

# FOR LEASE

**MM**  
**MELVIN MARK**  
EST. 1945



## CROWN PLAZA

*1500 SW First Avenue Portland, Oregon*

*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
	1018	1,176	\$29.00
	1015	2,722	\$30.00
9	990*	2,953	\$31.00
	940	2,006	\$28.00
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
	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



COFFEE  
SHOP(S)  
NEARBY



DINING  
NEARBY



MANAGED BY  
MELVIN  
MARK



CENTRAL  
LOCATION



PARKING  
AVAILABLE

# CROWN PLAZA BUILDING AMENITIES



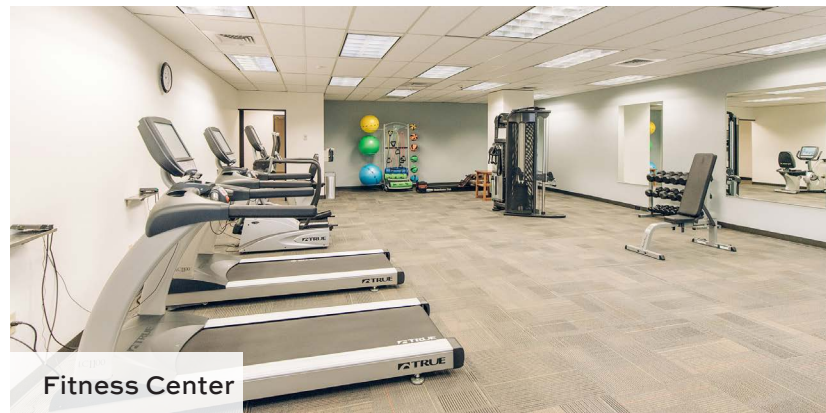
Unobstructed river and mountain views

## 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)

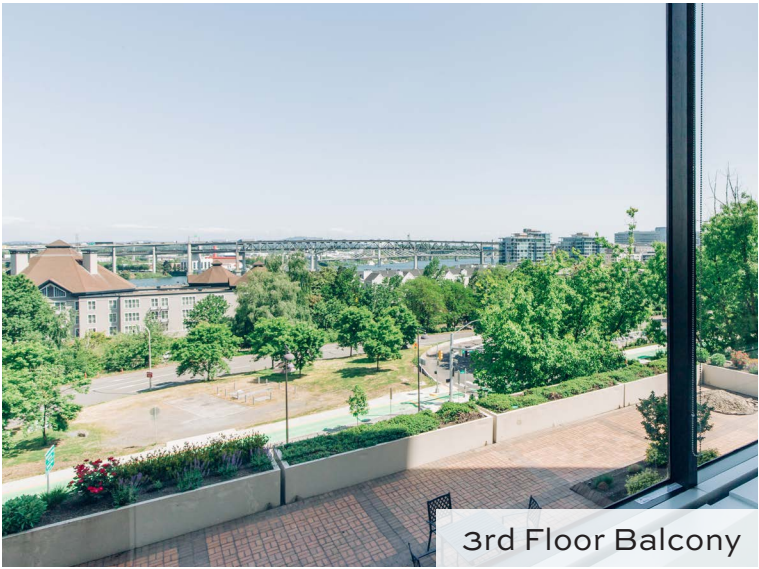


Bike Storage





LucLac Restaurant



3rd Floor Balcony



Prominent Building Entrance

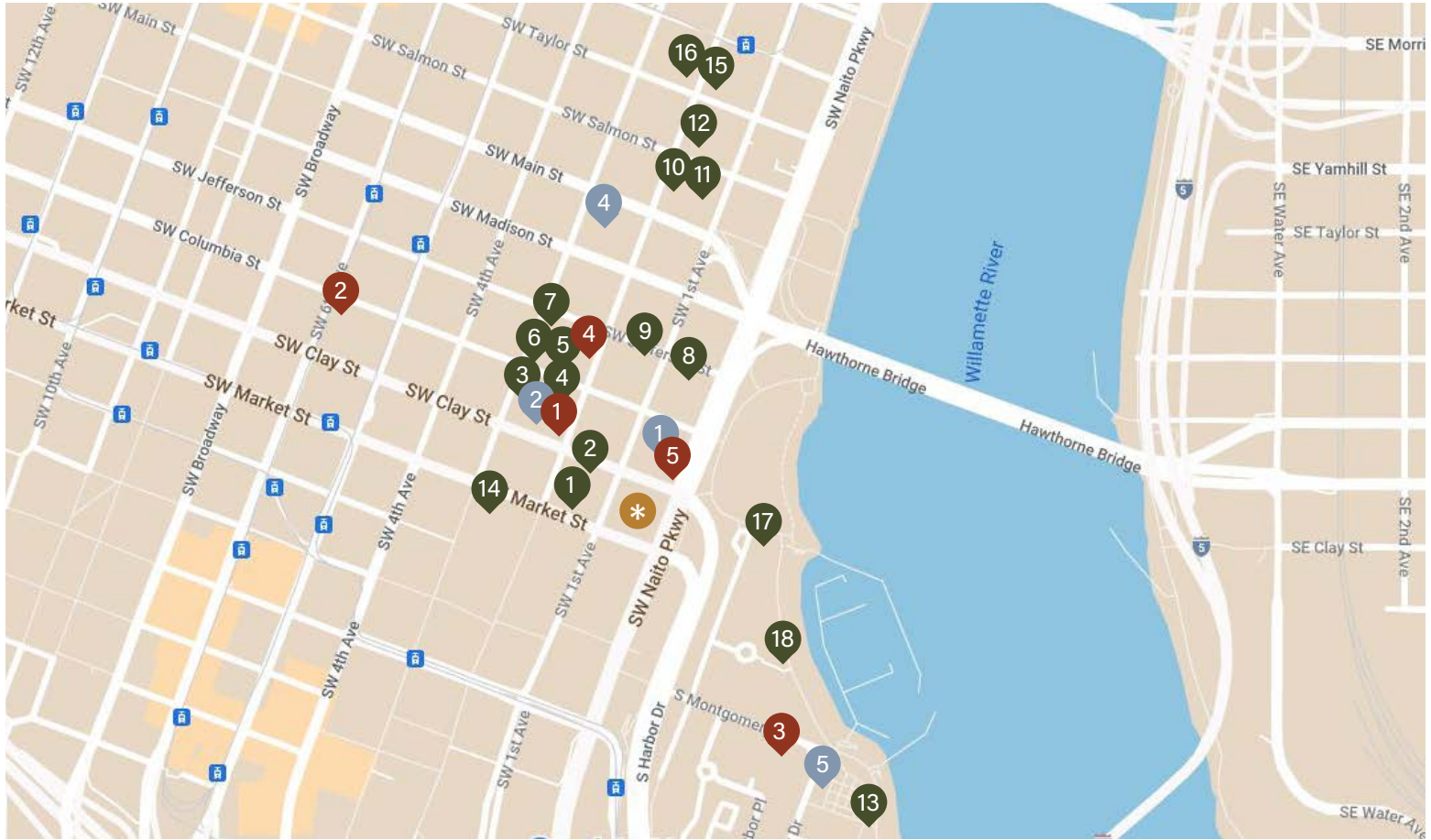


CROWN PLAZA

MARRIOTT  
CONFERENCE  
CENTER



# CROWN PLAZA NEIGHBORHOOD



## QUICK LUNCH

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

## FORMAL LUNCH

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

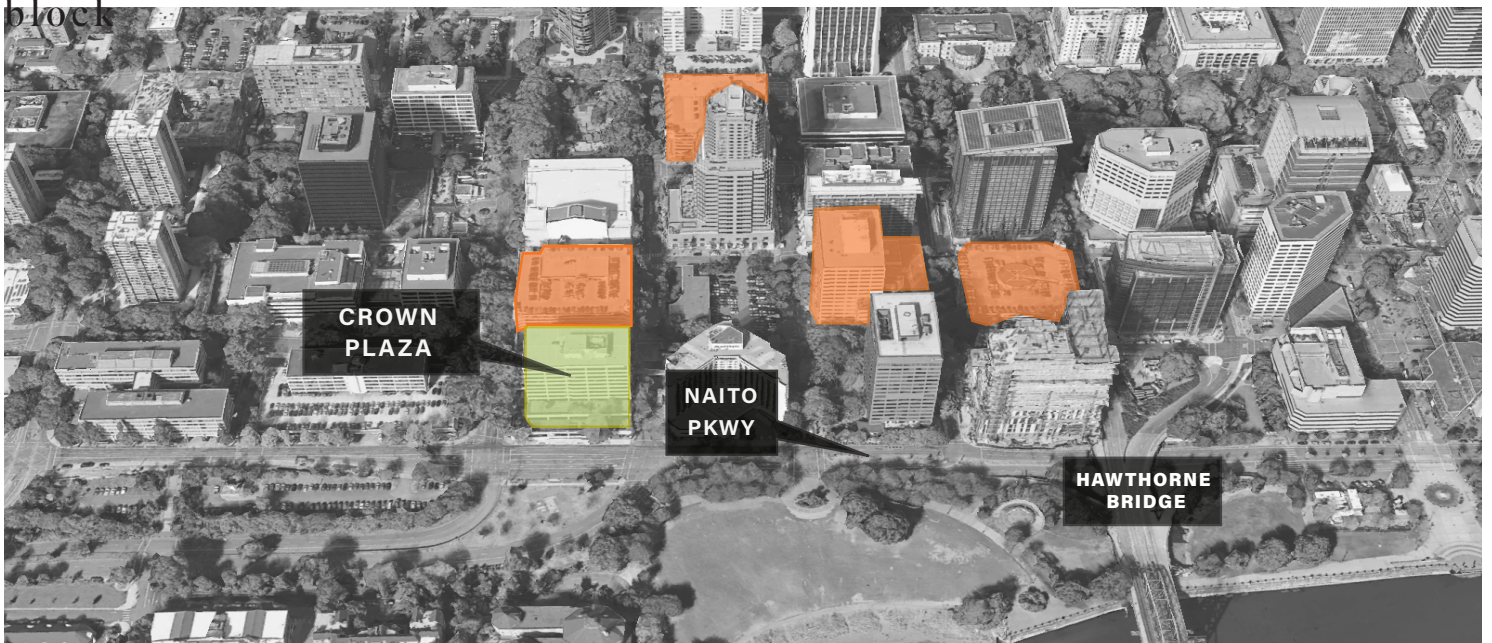


## LOCATION HIGHLIGHTS

- Two childcare locations within two blocks of the building, Kindercare and CityKids
- Near TriMet bus 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

## 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 Tap room

Little River Cafe

Il Terazzo

## **PORTLAND STATE UNIVERSITY**

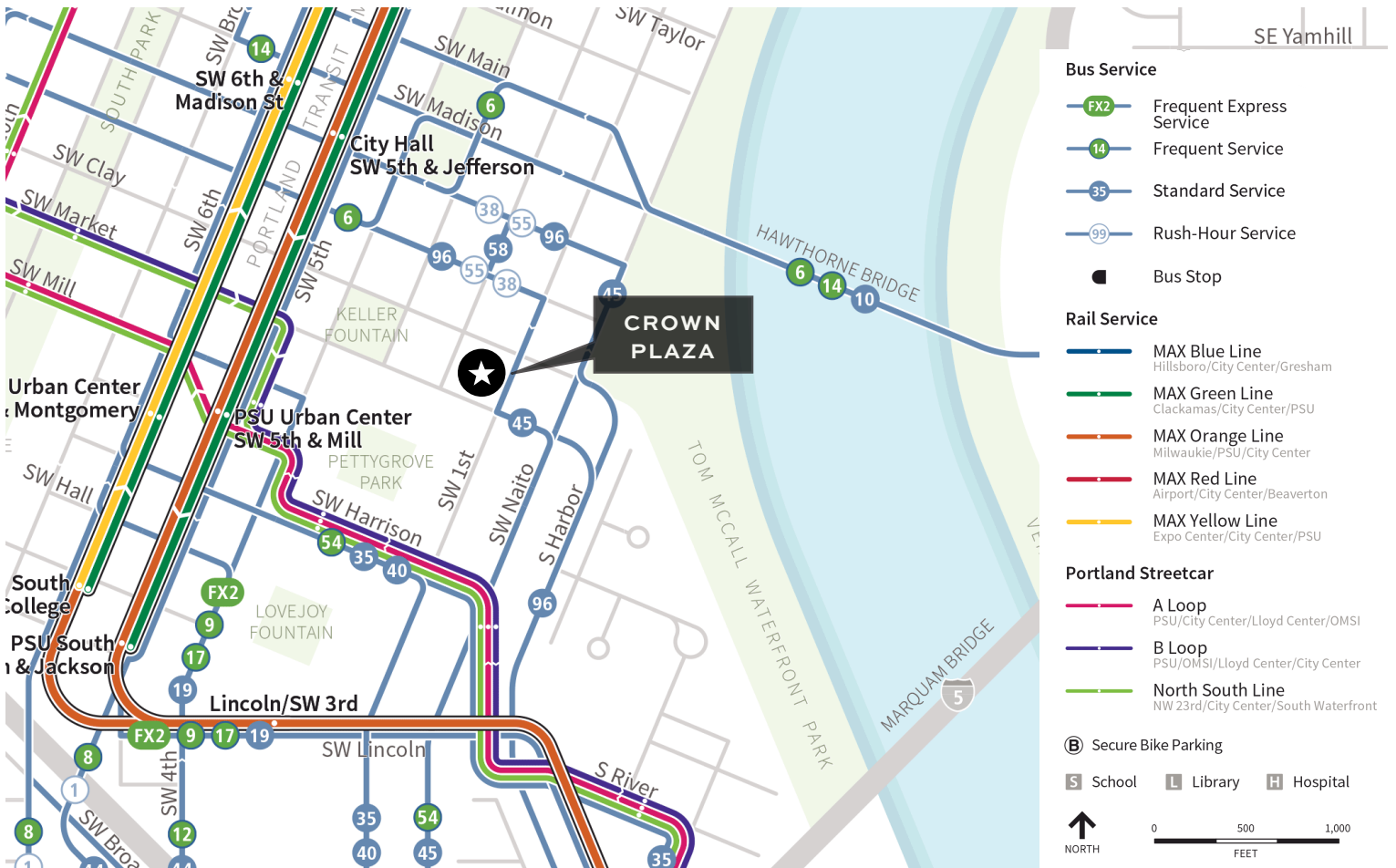
10 Minutes



# CROWN PLAZA TRANSPORTATION



## DOWNTOWN TRANSIT





MELVIN MARK

EST. 1945

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