



# FOR LEASE

## NEW MARKET THEATER

115 SW ASH STREET  
PORTLAND, OR 97204

PLEASE CALL FOR RATES

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LICENSED IN OREGON AND WASHINGTON



The New Market Theater, built in 1872, is regarded as one of the most significant historic buildings of early Portland. The building once held a 1,200-seat theater and a public market on its main floor. This legendary hub of culture and commerce is once again a center of innovation and creativity.

The New Market Theater Block was recently renovated and continues to capture Portland's legacy of discovery, independence, and invention in captivating workspaces.

## LOCATION

The New Market Theater has a lot to offer – numerous nearby food, drink, and entertainment options, multiple modes of public transportation, nearby parking, and a downtown location.

The New Market Theater location is easily accessible and conveniently located blocks from the Burnside and Morrison bridges. Public transportation options abound. The 12, 16, 19, 20, and 35 buses as well as the red, blue, green and orange street car lines all have stops within three blocks of New Market Theater.

## HIGHLIGHTS

- Exposed brick and wood finishes
- Historic architecture
- Onsite café
- New fitness room, secure bicycle parking and tenant shower facilities
- Conference facilities
- Public transit accessible – 5 bus and 4 streetcar lines
- City and river views from select suites

# New fitness room

Plus secure bicycle parking and tenant shower facilities

# Conference facilities

# Historic architecture

Exposed brick and wood finishes

# Onsite parking negotiable



Walk Score  
97



Transit Score  
94



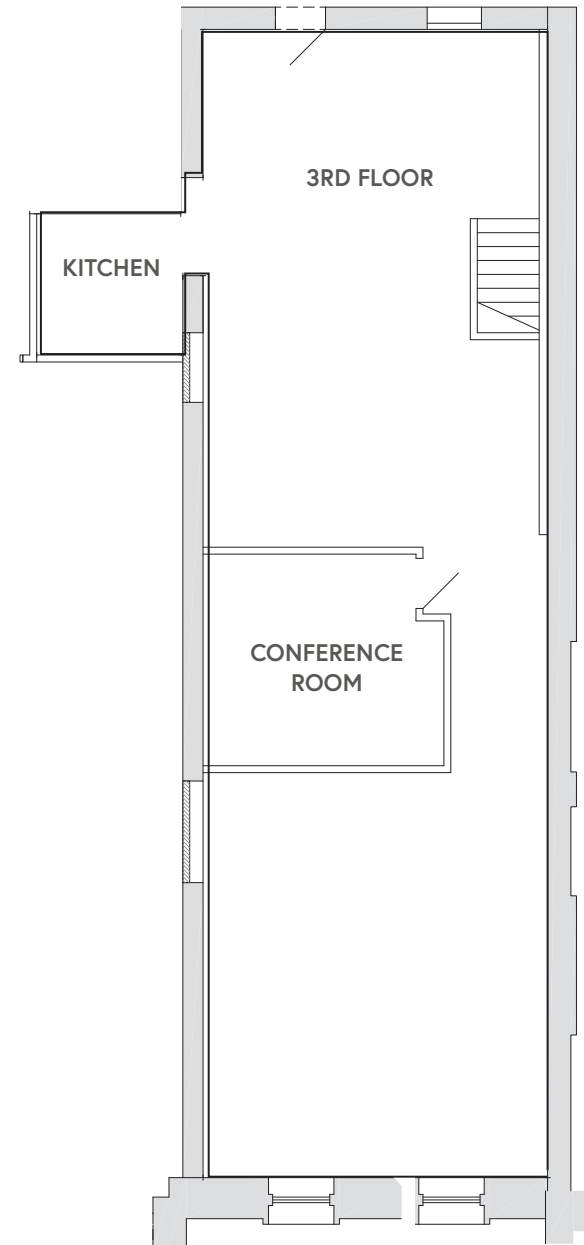
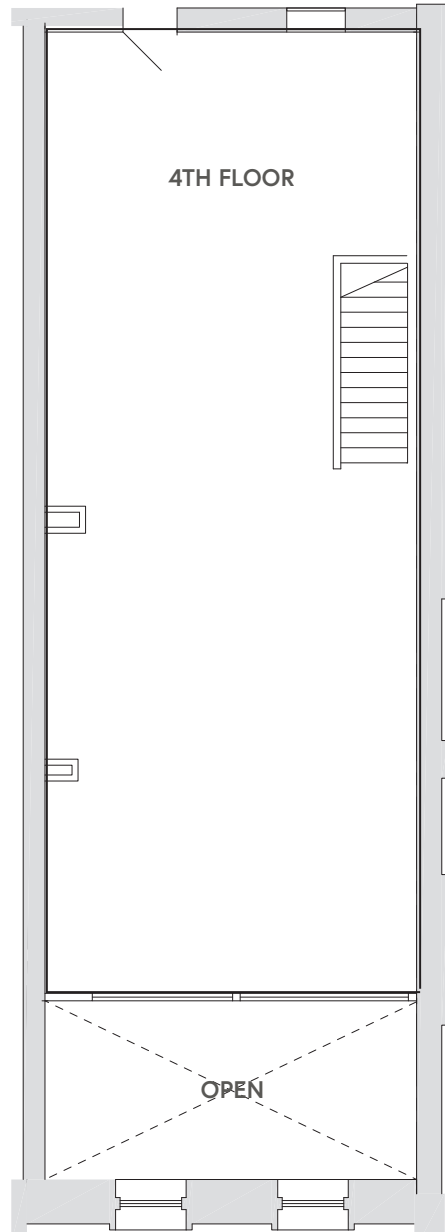
Bike Score  
99



# THE NEW MARKET THEATER

SUITE 302 | +/-3,266 RSF

- Two floor suite with internal stairs
- Open office with exposed brick
- Kitchenette and conference room on 3rd floor



THIS DRAWING IS NOT TO SCALE AND IS FOR ILLUSTRATIVE PURPOSES ONLY



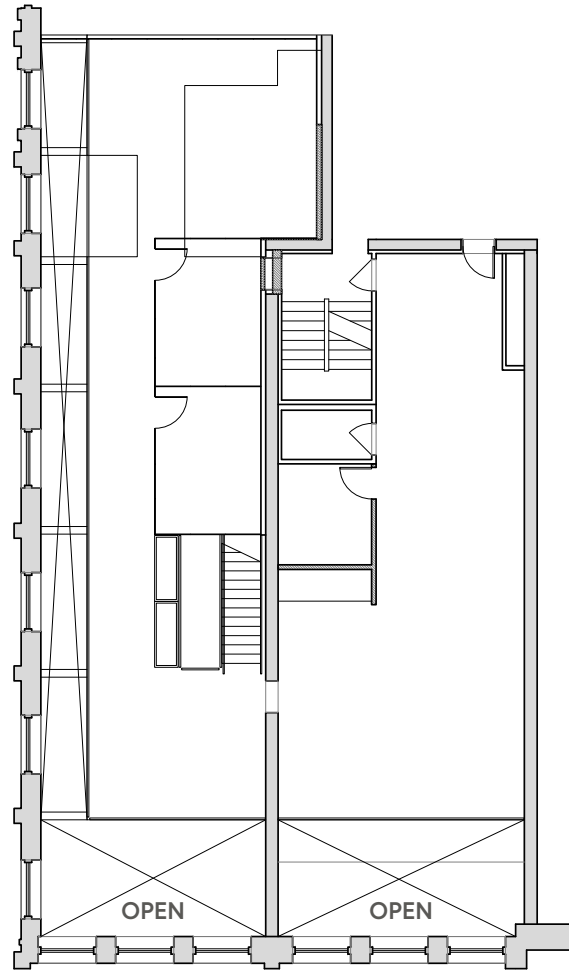
# THE NEW MARKET THEATER

## SUITE 303 | +/-7,405 RSF

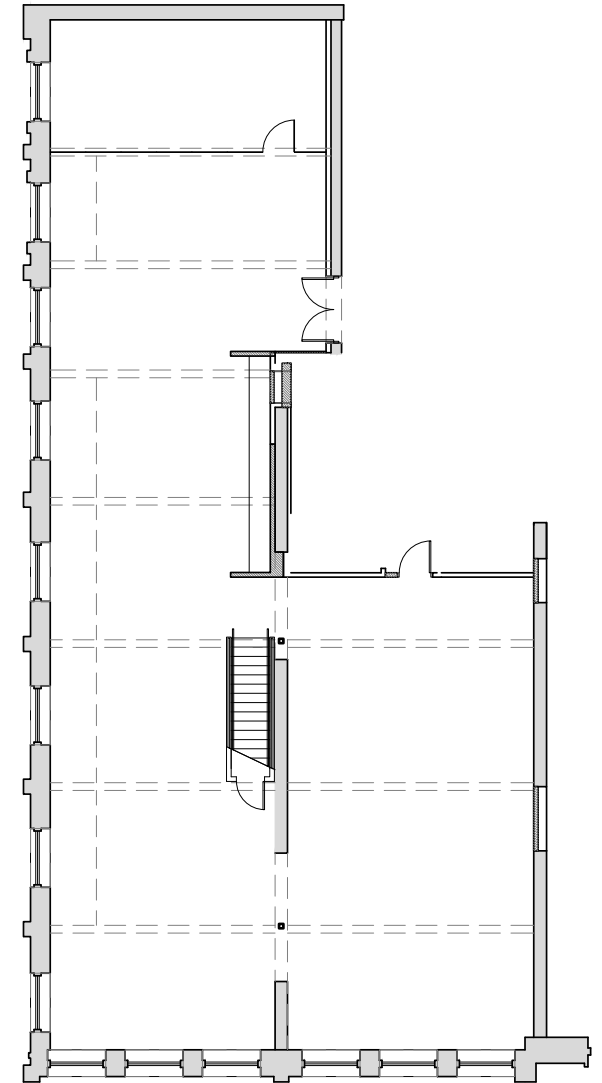
- 8 private offices
- 2 conference rooms
- Reception area
- Double height windows
- Internal staircase
- Exposed brick and beam



4TH FLOOR



3RD FLOOR

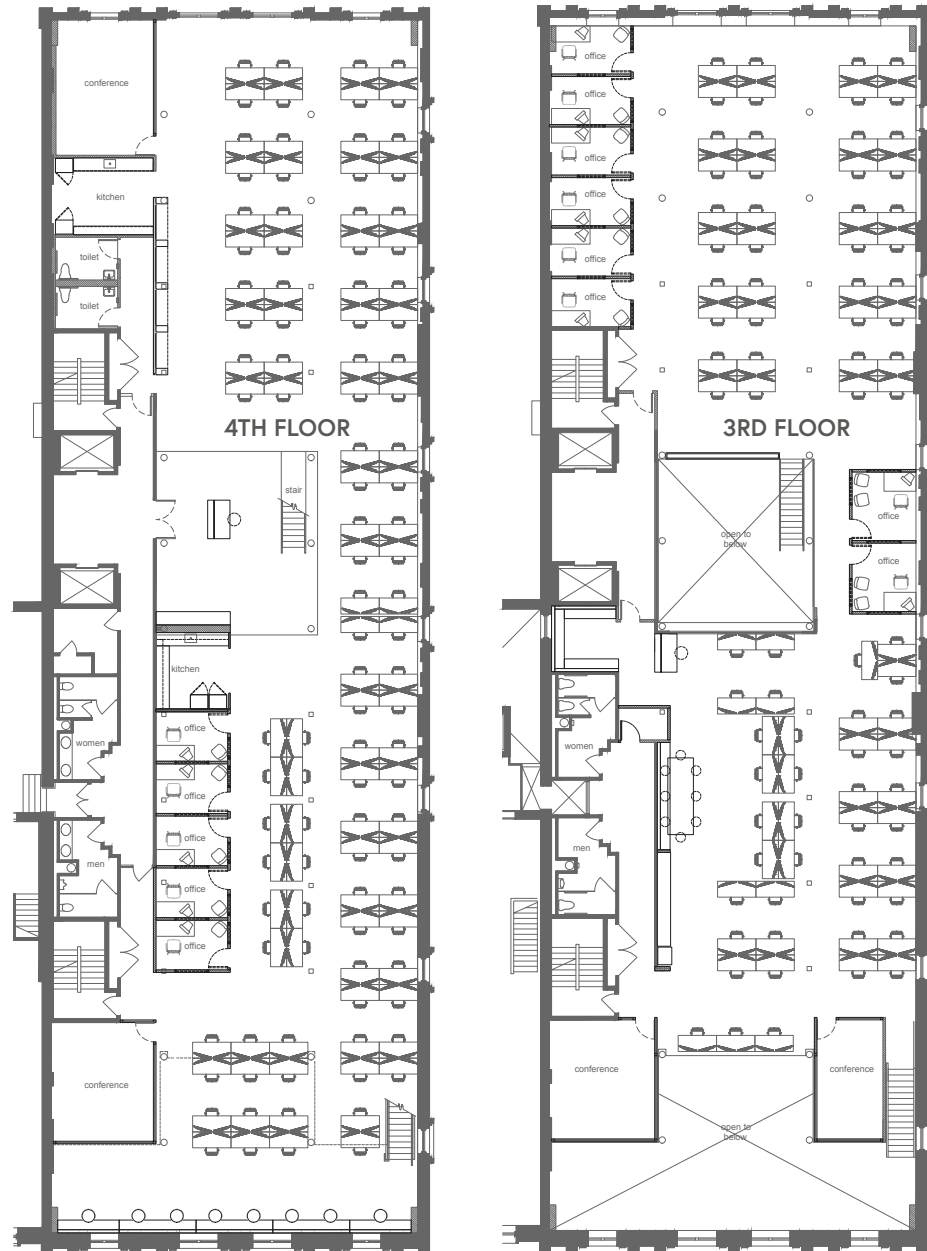
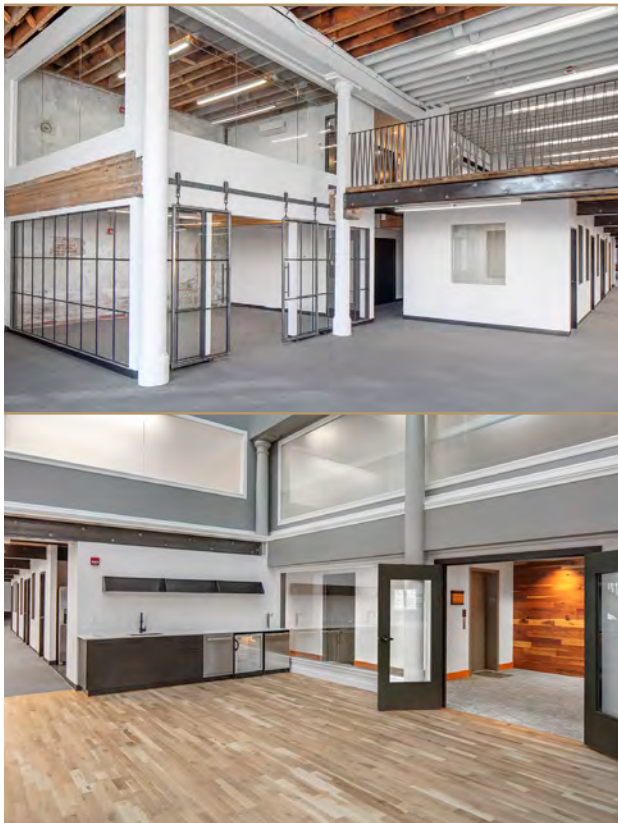


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# THE NEW MARKET THEATER

## SUITE 300-400 | +/-20,533 RSF

- Shell condition suite with competitive tenant improvement allowance available
- Two floor office suite with vaulted ceilings and large windows on three sides
- Exposed brick and beam throughout the space
- Can be demised to +/-8,000 RSF or combined with upper floors for up to +/-40,000 RSF



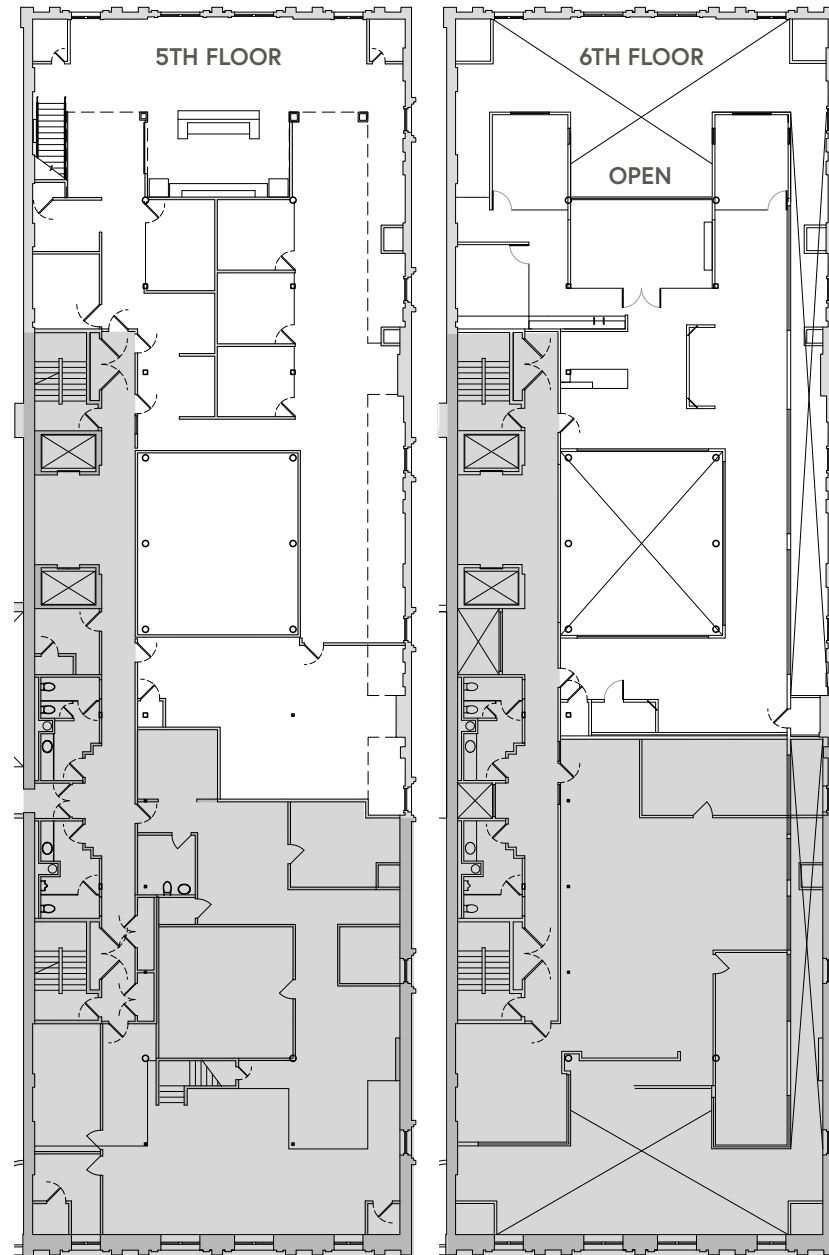
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FURNITURE IS NOT INCLUDED

# THE NEW MARKET THEATER

SUITE 550-650 | +/-9,380 RSF

- Multi-story creative office with internal stairs
- Mix of private offices and open space
- Double height ceiling and windows
- Private restrooms

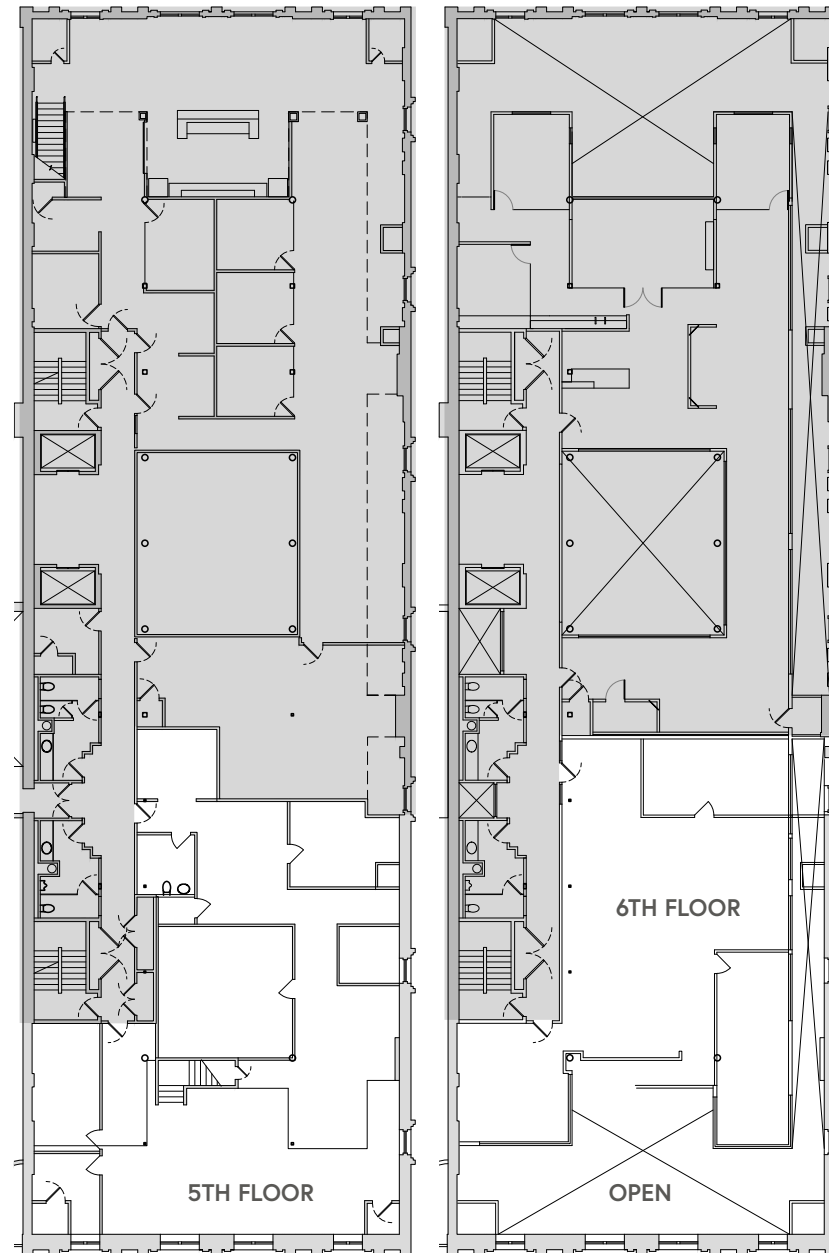


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# THE NEW MARKET THEATER

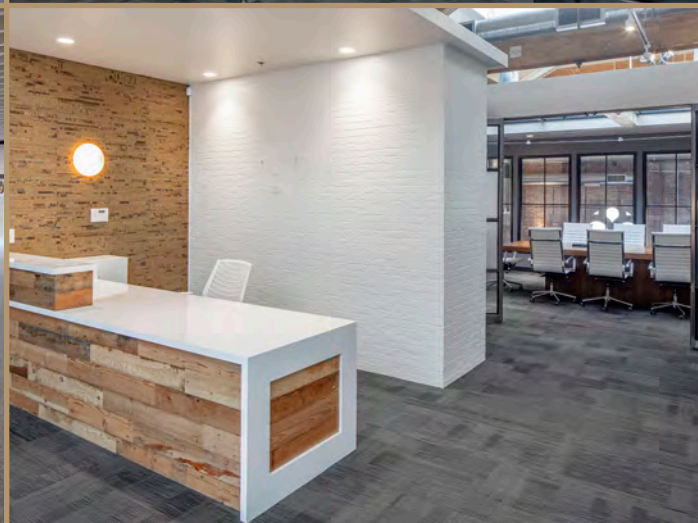
SUITE 600 | +/-6,594 RSF

- Mix of private offices and open space
- Large and small conference rooms
- Two level office with internal stairs
- Double height ceiling and windows
- Private restroom
- TI available



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● Restaurants

● Hotels

● Parking

--- MAX Lines

--- Bus Routes

--- Streetcar Lines

1. Pine Street Market

2. Kell's Irish Restaurant & Pub

3. Lechon

4. Captain Ankeny's Pizza & Pub

5. Kalé

6. Tangier Restaurant

7. Stumptown Coffee Roasters

8. Mother's Bistro

9. Voodoo Donut

10. Dan & Louis Oyster Bar

1. Embassy Suites by Hilton

2. Hi-Lo Hotel

3. Kimpton Hotel Monaco

4. The Nines

5. Marriott City Center

6. Kimpton Hotel Vintage

7. Hotel Lucia

8. The Benson

9. Courtyard by Marriott

10. The Society Hotel