

FOR SALE & LEASE  
MIXED-USE OFFICE/RETAIL



## PINE STREET MARKET

126 SW 2ND AVENUE | PORTLAND, OR 97204

For more information or a property tour, please contact:

**DUANE LINK**

503.225.8465

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**RAYMOND DUCHEK**

503.225.8492

RaymondD@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.*

05/29/2026

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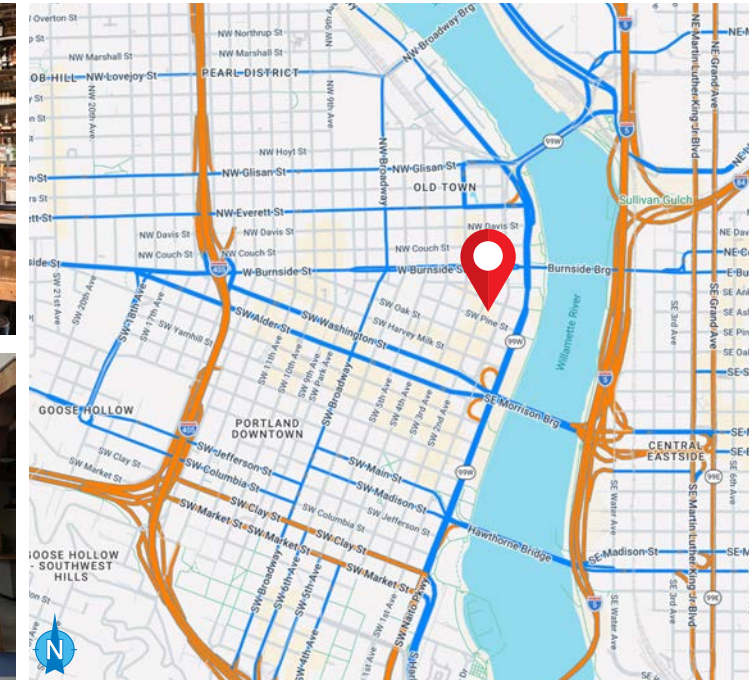
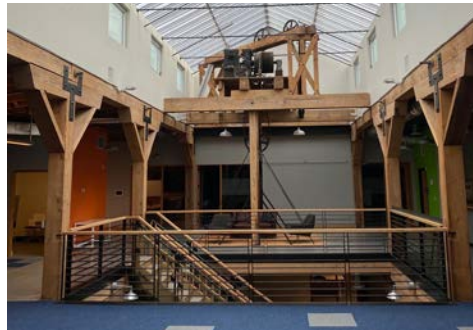
## HISTORIC 3-STORY DOWNTOWN PORTLAND MIXED-USE BUILDING

### BUILDING DETAILS

- Rentable size: ± 28,898 SF
- Total land size: ± 0.46 AC/20,037 SF
- Parcel: R246024
- Zoning: CX - Central Commercial
- Year built/renovated: 1886/2016
- Occupancy: 30%
- Opportunity zone: Yes
- FAR: 15:1
- Maximum height: 85'
- Stories: 3
- Sale price: Contact broker for price

### LEASE DETAILS - MOVE-IN READY CREATIVE OFFICE

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



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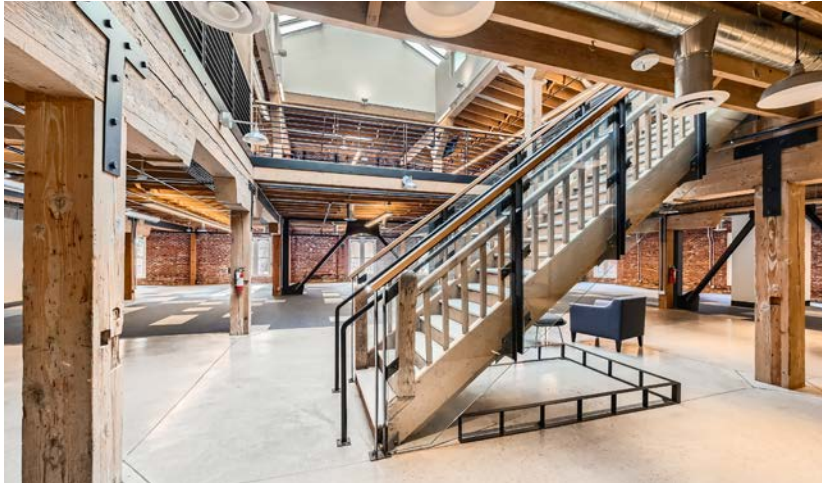
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## PROPERTY FEATURES

- Exposed beams and original brick
- Interior skylights providing plenty of natural light
- Interior staircase connecting floors
- Extensive renovation in 2016
- Popular ground floor food hall
- Prime central downtown location puts you in the middle of all that the city has to offer
- Two-minute walk to Tom McCall Waterfront Park

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	41,388	204,794	439,630
2025 Households	25,922	106,317	203,366
Median Household Income	\$57,446	\$88,628	\$96,516
Daytime Businesses	11,259	34,745	47,354
Daytime Employees	113,334	332,677	421,215



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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 strong backs

### 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)

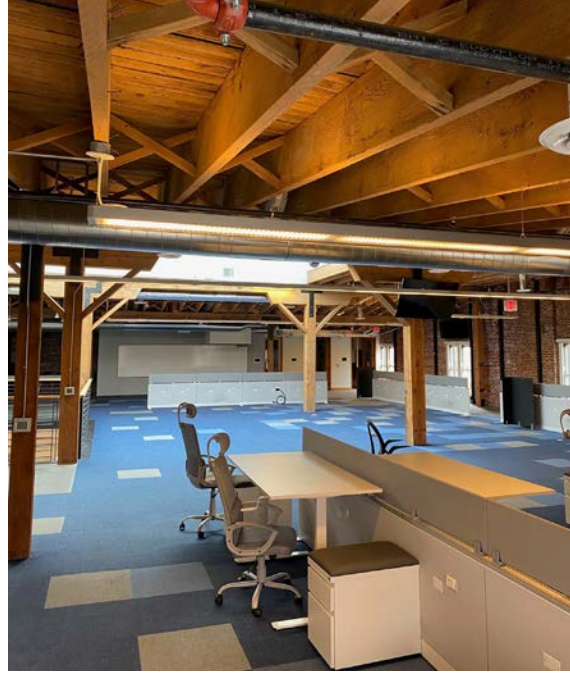
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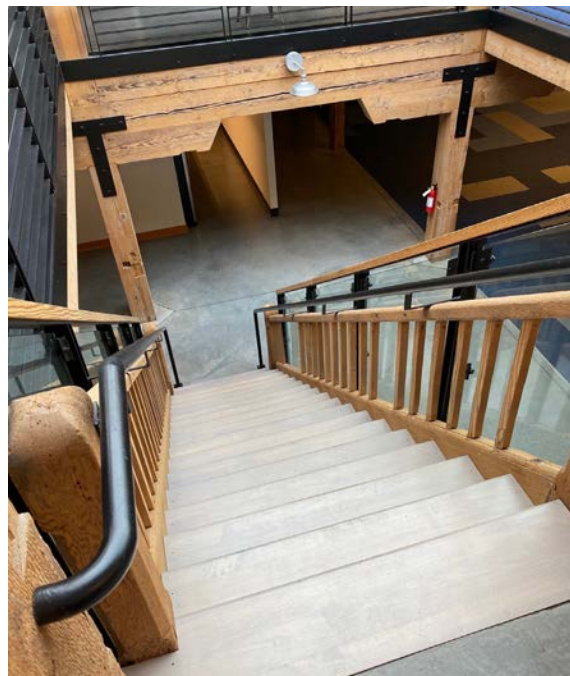
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PHOTOS



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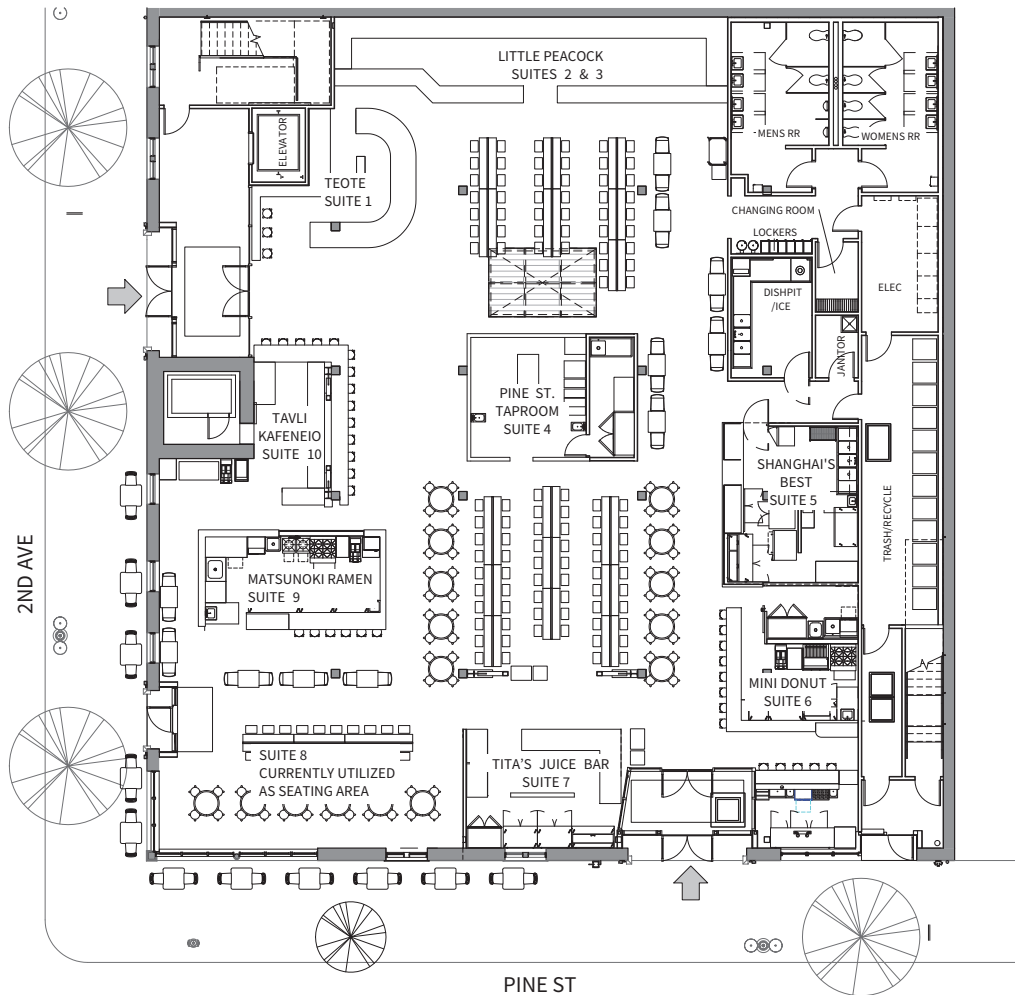
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**GROUND FLOOR**



**PINE STREET MARKET**

Opened in the spring of 2016, the Pine Street Market is an award-winning food hall offering a variety of dining options, perfect for all occasions.

The market includes:

- Pine Street Taproom - local beers and specialty cocktails
- Shanghai's Best - Handmade dumplings and Bao
- Lil Funky Donuts - hand-crafted mini donuts
- Matsunoki Ramen - Ramen and fried chicken
- Little Thai Peacock - Thai comfort food
- Blended Juice Bar - Fresh juices, smoothies, and acai bowls
- La Carreta Pura Vida - Costa Rican comfort food

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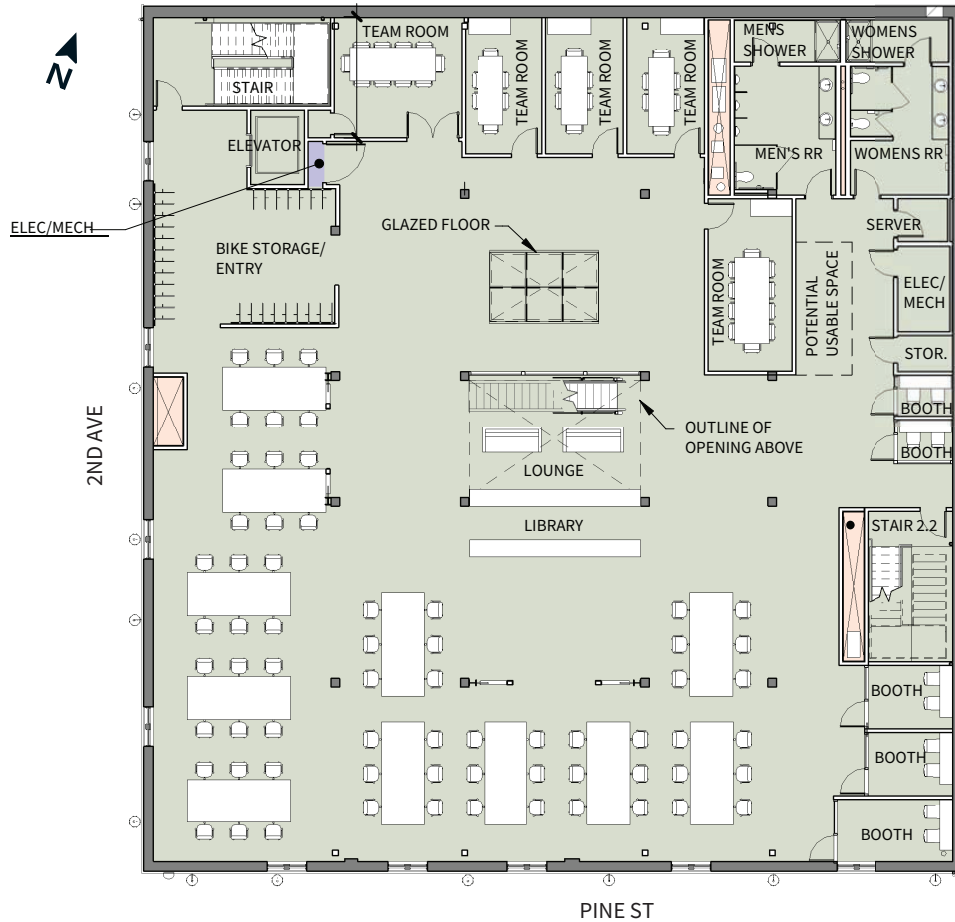
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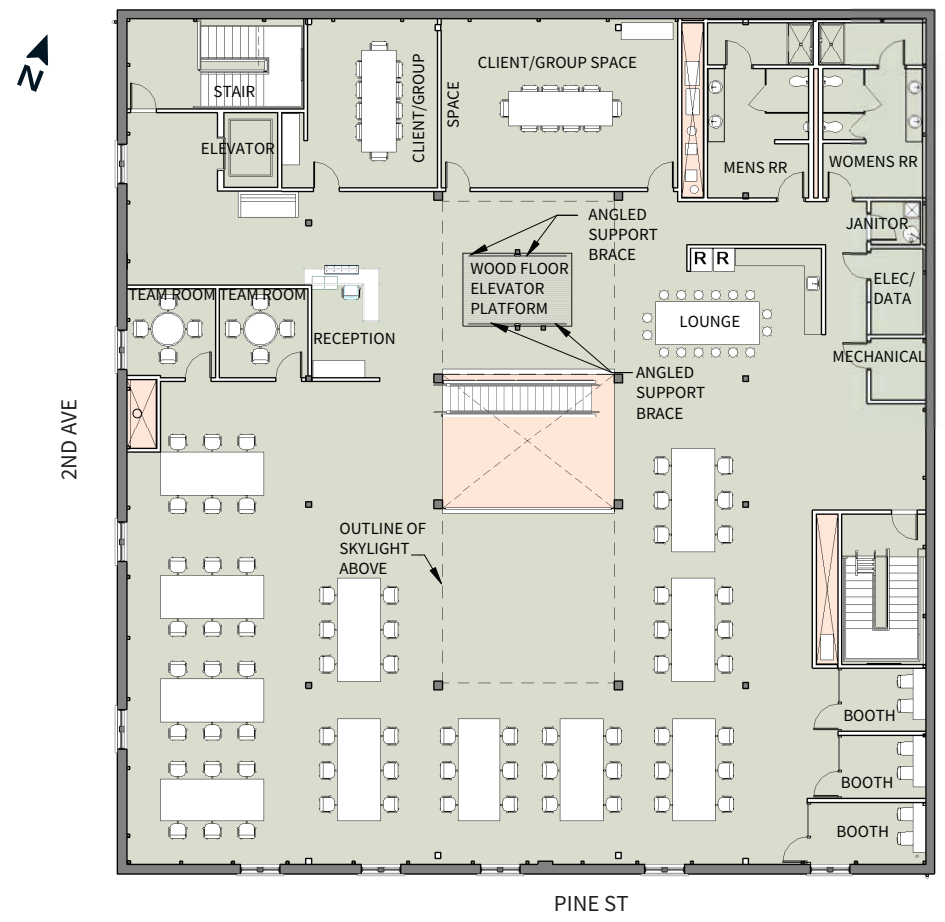
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Available for lease:     ± 9,905 SF    Second floor  
                                      ± 9,905 SF    Third floor  
                                      ± 19,810 SF   Total

**SECOND FLOOR**



**THIRD FLOOR**



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

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