

# FALL SPECIAL

\$6 psf full service for non-profits

\$8 psf full service for commercial companies

1 year free on 5-year term!

Offer expires 10/31/2025

# FOR LEASE



## DEKUM BUILDING

519 SW 3RD AVE | PORTLAND, OR 97204

For more information or a property tour, please contact:

**DUANE LINK**

503.225.8465

Duanel@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

05/30/2024

## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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# DEKUM BUILDING

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## OFFICE SPACE FOR LEASE

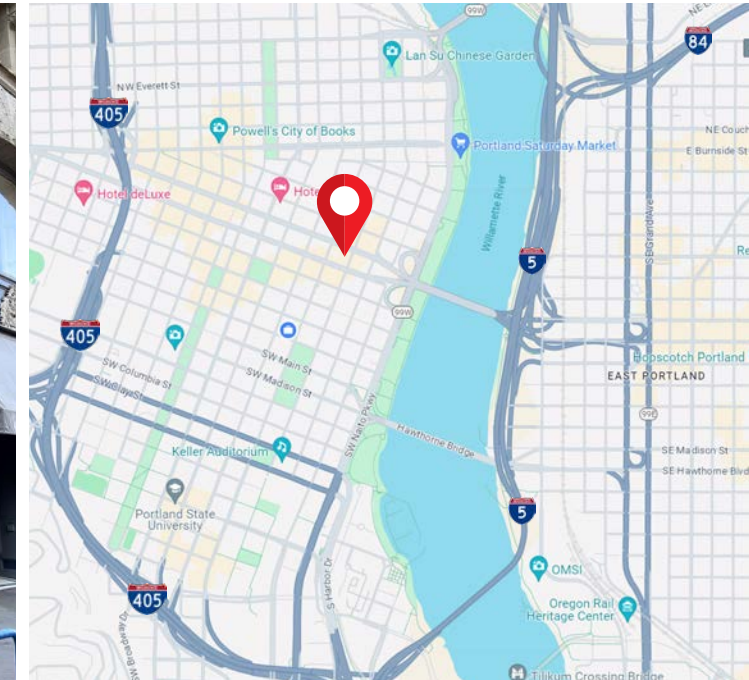
### DETAILS

- Lease rate\*: **\$6 psf full service for non-profits!**  
**\$8 psf full service for commercial companies!**  
**1 year free on a 5-year term**
- Available space: ± 1,051 SF - 8,059 SF

### FEATURES

- Be a part of history in the CBD's oldest office building, built in 1891, featuring Richardsonian Romanesque architecture
- Lobby and restrooms newly renovated, including energy efficient mechanical systems and bike storage
- Great office environment, featuring creative space, rooftop deck, and full building atrium with plenty of natural light
- Excellent views of the Willamette River and Mt. Hood
- Affordable alternative
- Walking distance from food carts, restaurants, and shopping
- Frequent bus line
- Local ownership and management
- Bike parking
- Showers
- ADA Accessible

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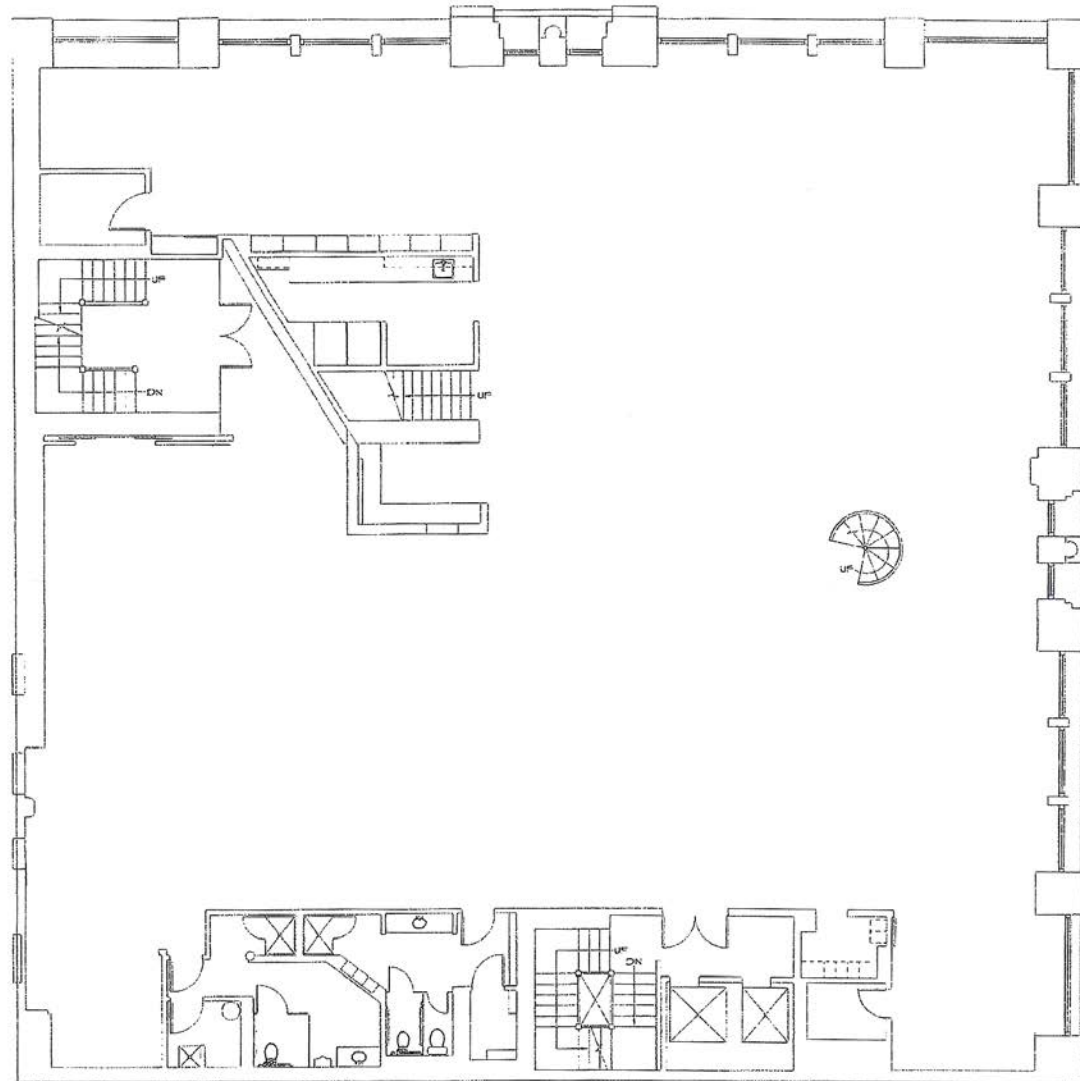
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2<sup>ND</sup> FLOOR



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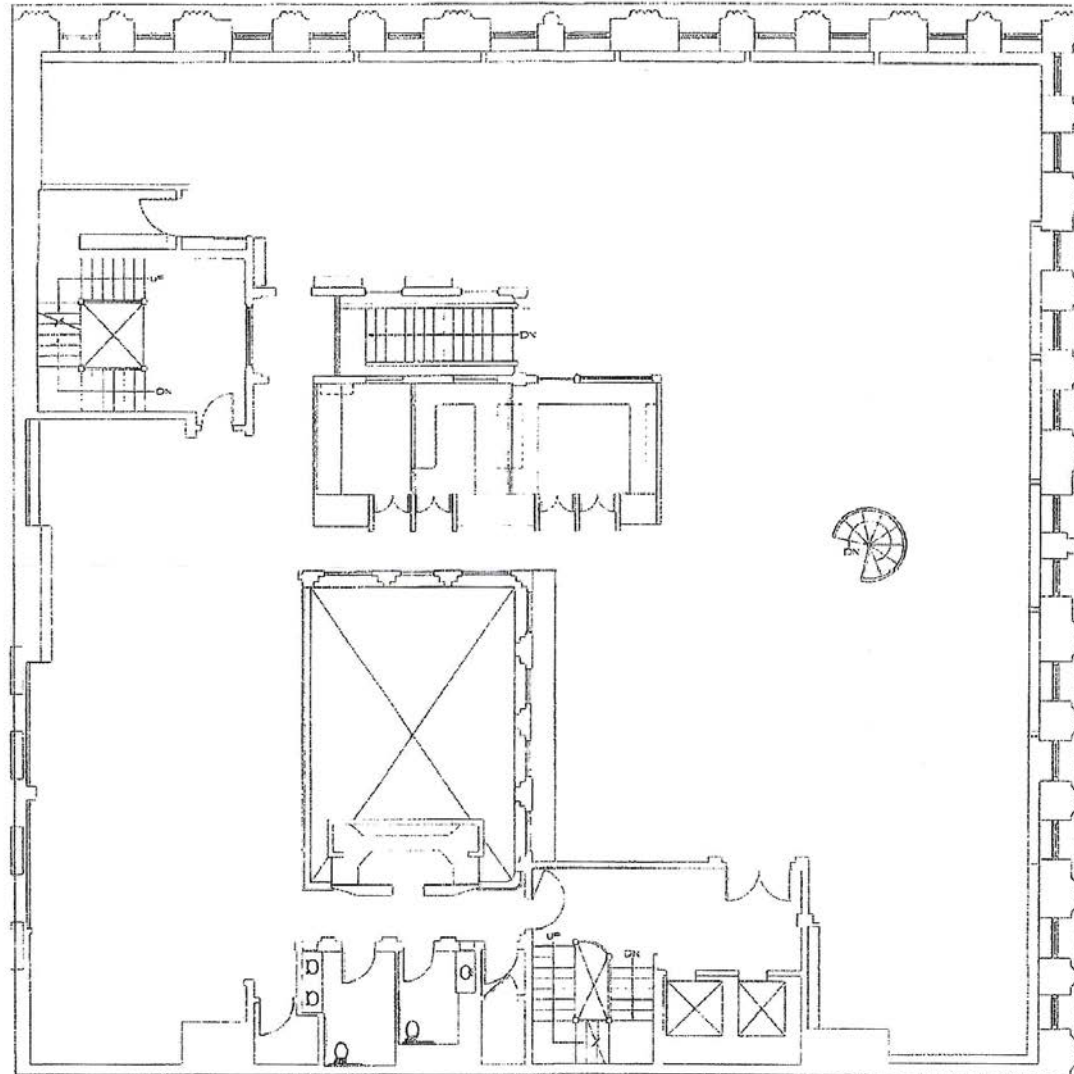
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3<sup>RD</sup> FLOOR



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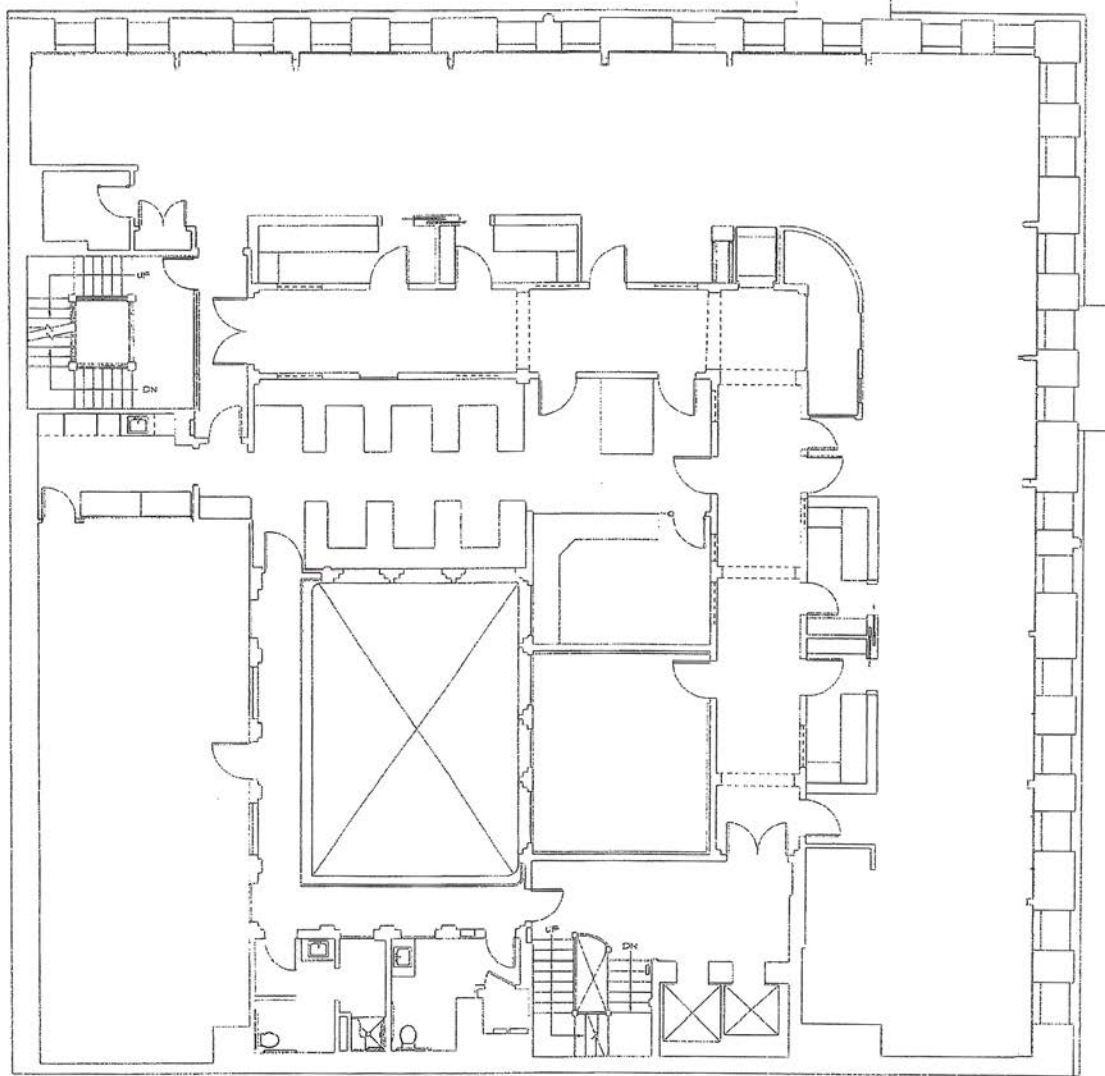


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4<sup>TH</sup> FLOOR



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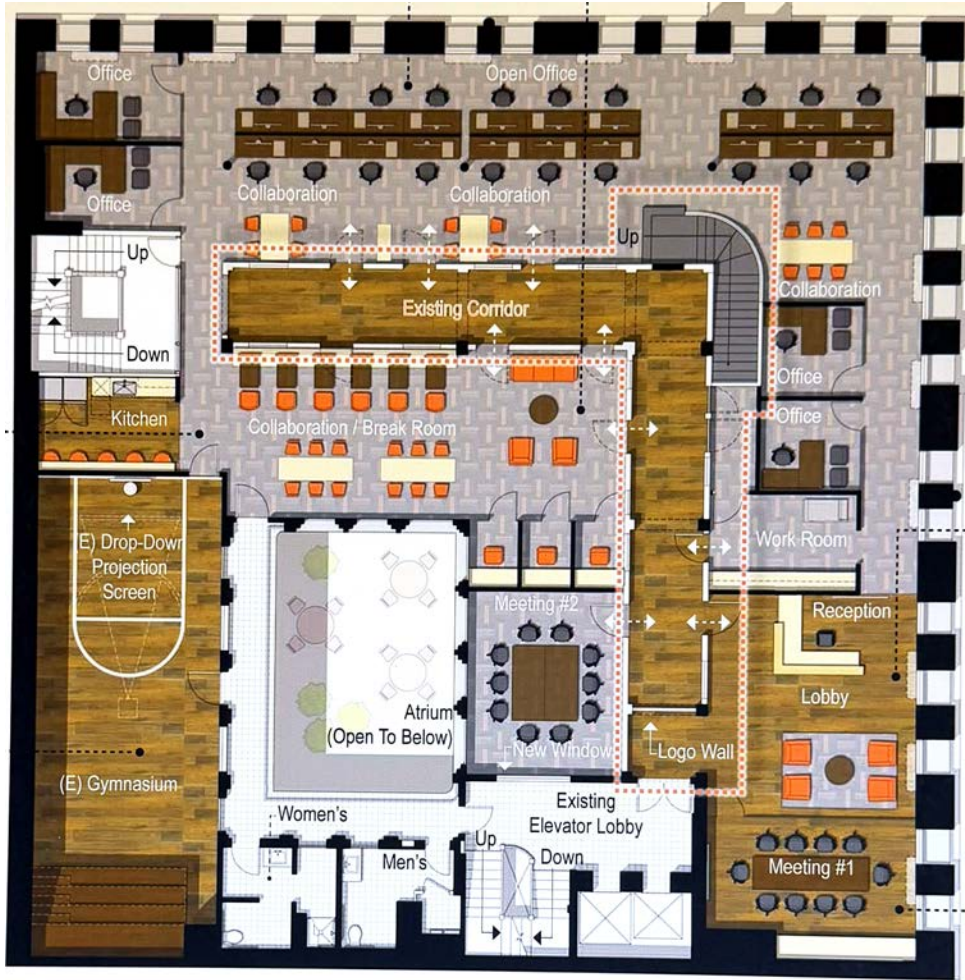
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FOURTH FLOOR OPTION A



FOURTH FLOOR OPTION B



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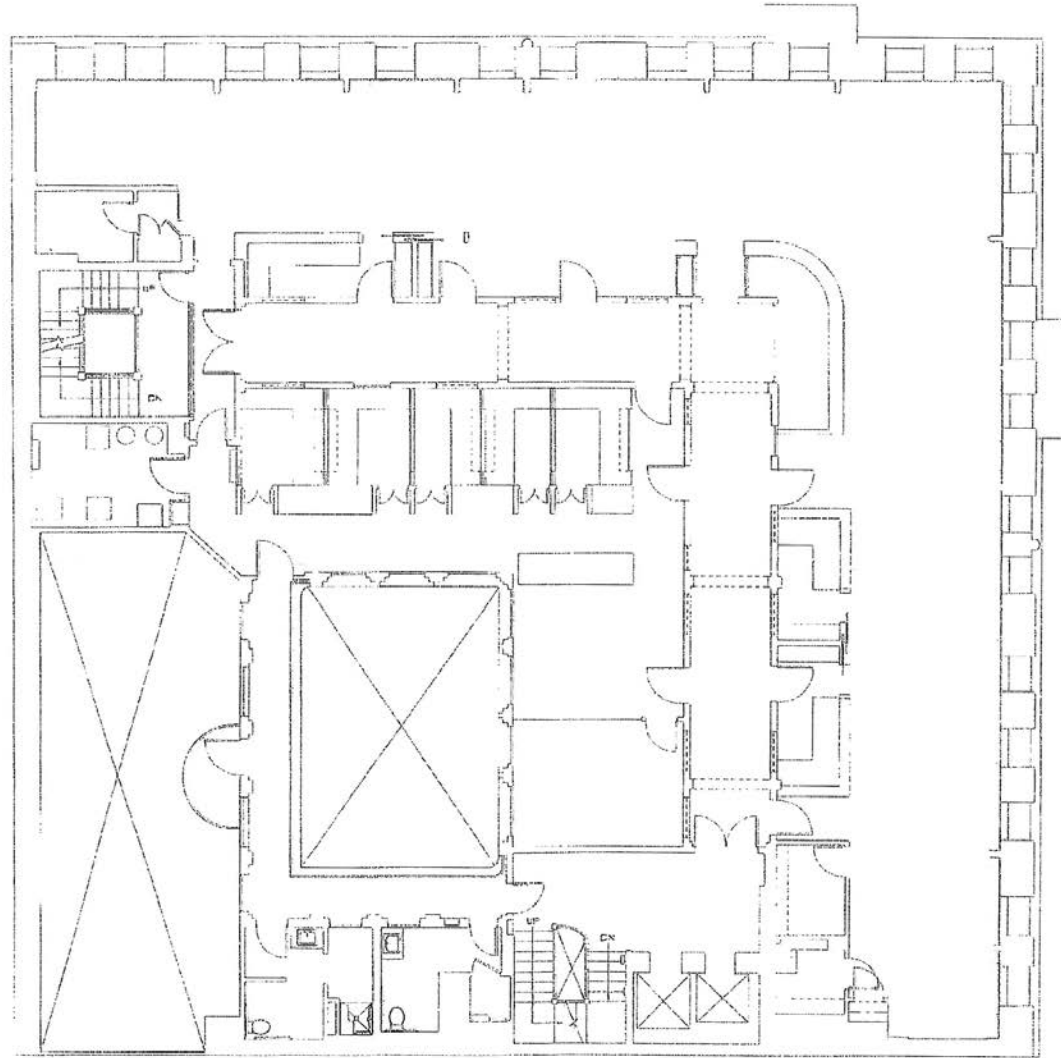
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5<sup>TH</sup> FLOOR



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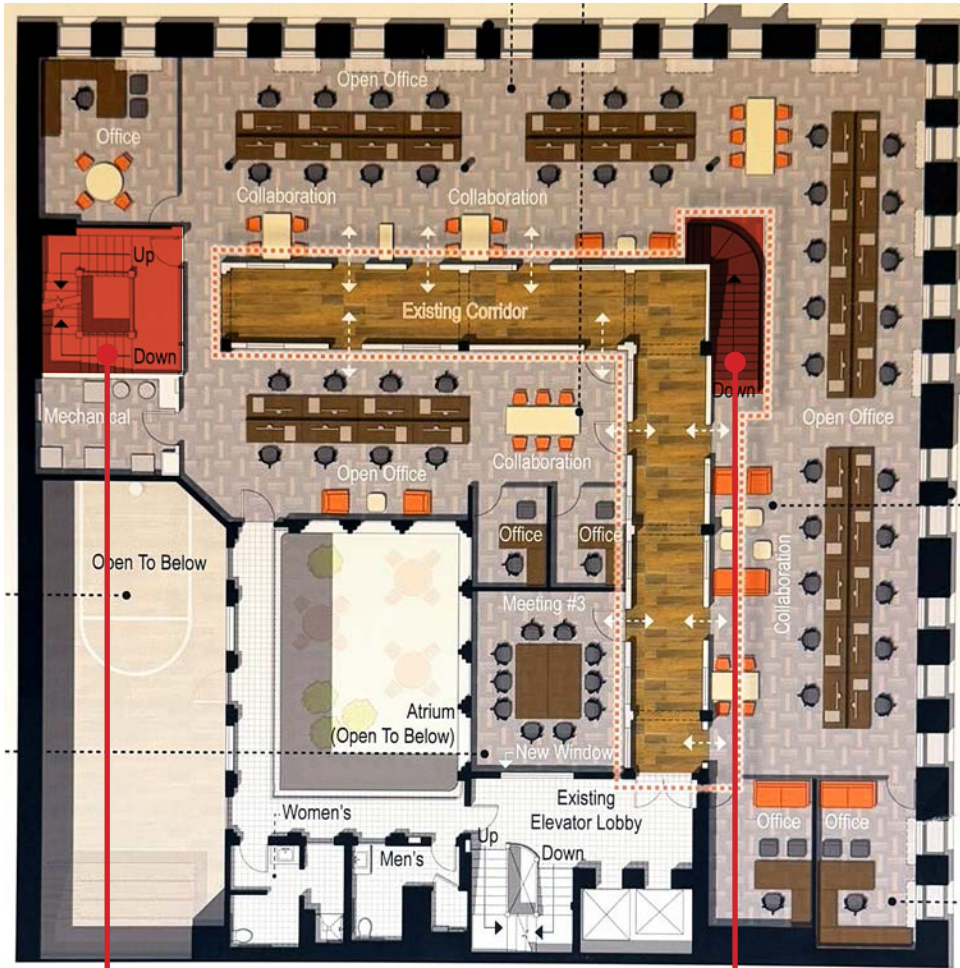
INVESTMENT REAL ESTATE SERVICES



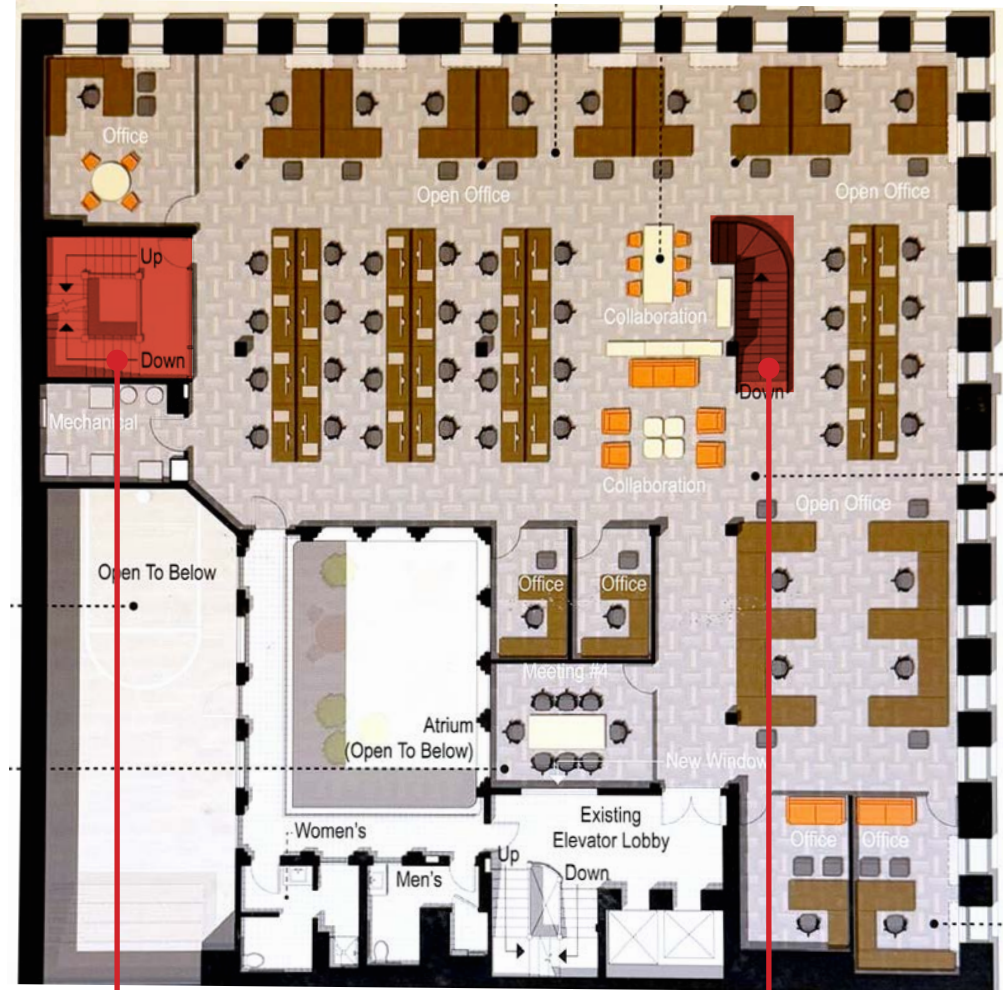
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FIFTH FLOOR OPTION A



FIFTH FLOOR OPTION B



INTERCONNECTED FLOORS

For more information or a property tour, please contact:

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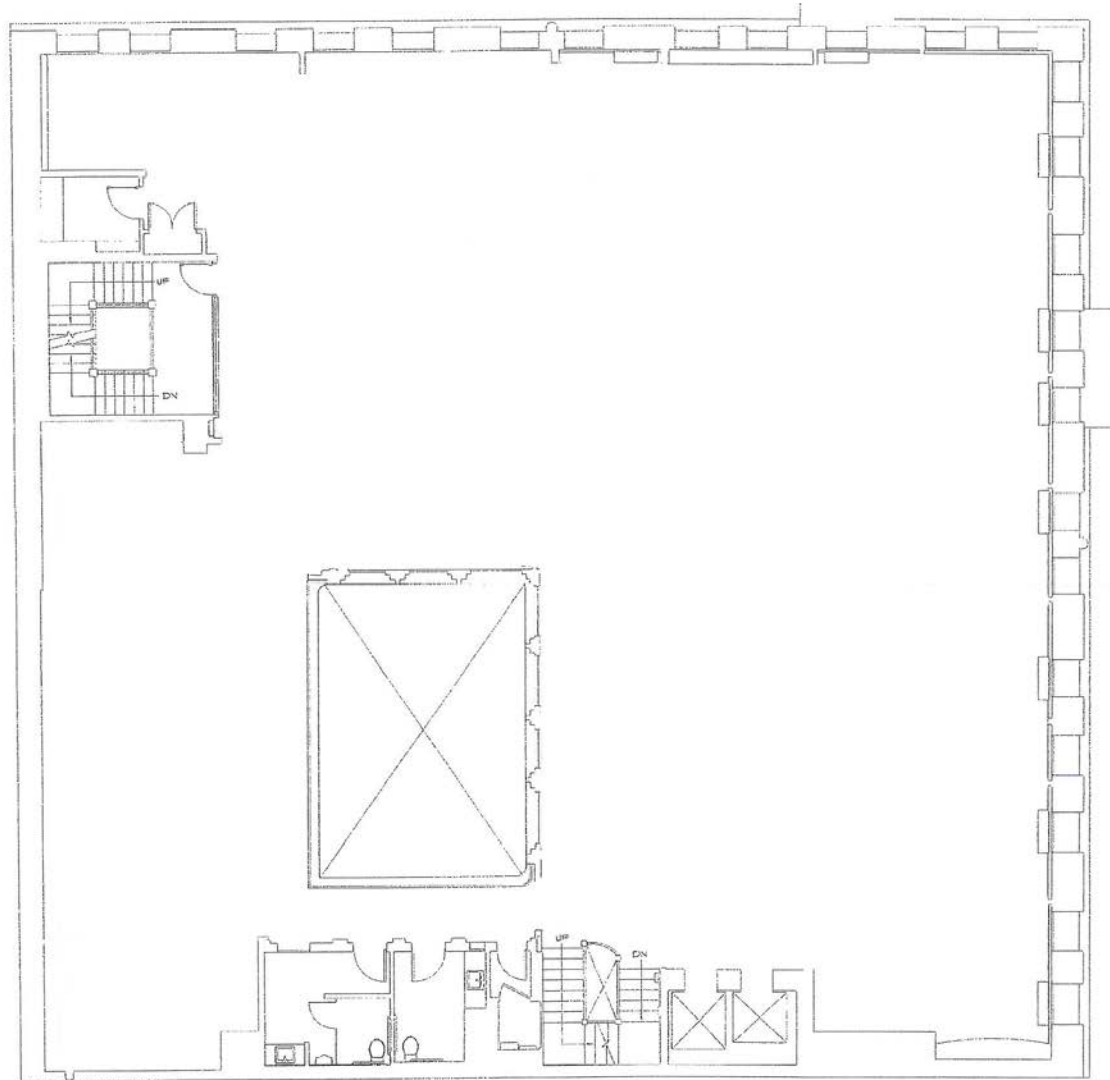


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6<sup>TH</sup> FLOOR



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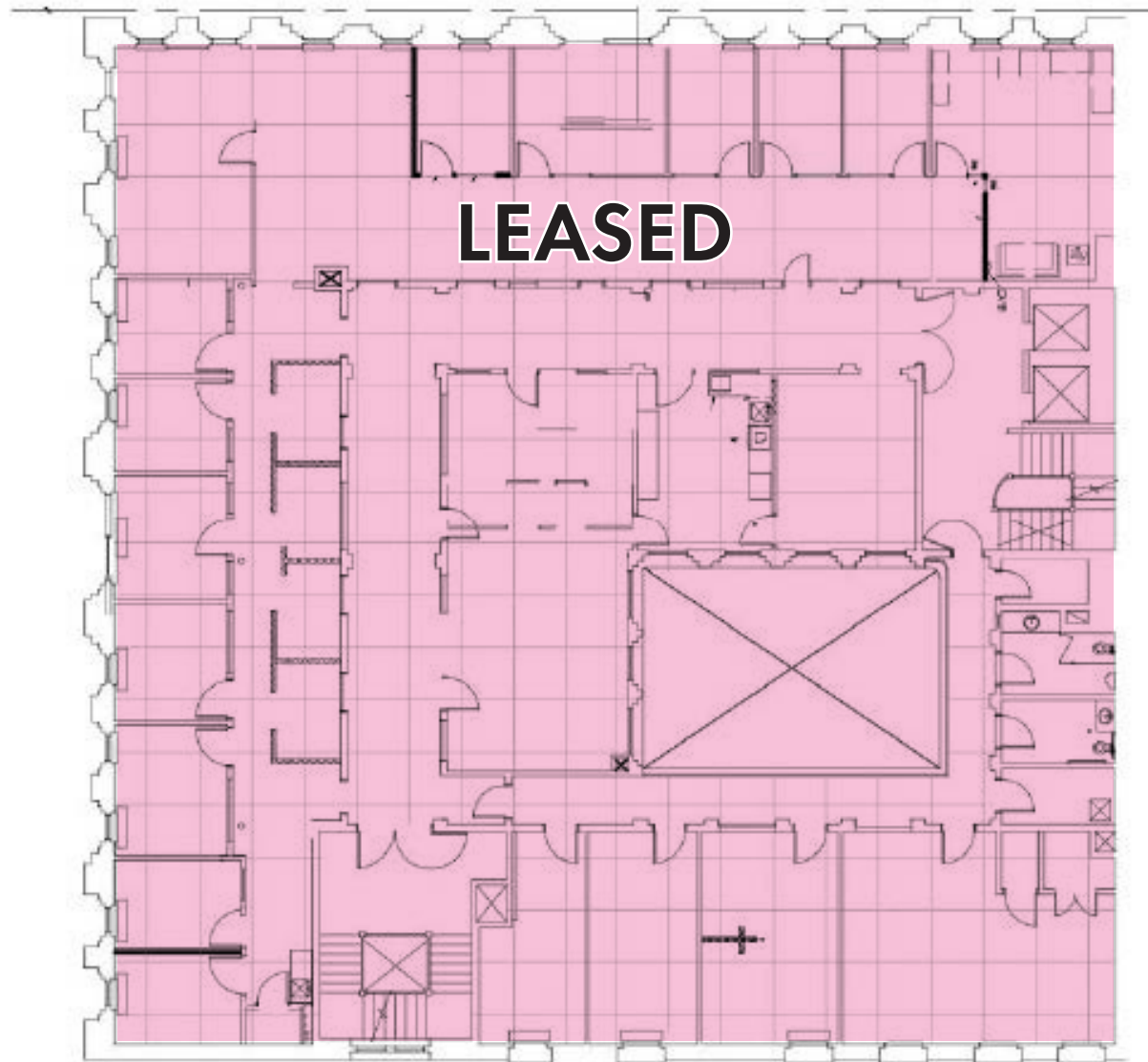
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7<sup>TH</sup> FLOOR



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INVESTMENT REAL ESTATE SERVICES

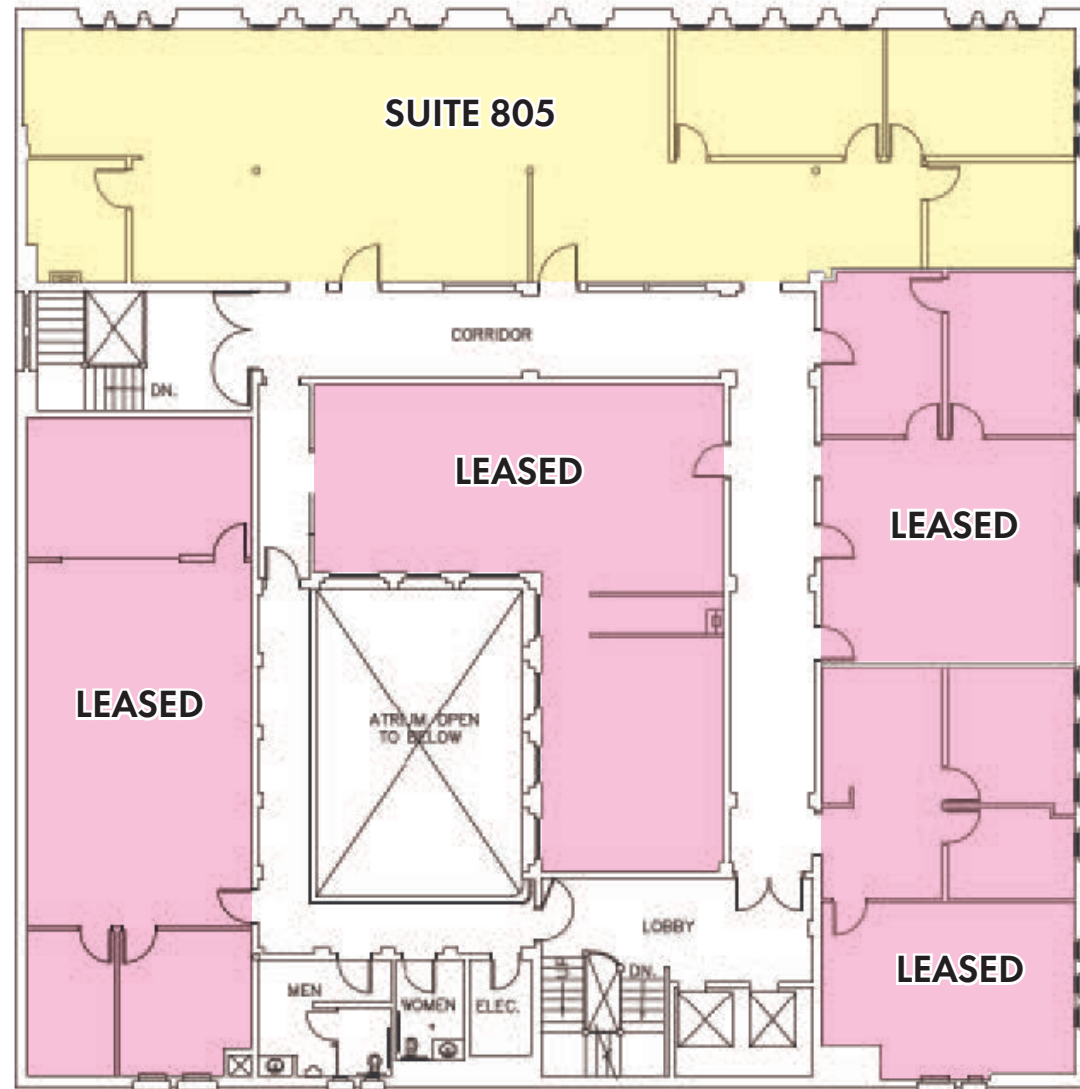


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**8<sup>TH</sup> FLOOR****Suite 805**

- ± 2,510 SF
- \$1,255/month  
Non-profit user
- \$1,673/month  
Commercial user
- Sink



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# DEKUM BUILDING

519 SW 3rd Ave | Portland, OR 97204



## FOOD



Ruth's Chris Steak House  
Fogo De Chao  
Raising Cane's  
Portland City Grill  
Southpark Seafood  
Mother's Bistro  
Elephants at World Trade  
Pine Street Market  
Pastini  
Picnic House  
Sensei Sushi Bar & Grill  
El Gaucho  
Luc Lac  
Pacific Crust Pizza Co  
Jake's Famous Crawfish  
Urban Farmer  
Ristorante Roma  
Habibi  
Killer Burger  
Cart Blocks Food Carts  
Midtown Beer Garden  
Din Tai Fung

## ENTERTAINMENT



Multnomah Whiskey Library  
Huber's  
Ground Kontrol  
Teardrop Cocktail Lounge  
Departure  
Driftwood Room  
Ringler's  
Barlow  
Kells Irish Pub  
Rialto Pool Room  
Punch Bowl  
Tube  
Shanghai Tunnel  
Buffalo Wild Wings  
Portland Wine Bar  
Dixie Tavern  
Cheerful Tortoise  
Portland Sports Bar  
Paddy's Irish Pub

## SHOPPING/SERVICES



Nordstrom  
Muji  
Nordstrom Rack  
Pioneer Place  
Louis Vuitton  
Powell's Books  
Crafty Wonderland  
Columbia Sportswear  
Portland Outdoor Store  
John Helmer Haberdasher  
H&M  
Sephora  
Apple Store  
Portland Saturday Market  
US Bank  
OnPoint Credit Union

## WALK SCORE

98

## TRANSIT SCORE

95

## BIKE SCORE

97

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INVESTMENT REAL ESTATE SERVICES

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

AMO

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