

FOR LEASE

MM
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

BRYN HOKKANEN

503.546.4534

bhokkanen@melvinmark.com

Licensed in OR & WA

CHAD ALEXANDER

503.546.4526

calexander@melvinmark.com

Licensed in OR

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
11	1170	3,894	\$32.00
10	1050	1,877	\$29.00
	1018	1,176	\$29.00
	1015	2,722	\$30.00
9	990*	2,953	\$31.00
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
3	350	7,770	\$29.95
	300	10,684-18,384	\$33.00
2	270 (P)	4,552	\$25.00
	230 (P)	2,343	\$25.00
1	113	8,573	\$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



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



MANAGED BY
MELVIN
MARK

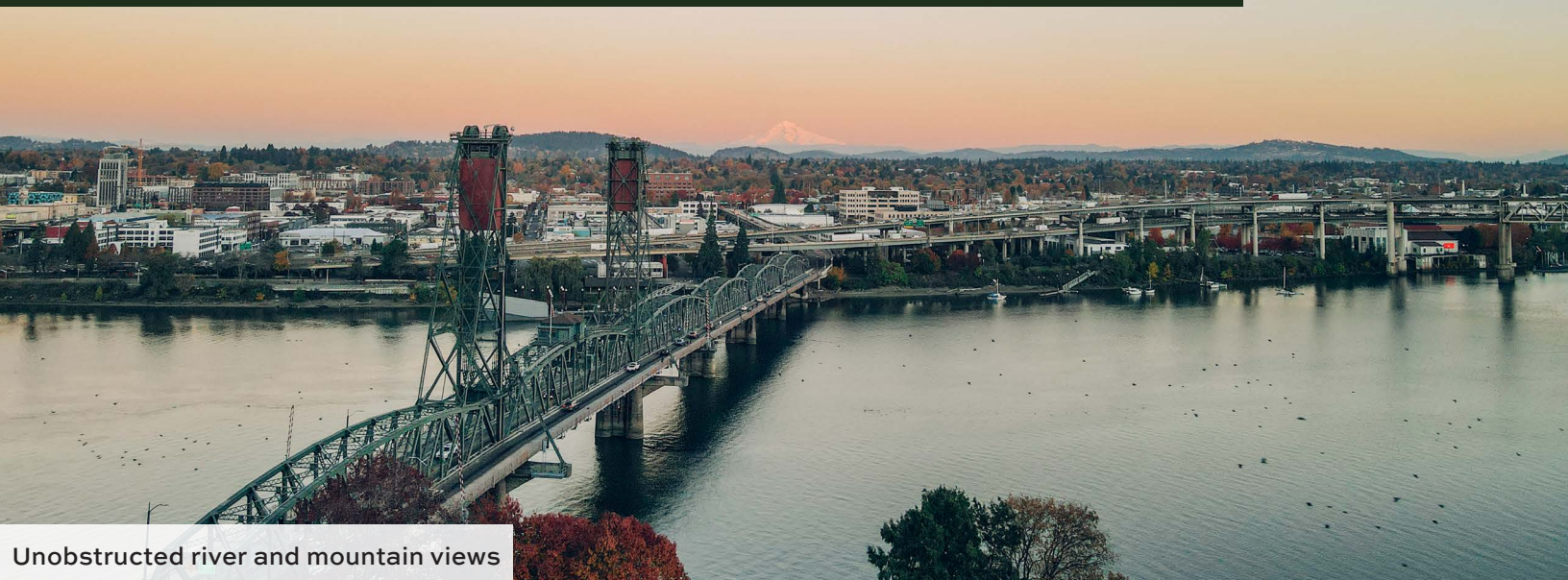


CENTRAL
LOCATION



PARKING
AVAILABLE

CROWN PLAZA BUILDING AMENITIES



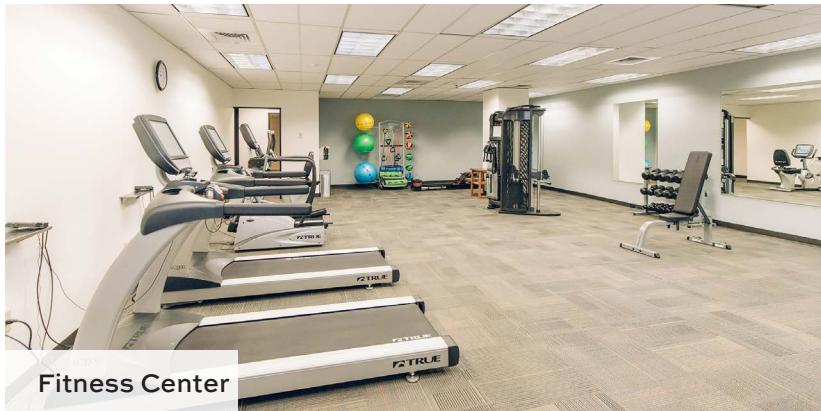
Unobstructed river and mountain views

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



New Lobby



Fitness Center



Conference Facility (Capacity for 30)



Bike Storage

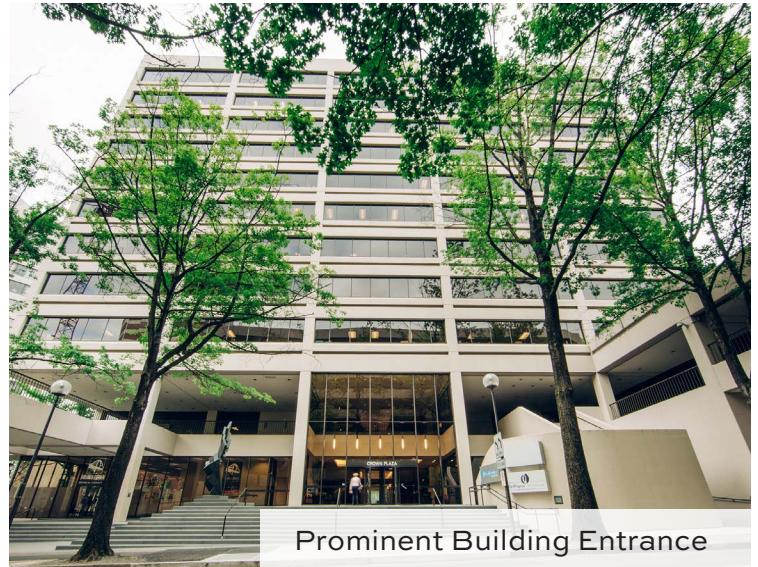




Nearby Restaurants



3rd Floor Balcony



Prominent Building Entrance

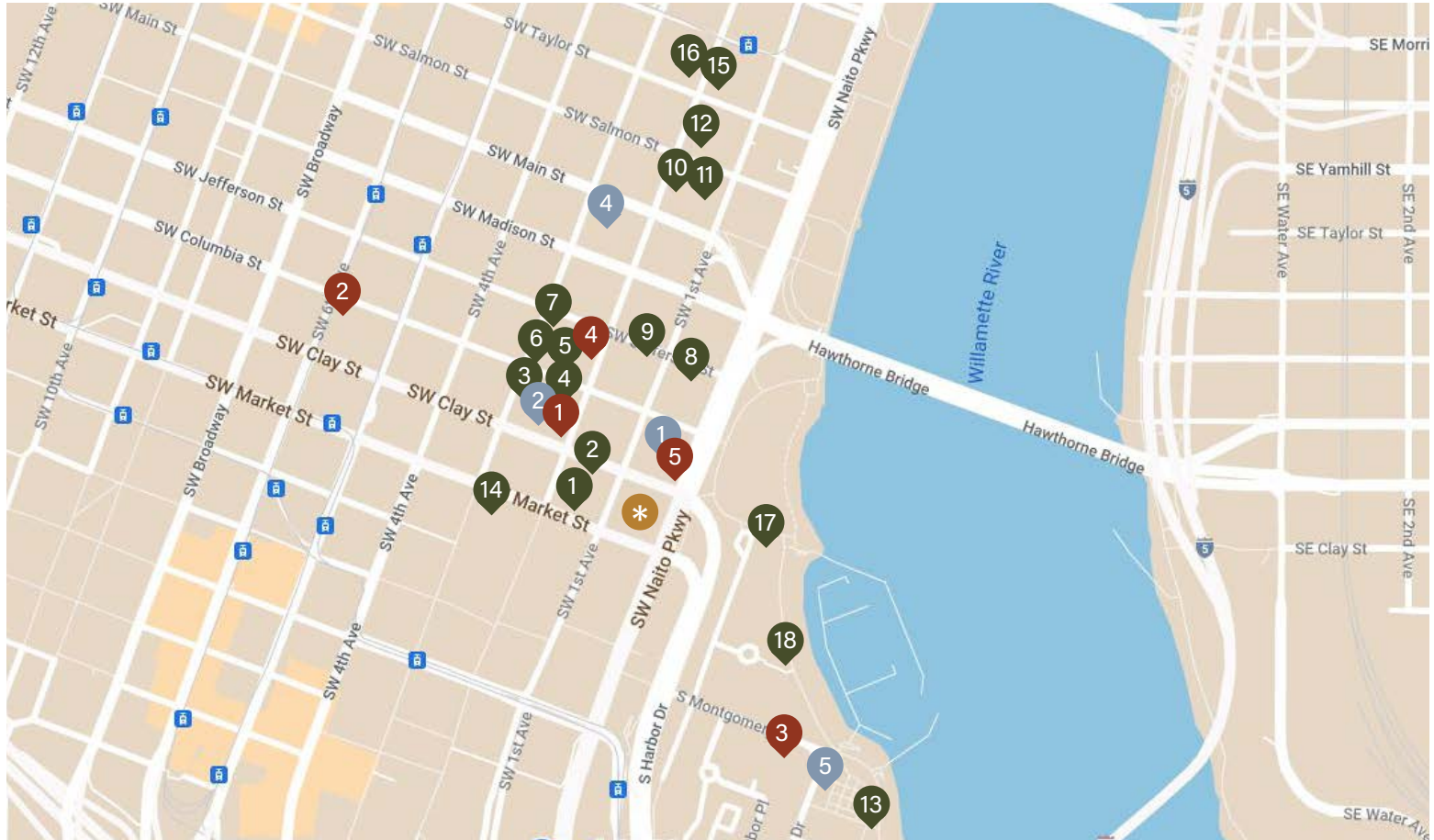


CROWN
PLAZA

MARRIOTT
CONFERENCE
CENTER



CROWN PLAZA NEIGHBORHOOD



QUICK LUNCH

- | | | |
|---|---|---|
| 1 Market Street Deli
105 SW Market St | 6 Poke Bar
1348 SW 3rd Ave | 11 Elephants Deli
127 SW Salmon St |
| 2 August Moon
116 SW Clay St | 7 Bridge City Cafe
1310 SW 3rd Ave
<i>*Popular for soup</i> | 12 Break Bread
101 SW Main St
<i>*Creative sandwiches</i> |
| 3 Potbelly
222 SW Columbia | 8 Gastro Mania
1 SW Columbia St
<i>*Excellent food and</i> | 13 Dough Zone
1910 S River Dr |
| 4 Green Leaf Sundry
222 SW Columbia St
<i>*Great for salads</i> | 9 Caiman Cafe
120 SW Jefferson St | |
| 5 House of Ramen
223 SW Columbia St | 10 40 LBS
101 SW Main St
<i>*Great breakfast burrito</i> | |

FORMAL LUNCH

- | |
|--|
| 14 Murata
200 SW Market St |
| 15 Q Restaurant & Bar
828 SW 2nd Ave
<i>*Named favorite restaurant (PBJ)</i> |
| 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

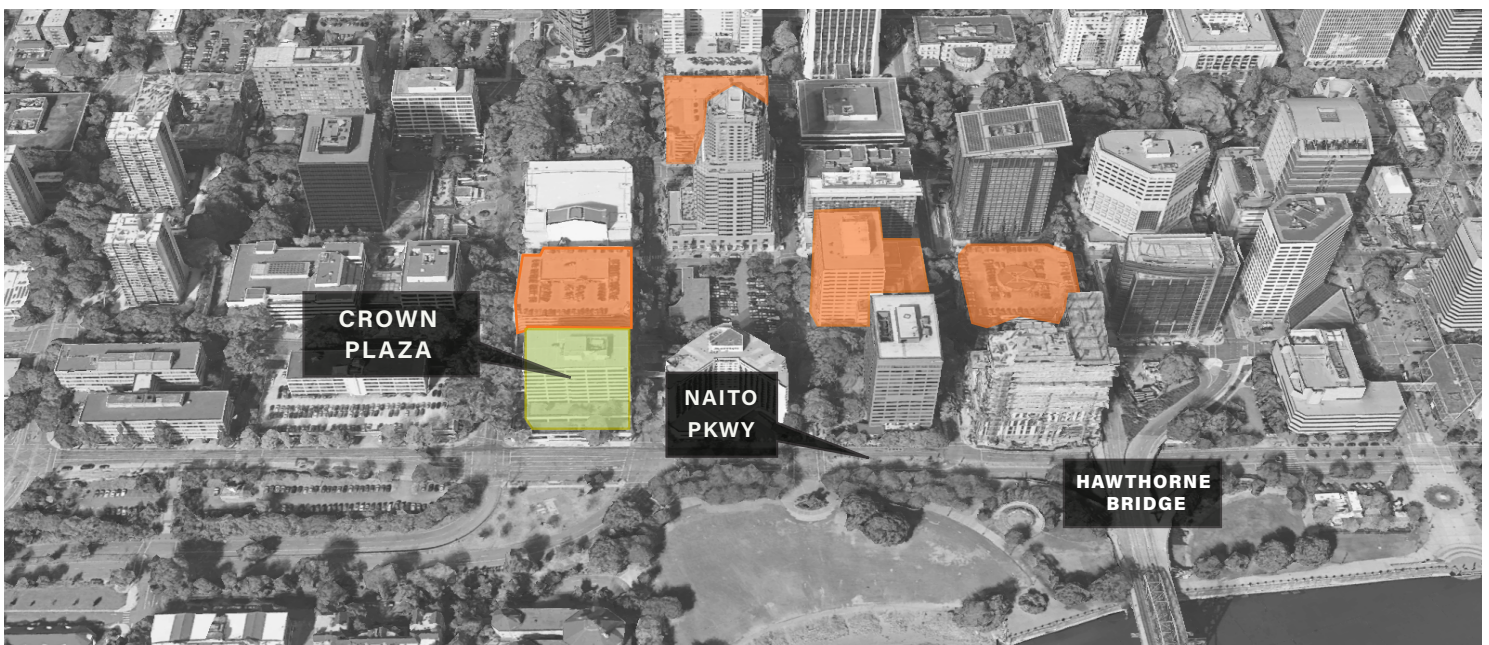


LOCATION HIGHLIGHTS

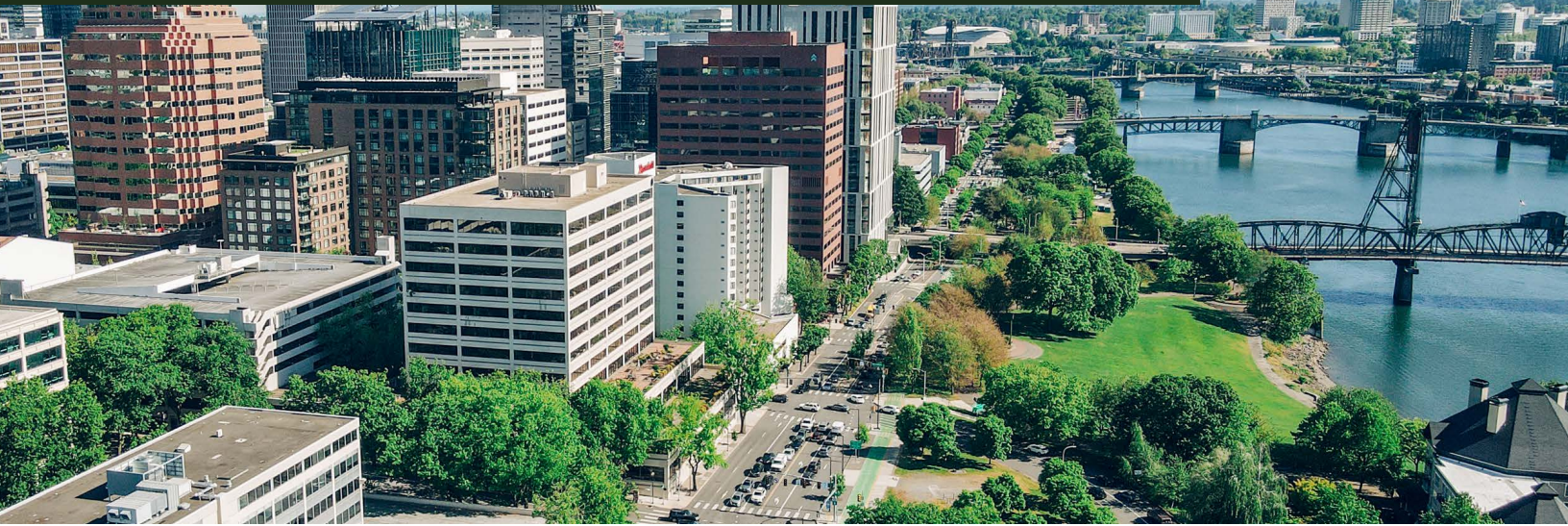
- Two childcare locations within two blocks of the building Kindercare and CityKids
- Near TriMet bus routes, MAX light rail, and Portland Streetcar lines
- Easy Access to highways I-5, I-405, Route 26, and I-84
- Located one block from Waterfront Park, host to all-season activities, events and walking/ biking paths

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



INNER EASTSIDE

9 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 Taproom
Little River Cafe
Il Terazzo

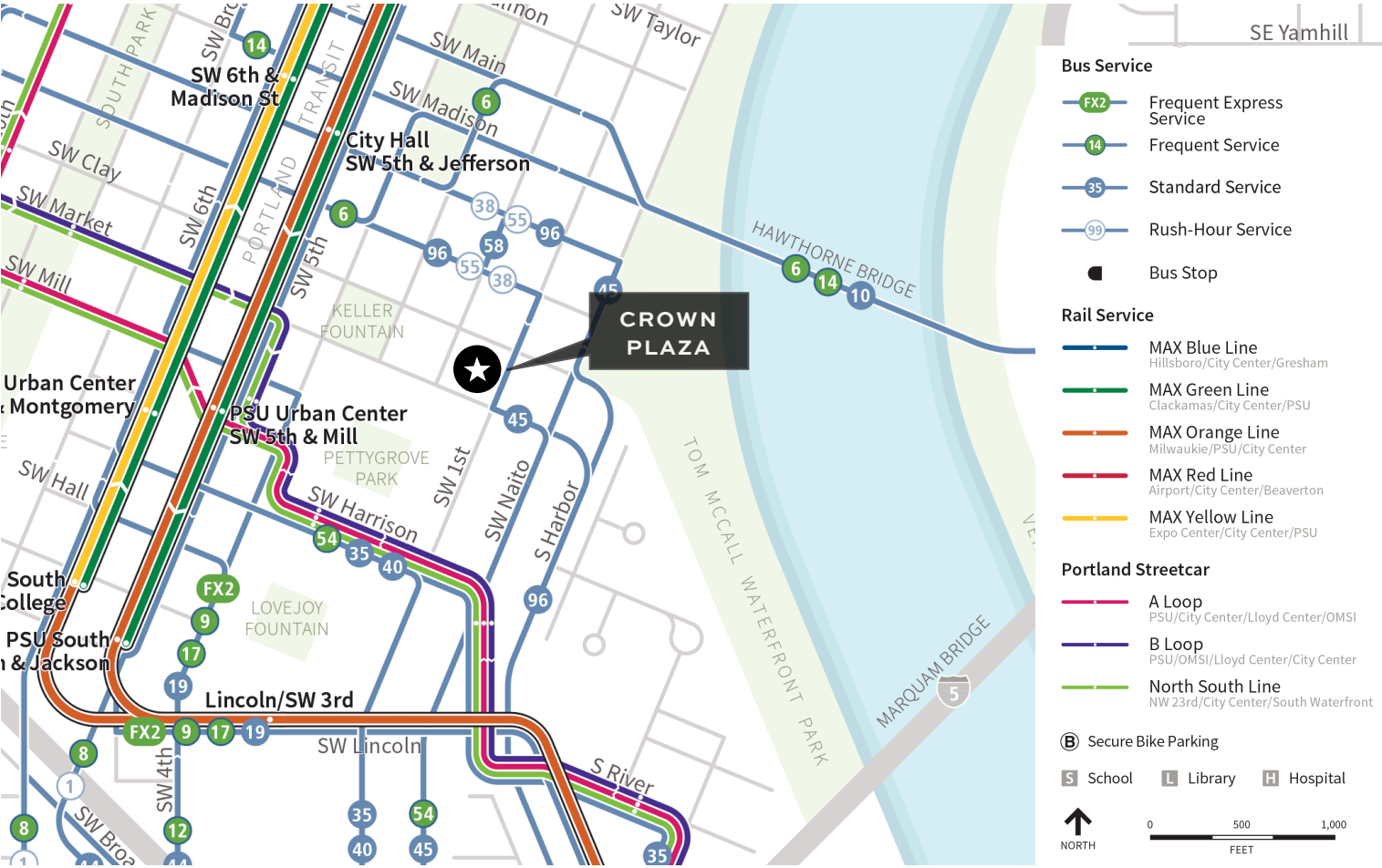
PORTLAND STATE UNIVERSITY

10 Minutes

CROWN PLAZA TRANSPORTATION



DOWNTOWN TRANSIT





MELVIN MARK

EST. 1945

FOR LEASE **CROWN PLAZA**

1500 SW First Avenue / Portland, Oregon 97201

BRYN HOKKANEN

503.546.4534

bhokkanen@melvinmark.com

Licensed in OR & WA

CHAD ALEXANDER

503.546.4526

calexander@melvinmark.com

Licensed in OR

The information contained herein has been obtained from sources we deem reliable. We do not, however guarantee its accuracy.
All information should be independently verified prior to purchase or lease.