

FOR LEASE | OFFICE  
± 19,810 SF | 2 FLOORS



## PINE STREET MARKET

126 SW 2ND AVENUE | PORTLAND, OR 97204

For more information or a property tour, please contact:

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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.

05/07/2026

**Norris & Stevens**

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900 SW 5TH AVE, 17TH FLOOR | PORTLAND, OR 97204

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## MOVE-IN READY CREATIVE OFFICE

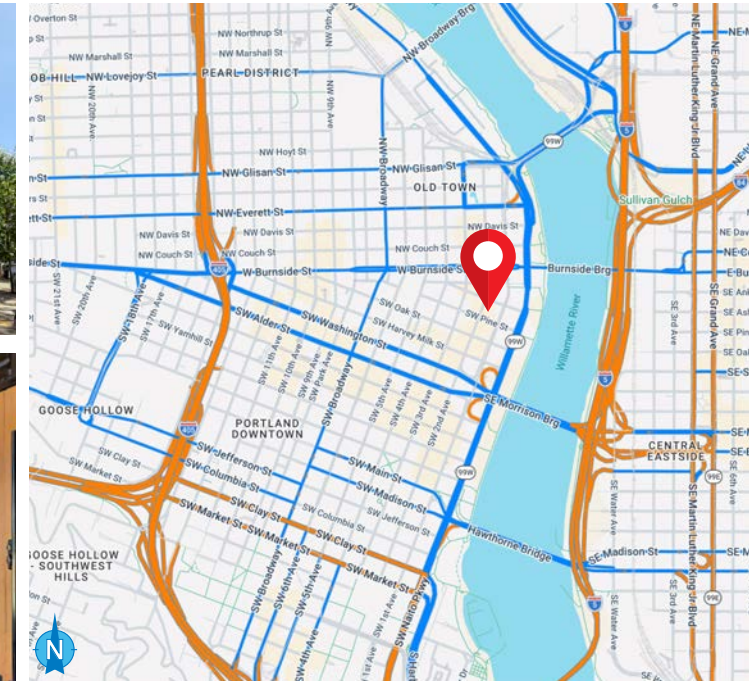
### DETAILS

- Available:  $\pm 9,905$  SF Second floor  
 $\pm 9,905$  SF Third floor  
 $\pm 19,810$  SF Total
- Space includes: Private offices, huddle rooms, conference room, kitchen, & breakroom
- Lease rate: Contact broker

### FEATURES

- Exposed beams and original brick
- Interior skylights providing plenty of natural light
- Interior staircase connecting floors
- Extensive renovation in 2016
- Full seismic retrofit\*
- Secure bike parking
- New HVAC and life safety systems
- New restrooms and shower facilities
- Award-winning architecture\*
- CX - Central Commercial zoning allows for a wide range of uses
- FAR: 15:1
- 85-foot maximum height
- Prime central downtown location puts you in the middle of all that the city has to offer

\* See next page for more details



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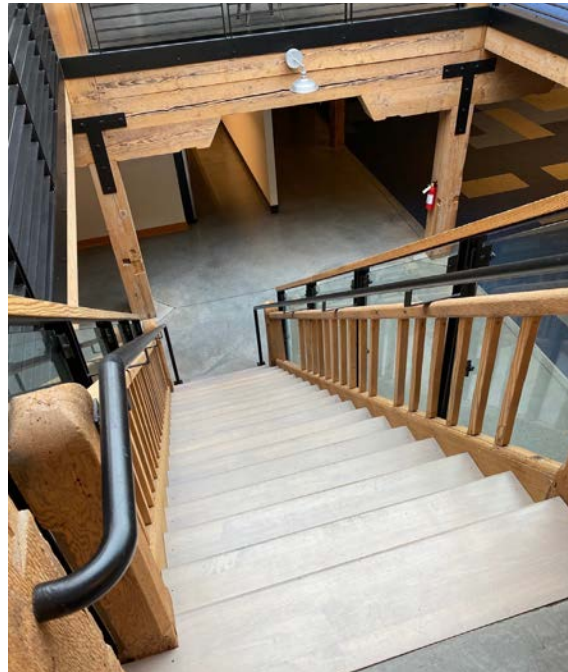
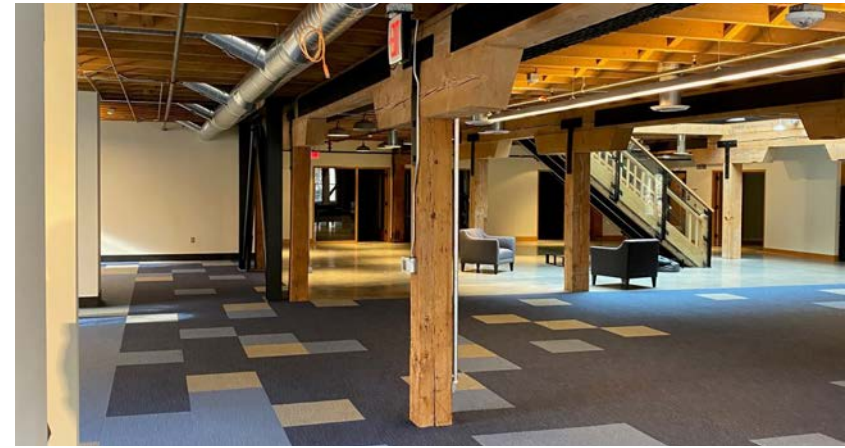
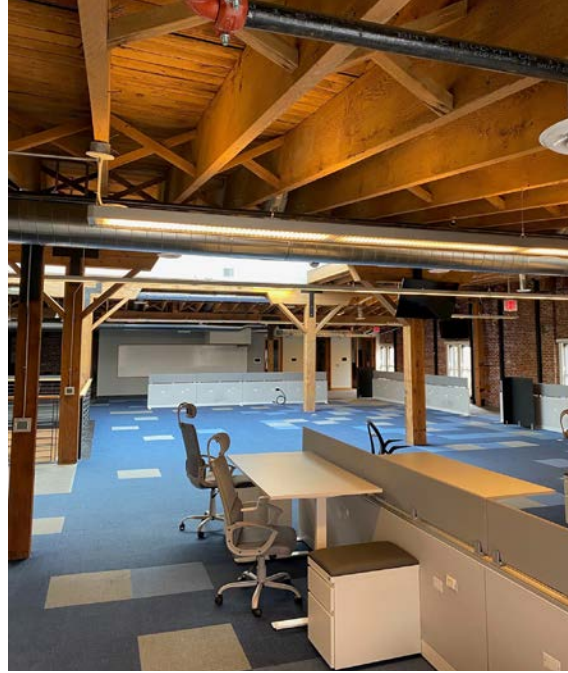
### FULL SEISMIC RETROFIT

- Diaphragm seismic retrofitting on all floors and roof
- Diagonal steel framing
- Reinforcement of existing beams and strengthening of walls and parapets with the addition of steel strongbacks

### AWARD-WINNING ARCHITECTURE

The Pine Street Market building has been featured in more than 60 articles nationally highlighting its architectural design and distinctive ambiance.

- 2016 Restore Oregon Art Demuro Awards
- 2016 Commercial Association of Brokers' Retail Development of the Year
- 2017 Energy Trust of Oregon High Performance Building Award
- 2017 Daily Journal of Commerce's Oregon Top Projects Renovation (3rd place)



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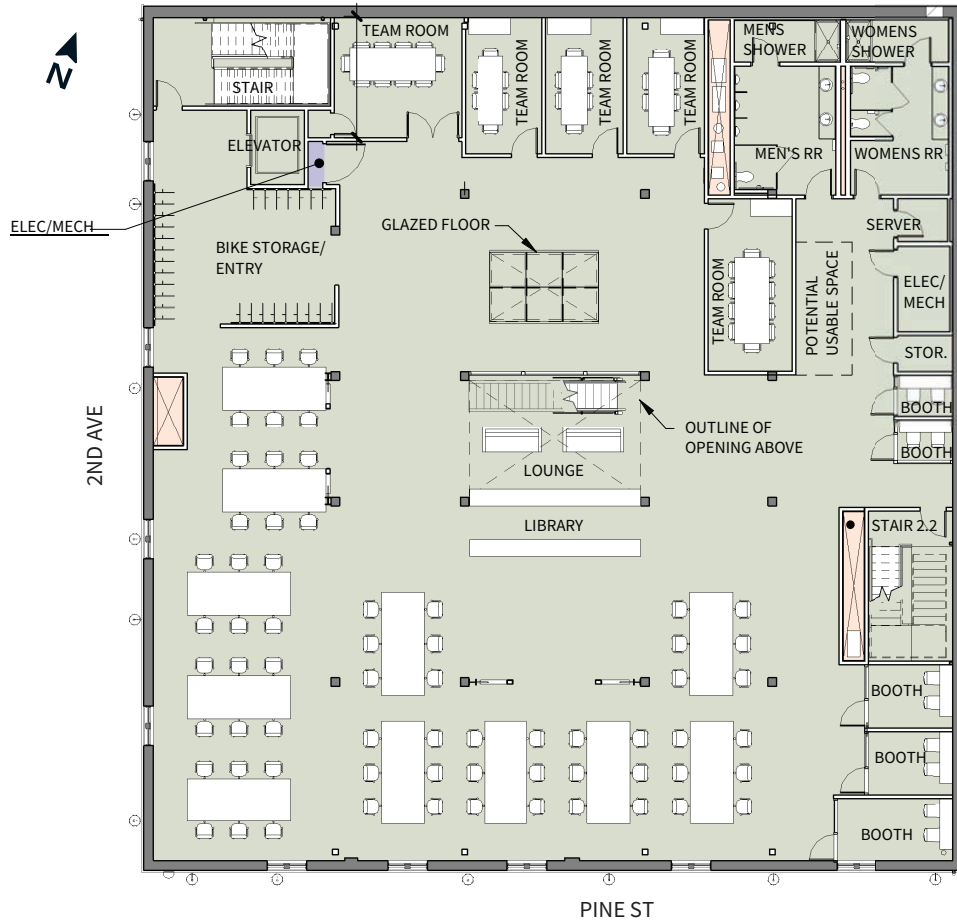
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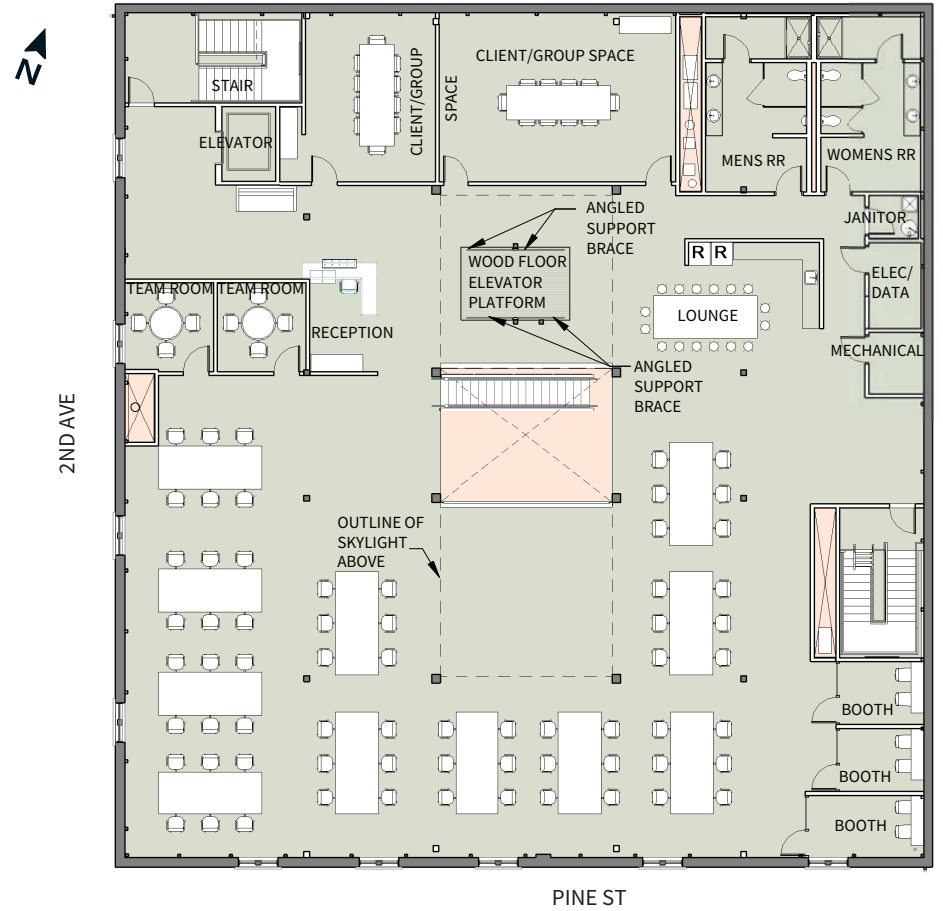
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SECOND FLOOR



THIRD FLOOR



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■ TriMet Max  
 Green, Yellow  
 & Orange Lines  
  
■ TriMet Max  
 Red & Blue Lines

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