

FOR LEASE



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

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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
10	1050	1,877	\$29.00
	1020	4,685	\$29.00
	1018	1,176	\$29.00
	1015	2,722	\$30.00
9	990*	2,953	\$31.00
	980*	2,469	\$29.00
	940	2,006	\$28.00
8	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
	100B	8,000	\$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
ACCESSIBILITY



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



MANAGED BY
MELVIN MARK



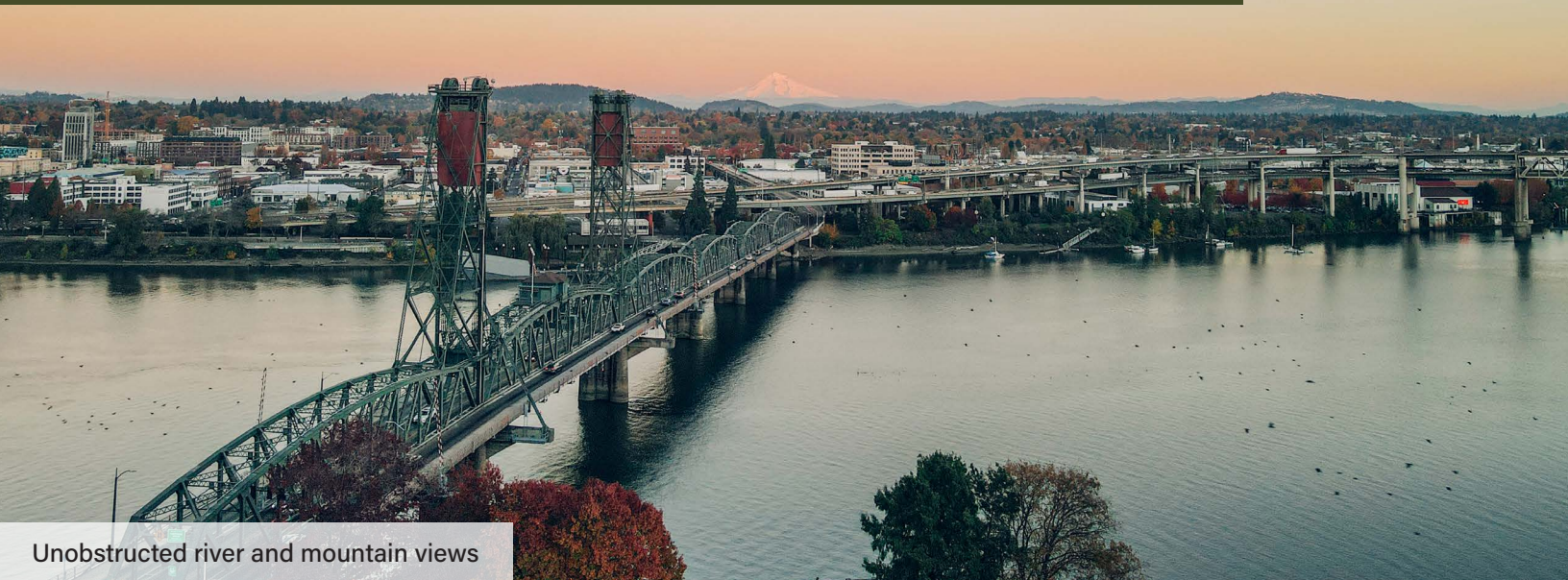
CENTRAL
LOCATION



PARKING
AVAILABLE



CROWN PLAZA BUILDING AMENITIES



Unobstructed river and mountain views

- Ample building storage with direct access to the loading dock
- 24/7 Security
- 3/1000 Covered, connected parking
- Exterior signage opportunities
- Strong well-capitalized local ownership



Lobby Rendering



Fitness Center



Conference Facility (Capacity for 30)

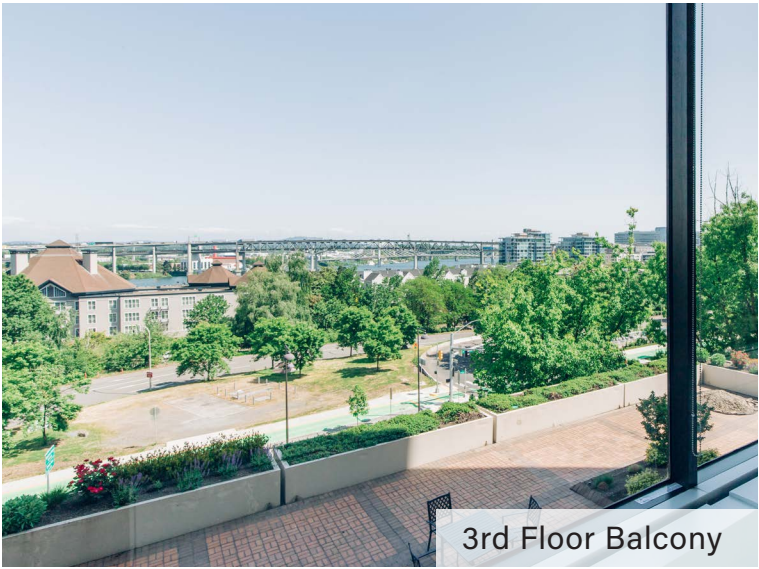


Bike Storage





LucLac Restaurant



3rd Floor Balcony



Prominent Building Entrance

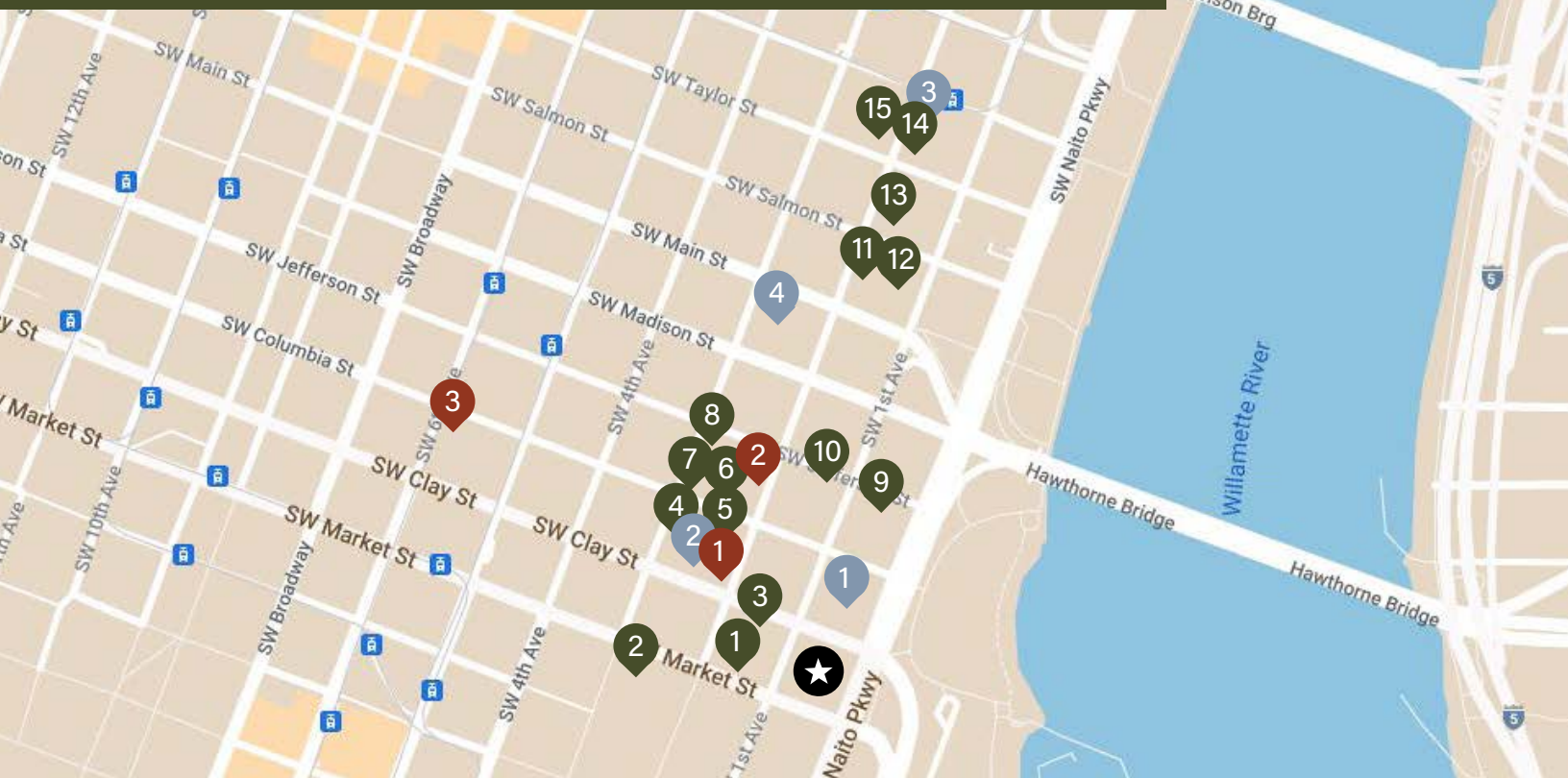


CROWN PLAZA

MARRIOTT
CONFERENCE
CENTER



CROWN PLAZA AMENITIES



QUICK LUNCH

- 1** Market Street Deli
105 SW Market St
- 3** August Moon
116 SW Clay St
- 4** Potbelly
222 SW Columbia St
- 5** Green Leaf Sundry
222 SW Columbia St, #170
Great for salads
- 6** House of Ramen
223 SW Columbia St
- 7** Poke Bar
1348 SW 3rd Ave
- 8** Bridge City Cafe
1310 SW 3rd Ave
**Popular for soup*
- 9** Gastro Mania
1 SW Columbia St
Excellent food and service
- 10** Caiman Cafe
120 SW Jefferson St
- 11** 40 LBS
101 SW Main St, #140
Great breakfast burrito
- 12** Elephants Deli
127 SW Salmon St
- 13** Break Bread
101 SW Main St, #125
Good for creative sandwiches

FORMAL LUNCH

- 2** Murata
200 SW Market St
- 14** Q Restaurant & Bar
828 SW 2nd Ave
Named favorite restaurant (PBJ)
- 15** Luc Lac
835 SW 2nd Ave

HAPPY HOUR

- 1** Morton's
213 SW Clay St
- 2** The Porter Hotel
1355 SW 2nd Ave
- 3** Zags Restaurant
598 SW Columbia 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

 **96**
WALK SCORE
"Walker's Paradise"

 **87**
BIKE SCORE
"Very Bikeable"

 **91**
TRANSIT SCORE
"Rider's Paradise"



CROWN PLAZA LOCATION & PARKING

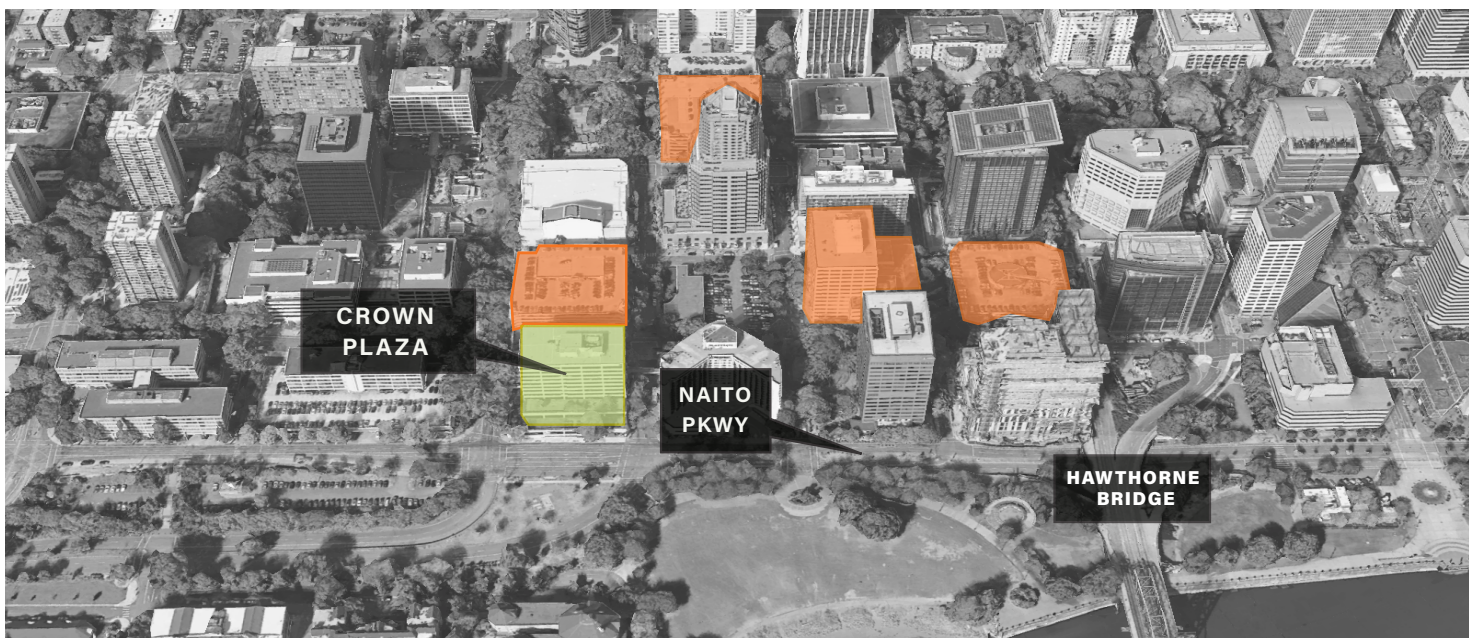


LOCATION HIGHLIGHTS

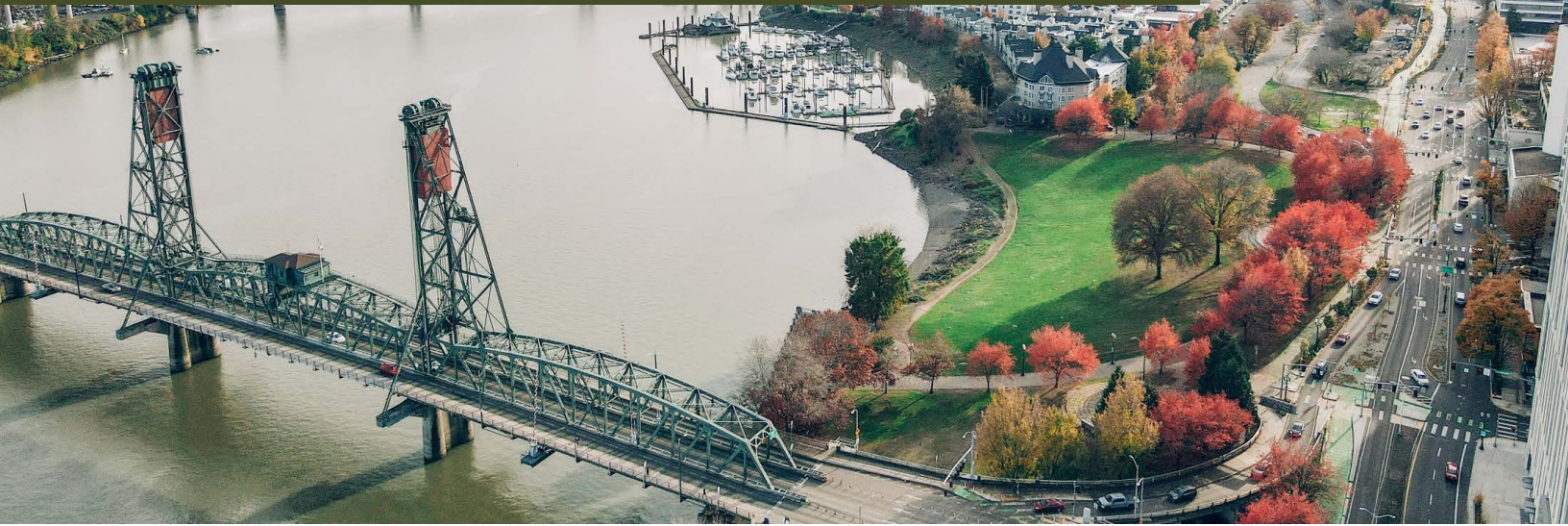
- Two childcare locations within two blocks of the building, Kindercare and CityKids
- Near TriMet bus route, MAX light rail and Portland Streetcar lines
- Easy Access to highways I-5, 26, I-84
- Located one block from Waterfront Park, host to all-season activities, events and walking/biking paths
- Blocks to cultural and art performances such as Keller Auditorium

PARKING AVAILABILITY

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 Tap room

Little River Cafe

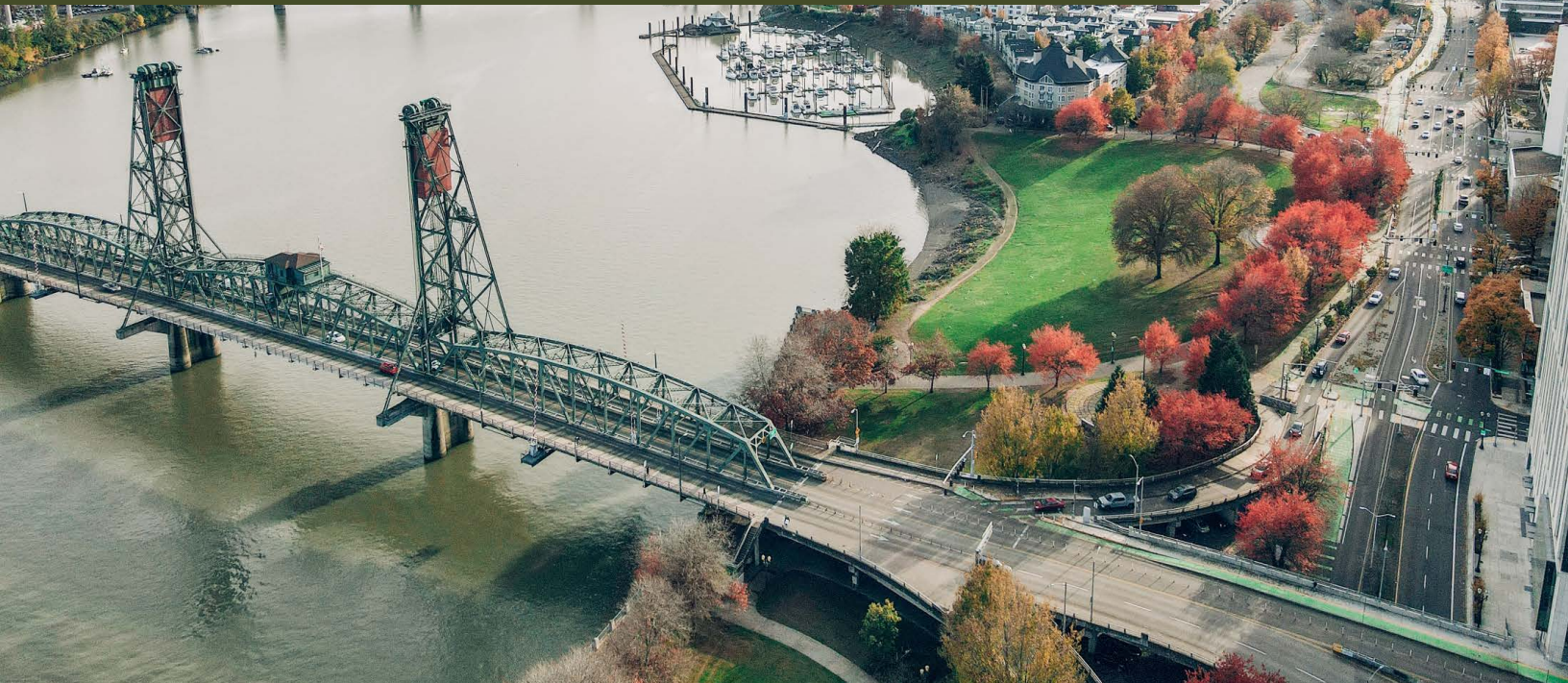
Il Terazzo

PORTLAND STATE UNIVERSITY

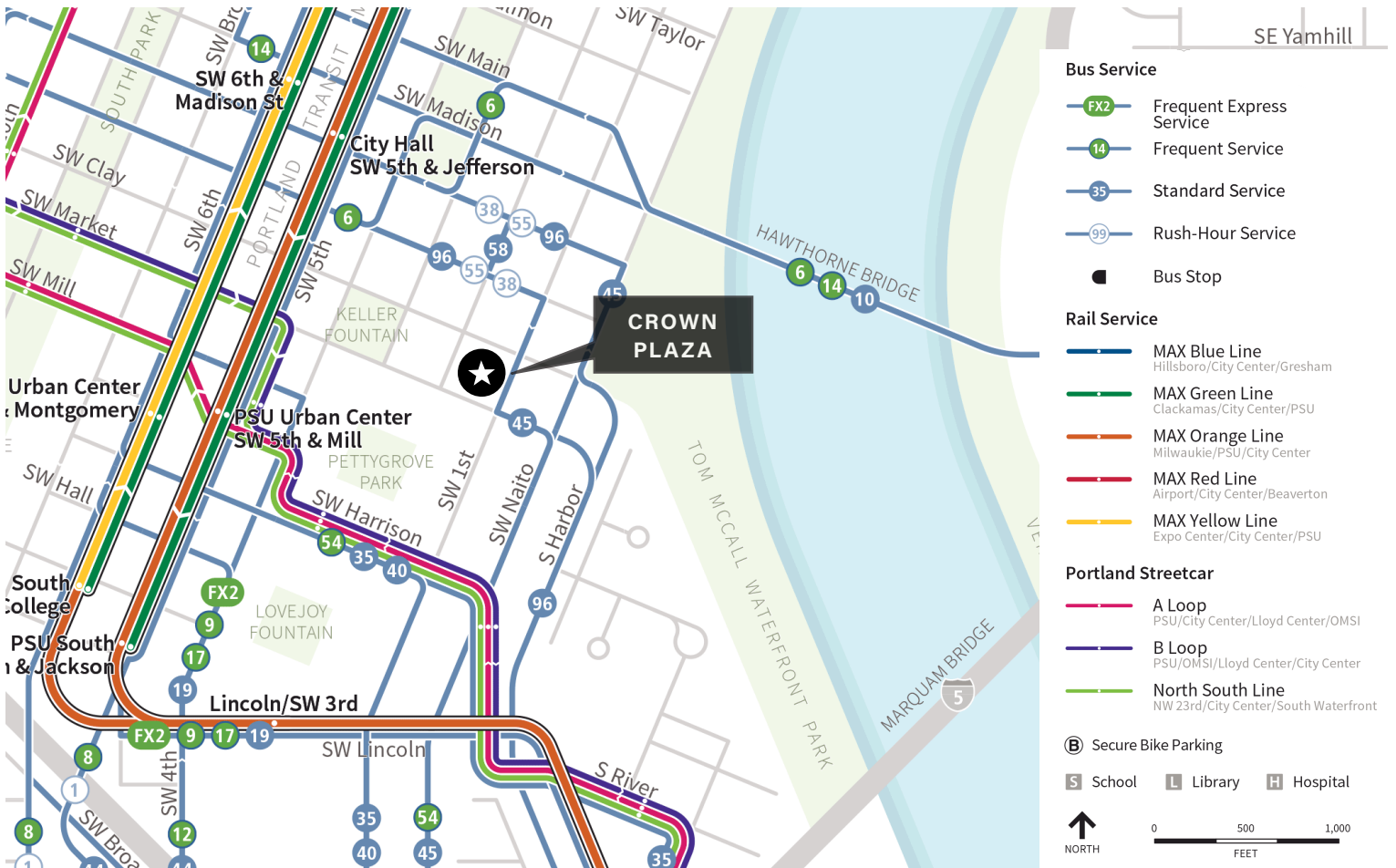
10 Minutes



CROWN PLAZA TRANSPORTATION



DOWNTOWN TRANSIT





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EST. 1945

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