



KRESS BUILDING

630 SW 5TH AVE
PORTLAND, OR 97204

1 Block Away from Future James Beard Market

Well-Capitalized & Local Ownership Group

10,000 SF Spec Suite Under Construction

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**Tenant Broker Receives
Full 8.33% Commission
Paid 100% at Lease Execution**



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IN THE HEART OF THE CBD

A LANDMARK REDEFINED



**Major Building
Renovations
Completed**



**Off-Street
Parking
Available***

*not adjacent



**Well-Capitalized,
Local Ownership,
No Debt/Lender**

Located in the heart of downtown Portland's retail and business core, the Kress Building is a fully modernized historic landmark offering a distinctive and highly professional office environment. Recent renovations include upgraded building systems, HVAC, elevators, common areas, and exterior elements, all of which were done while preserving the building's architectural character. A move in ready spec suite provides a major advantage for tenants seeking high-quality, efficient space without the time and cost of a full buildout.

The building benefits from strong street presence with active ground-floor retail anchored by Nike and Sephora. Offices feature an excellent window line, providing abundant natural light and attractive views. Tenants enjoy city-subsidized, low-cost parking one block away, indoor bike parking, and a new shower facility. Exceptional transit access and walkability complete the offering.

- 20,300 SF available between 2nd and 3rd floor
- \$28/SF FSG
- Indoor bike parking & nearby off-street parking available
- Demising options available between 6,000-20,300 SF
- 3rd floor spec suite underway
- Nearby tenant fitness center





KRESS BUILDING



WHERE BUSINESS MOVES

A WORKER'S PARADISE

- 1 Nike
- 2 Pioneer Courthouse Sq.
- 3 Sephora
- 4 Pioneer Place Mall
- 5 Regal Cinemas
- 6 Punch Bowl Social
- 7 Starbucks
- 8 Killer Burger
- 9 Food Trucks
- 10 Raising Cane's
- 11 Din Tai Fung
- 12 Fuller's Burger Shack
- 13 Edan Pizza
- 14 Chipotle
- 15 Subway
- 16 The Nines
- 17 Google
- 18 Urban Farmer
- 19 Muji
- 20 Oregon State U
- 21 The Duniway
- 22 Fogo de Chao
- 23 Hilton
- 24 The Apple Store
- 25 Ruth's Chris Steakhouse
- 26 Departure Restaurant
- 27 Luc Lac
- 28 Spella Caffè (Future James Beard Market)
- 29 Midtown Beer Garden

- MAX Red Line
- MAX Blue Line
- MAX Yellow Line
- MAX Green Line



PLENTY OF PARKING

-
- 1 SmartPark: Morrison East
 - 2 Central Plaza Garage
 - 3 SmartPark: 4th & Yamhill
 - 4 Alder Street Garage
 - 5 Jackson Tower
 - 6 Mohawk Garage
 - 7 Metropolitan Garage
 - 8 Fox Tower
 - 9 Lot 88
 - 10 Park Avenue West
 - 11 Harvey Milk Surface Lot

- 3,000+ spaces within three blocks
- Short-term, daily, monthly parking options
- Two nearby SmartPark garages, low rates



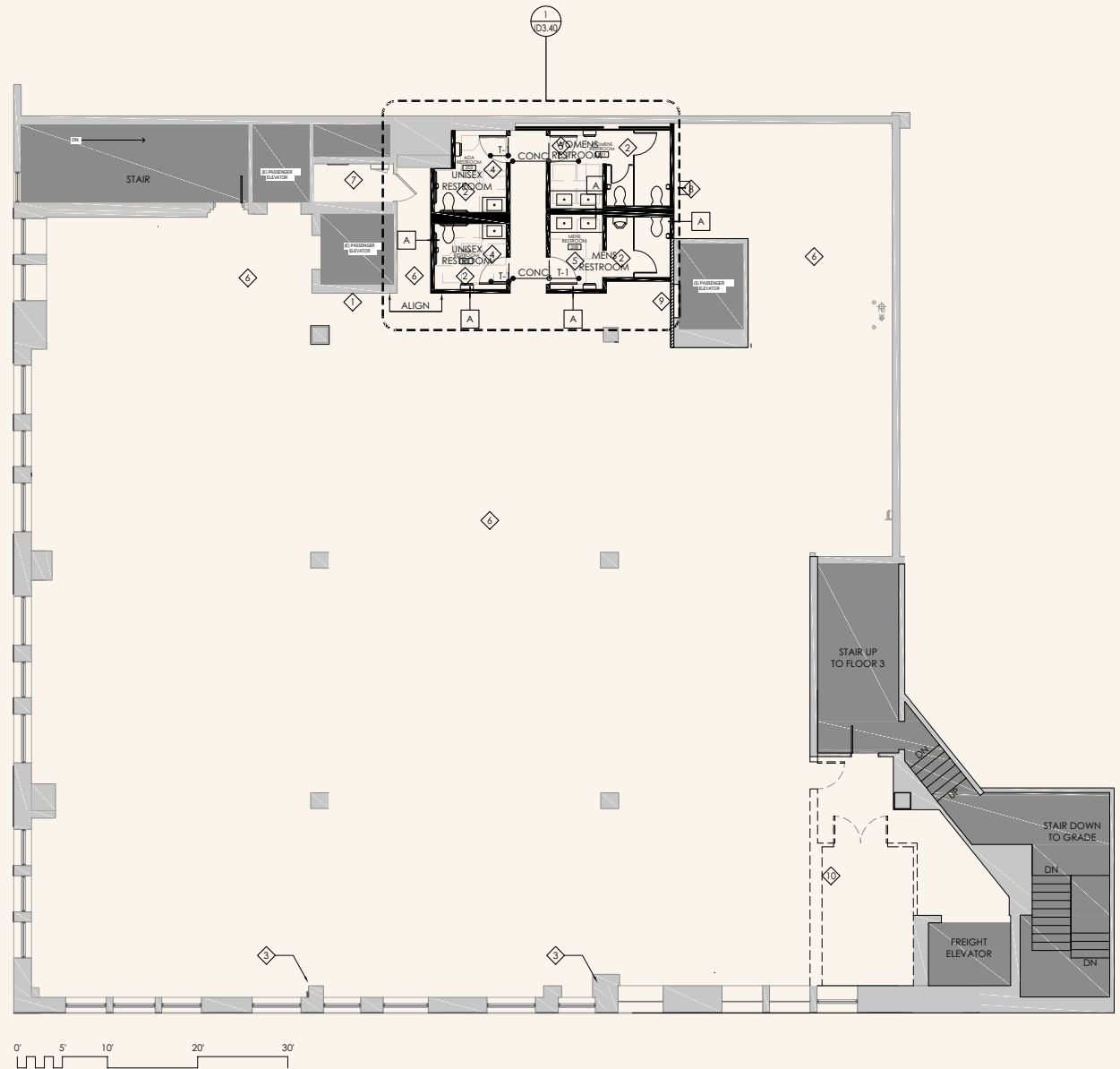
ELEVATED OFFICE DESIGN

Well-capitalized & local ownership group with spec suite improvements underway.



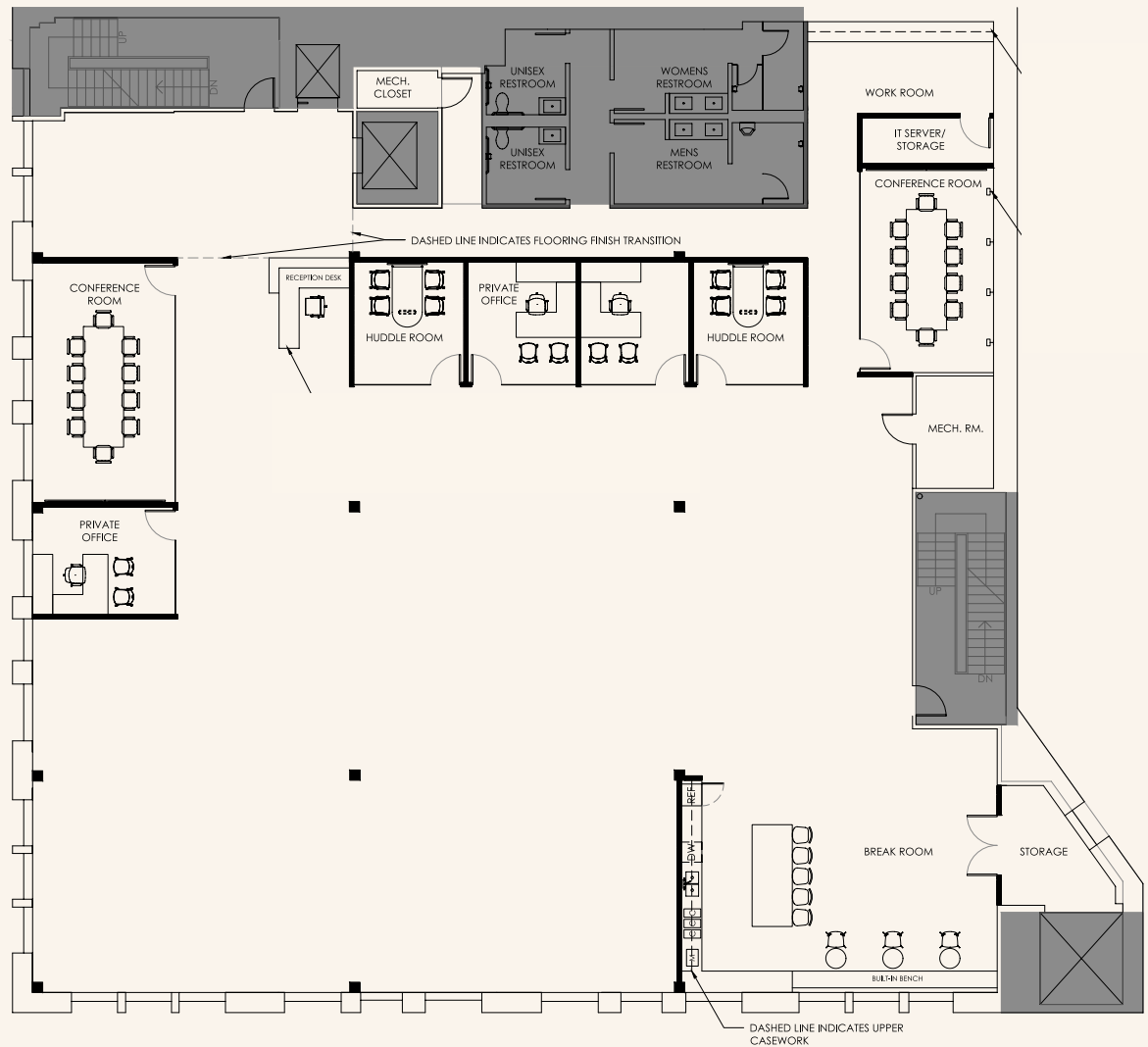
2ND FLOOR PLAN

- 10,150 SF
- Private restrooms
- Expansive window line
- \$28/SF FSG
- Ability to combine with the 3rd floor for 20,300 SF via an internal stairwell



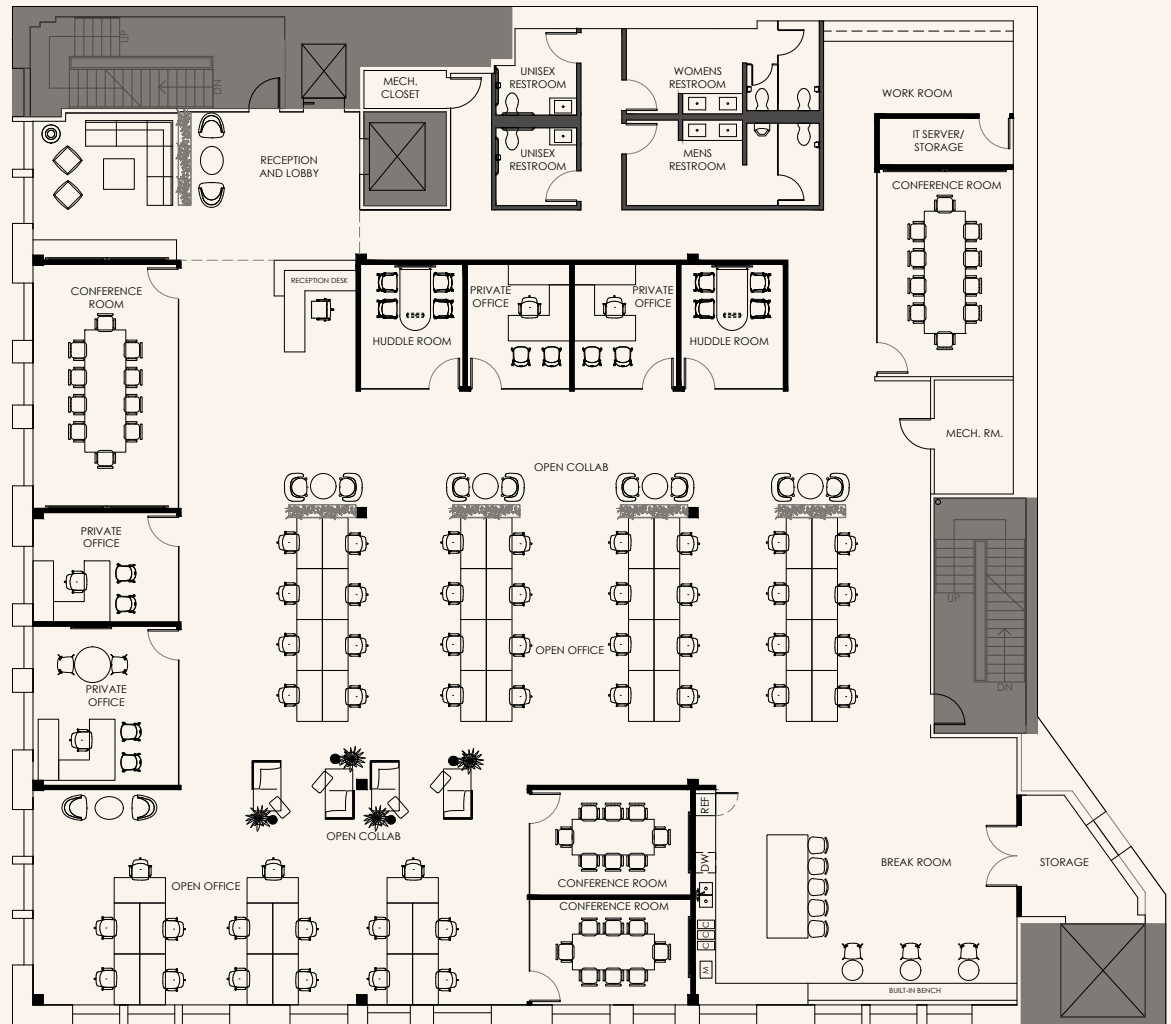
3RD FLOOR PLAN

- 10,150 SF
- Private restrooms
- Expansive window line
- \$28/SF FSG
- Ability to combine with the 2nd floor for 20,300 SF via an internal stairwell
- **Spec suite construction underway, with estimated completion Summer 2026**
- **Further tenant customization available pending Tenant input**



POTENTIAL 3RD FLOOR SPACE PLAN

- Designed by Fluent Design





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