views
- 2 Parking Stalls in Secured Garage
- Rooftop Terrace



MCCOY DOERRIE, SIOR

Senior Vice President | Licensed in OR & WA
503-517-7120 | mccoy@capacitycommercial.com

PROPERTY SUMMARY



**FOR
SUBLEASE**

PROPERTY DETAILS

Address	805 SW Broadway, Suite 610, Portland, OR 97205
Available Space	1,483 SF
Nº of Suites Available	1 Suite
Lease Rate	\$28 psf Full Service
Use Type	Office
Availability	Now

Location Features



INTEGRATED,
PROFESSIONAL,
24-HOUR SECURITY



RENOVATED
FITNESS CENTER



OVER 1,100
PARKING STALLS
IN A PATROLLED
UNDERGROUND
GARAGE



ON-SITE DINING
FLYING ELEPHANT'S
DELICATESSEN

Nearby Highlights

- Bridge City Cafe
- Caffe Umbria
- Capital One Cafe
- Case Study Coffee
- Forte Portland
- Java Man Coffee
- Lotus & Bean Espresso
- Starbucks
- Addy's Sandwich Bar
- Bamboo Sushi
- Fogo de Chao
- Higgins
- Midtown Beer Garden
- Pastini
- Ruth's Chris
- Shake Shack
- Southpark Seafood
- Taylor St. Kitchen
- Apple Store
- MUJI Portland
- Nike
- Nordstrom
- Pendleton
- Pioneer Place Mall
- Powell's City of Books
- Sephora
- Whole Foods



ENERGY STAR
PARTNER AND
GOLD LEED
CERTIFICATION





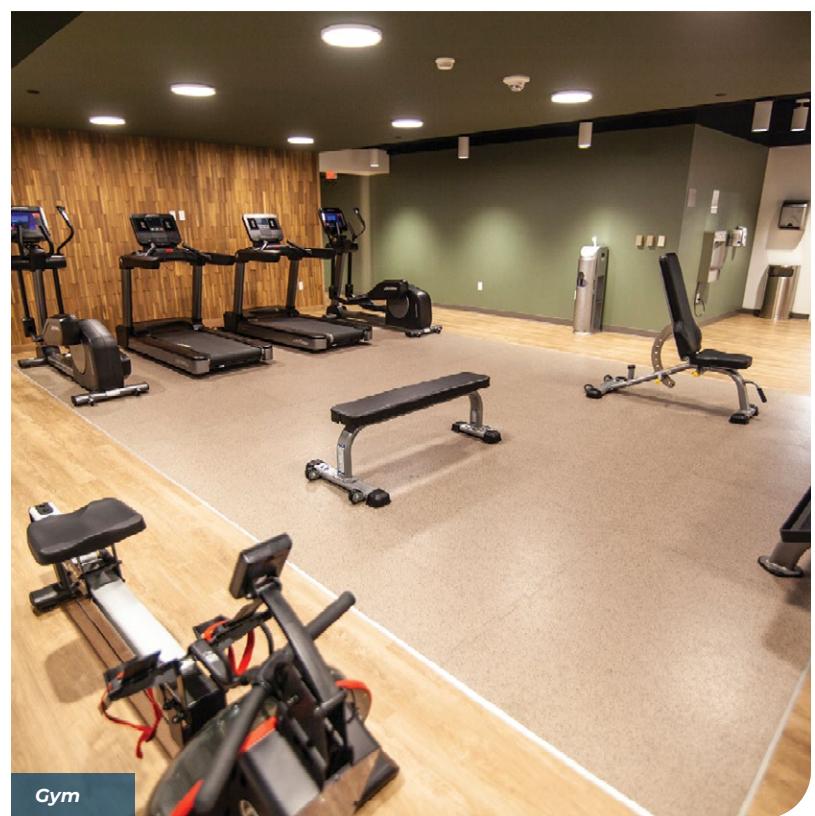
FLOOR PLAN

FLOOR PLAN



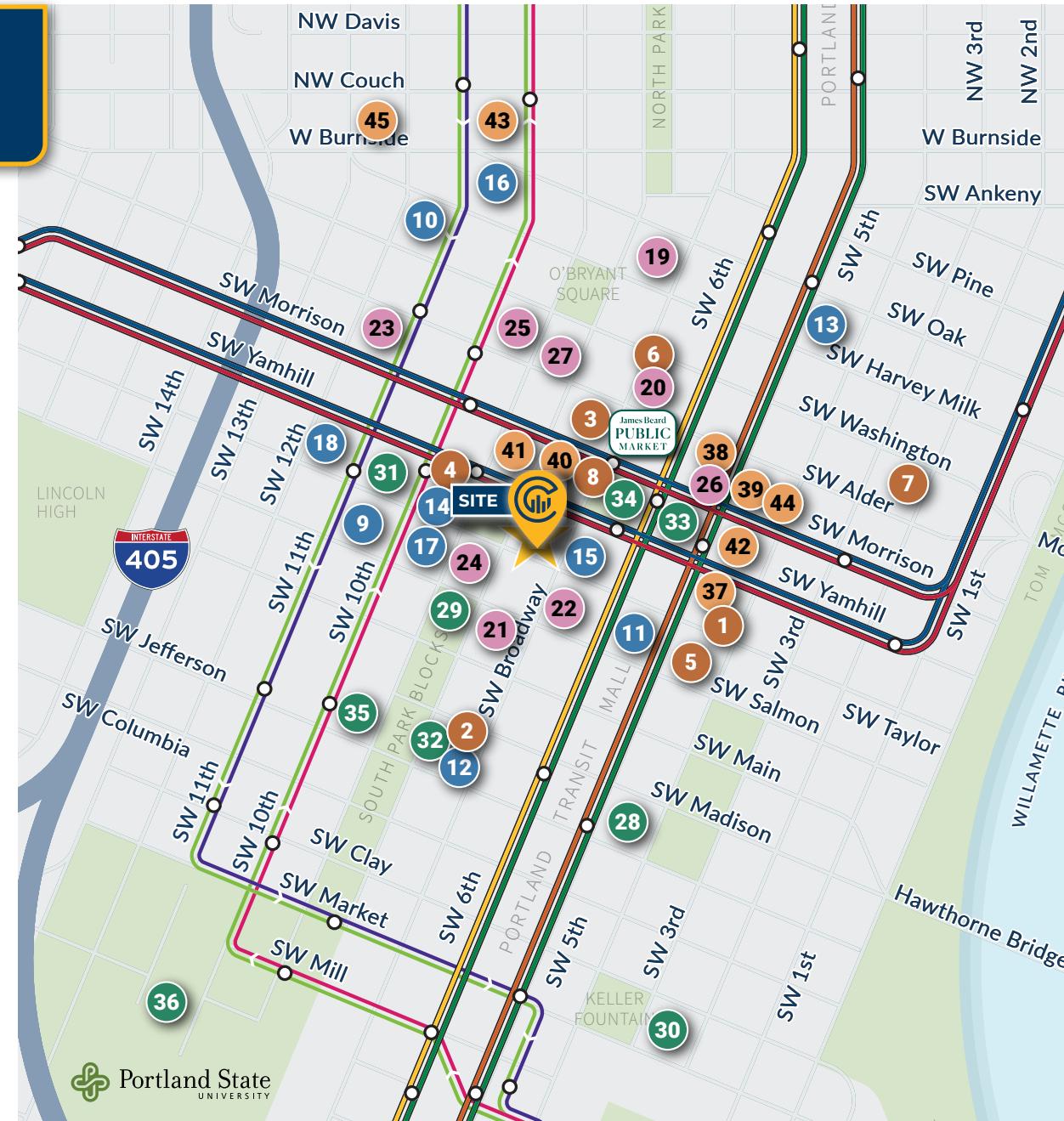


PHOTOS





LOCAL AERIAL MAP



Capacity Commercial Group | 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com

The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

IN THE HEART OF DOWNTOWN PORTLAND

AMENITIES

Coffee

1. Bridge City Cafe
2. Caffe Umbria
3. Capital One Cafe
4. Case Study Coffee
5. Forte Portland
6. Java Man Coffee
7. Lotus & Bean Espresso
8. Starbucks

Landmarks

28. City Hall
29. Farmers Market
30. Keller Auditorium
31. Multnomah County Library
32. Oregon Historical Society
33. Pioneer Courthouse
34. Pioneer Courthouse Sq.
35. Portland Art Museum
36. Portland State University

Restaurants

9. Addy's Sandwich Bar
10. Bamboo Sushi
11. Fogo de Chao
12. Higgins
13. Midtown Beer Garden
14. Pastini
15. Ruth's Chris
16. Shake Shack
17. Southpark Seafood
18. Taylor St. Kitchen

Shopping

37. Apple Store
38. MUJI Portland
39. Nike
40. Nordstrom
41. Pendleton
42. Pioneer Place Mall
43. Powell's City of Books
44. Sephora
45. Whole Foods

Hotels

19. Benson
20. Bidwell
21. Heathman Hotel
22. Hilton Portland
23. Hyatt Centric
24. Paramount Hotel
25. Ritz-Carlton Portland
26. The Nines
27. Woodlark



Transit Legend

- MAX Blue Line: Hillboro/City Center/Gresham
- MAX Green Line: Clackamas/City Center/PSU
- MAX Orange Line: Milwaukie/PSU/City Center
- MAX Red Line: Airport/City Center/Beaverton
- MAX Yellow Line: Expo Center/City Center/PSU
- A Loop: PSU/City Center/Lloyd Center/OMSI
- B Loop: PSU/OMSI/Lloyd Center/City Center
- North South Line: NW 23rd/City Center/South Waterfront

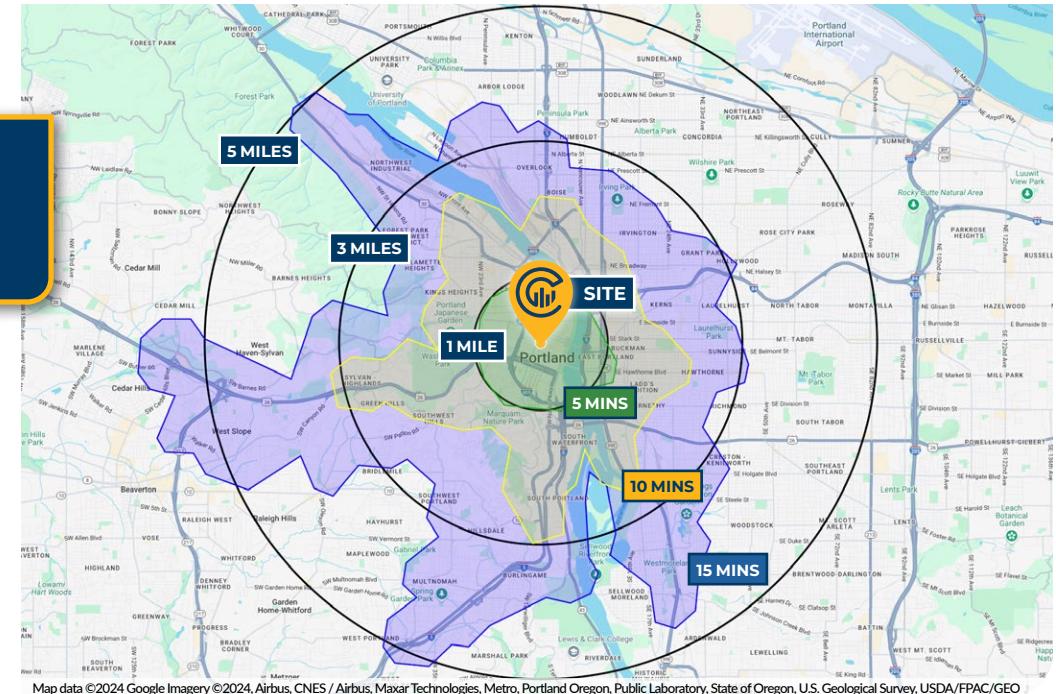
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LOCAL AERIAL MAP

805 SW Broadway, Suite 610, Portland, OR



DRIVE TIMES & DEMOGRAPHICS



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AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2024 Estimated Population	55,152	193,808	440,332
2029 Projected Population	55,135	192,156	431,717
2020 Census Population	41,253	182,611	437,823
2010 Census Population	35,276	148,701	381,940
Projected Annual Growth 2024 to 2029	-	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	4.0%	2.2%	1.1%
Households & Income			
2024 Estimated Households	29,637	101,606	209,552
2024 Est. Average HH Income	\$111,331	\$143,645	\$148,058
2024 Est. Median HH Income	\$74,963	\$103,316	\$110,352
2024 Est. Per Capita Income	\$60,530	\$75,727	\$70,792
Businesses			
2024 Est. Total Businesses	8,825	22,632	37,804
2024 Est. Total Employees	102,242	216,109	311,109

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at [SitesUSA.com](https://www.sitesusa.com) ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RS1

Neighborhood Scores

100

Walk Score®
"Walker's Paradise"

92

Bike Score®
"Biker's Paradise"

94

Transit Score®
"Rider's Paradise"

Ratings provided by <https://www.walkscore.com>

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