

FOR LEASE



MELVIN MARK

EST. 1945



CROWN PLAZA

1500 SW First Avenue Portland, Oregon 97201

*Office Space Available
from 1,396 to 14,370 RSF*

\$25-\$32.00 Full Service

TOM BECIC

503.546.4513

tbecic@melvinmark.com

Licensed in OR

PAUL ANDREWS

503.546.4542

pmandrews@melvinmark.com

Licensed in OR

Melvin Mark Brokerage Co.

111 Southwest Columbia

Portland, Oregon 97201

P: 503.223.9203 | melvinmark.com

3/1000 PER SF PARKING

OUR COVID BUILDING &
TOURING PROTOCOL ▶

CROWN PLAZA FOR LEASE

CROWN PLAZA AVAILABILITY

Up to 14,370 RSF

Floor	Suite	RSF	FS Rate/RSF
11th	1100*	14,370	\$32.00
10th	1050	1,877	\$29.00
9th	940	2,006	\$28.00
8th	890	1,396	\$27.00
	870	4,646	\$31.00
7th	750	5,835	\$28.00
6th	650	2,545	\$28.00
2nd	270	4,552	\$25.00
	230	2,343	\$25.00
1st	113	8,573	\$29.95
	105	3,986	\$28.00

*Divisible space

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.



BUILDING HIGHLIGHTS

- Attached 8-story parking garage
- Large selection of retail services and area amenities
- Two childcare locations within two blocks of the building, Kindercare and CityKids
- Certified 4 Globes by Green Building Initiative (equivalent to LEED Platinum)
- Newly renovated lobby, common spaces and elevators
- Join current tenants including The Oregonian Media Group, Marketo, PSU, Pacific Source, and SMART
- 3/1000 Parking, more available on MTM



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



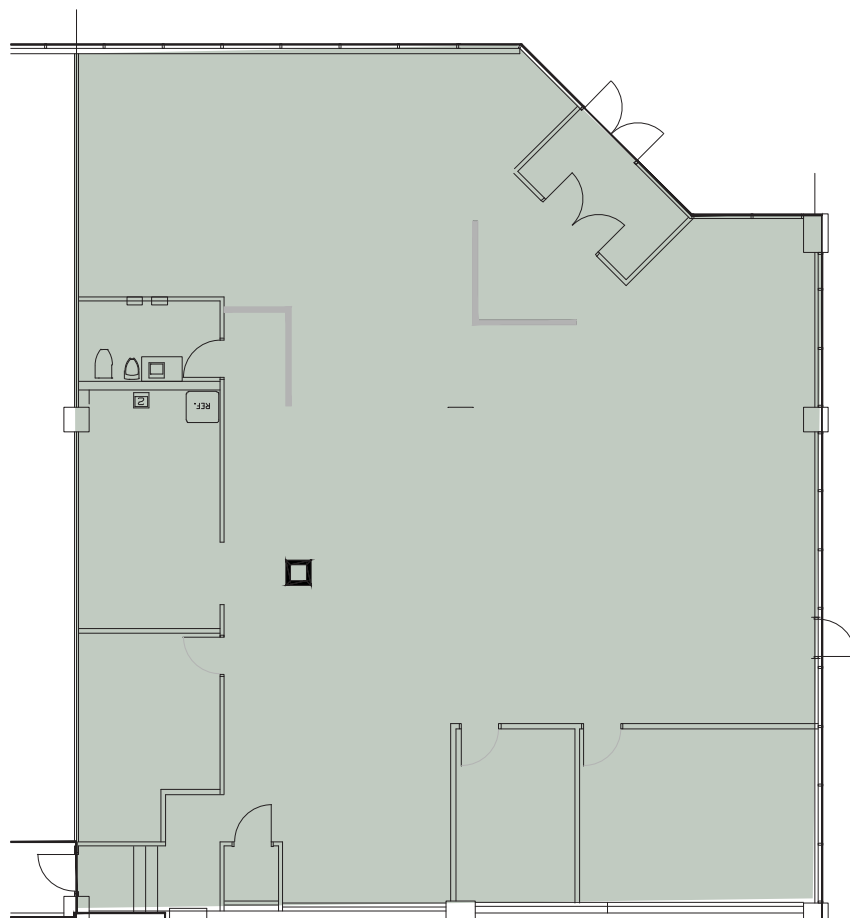
PARKING
AVAILABLE





CROWN PLAZA AVAILABILITY

1500 SW First Avenue
Portland, OR 97201



*Ground floor office, service or retail
Signage opportunity
Retail opportunity
Located on the side with the attached
8-story parking garage*

SUITE 105 3,986 RSF (approx.)

Available Now

\$28/SF Full Service

OUR COVID BUILDING &
TOURING PROTOCOL ▶

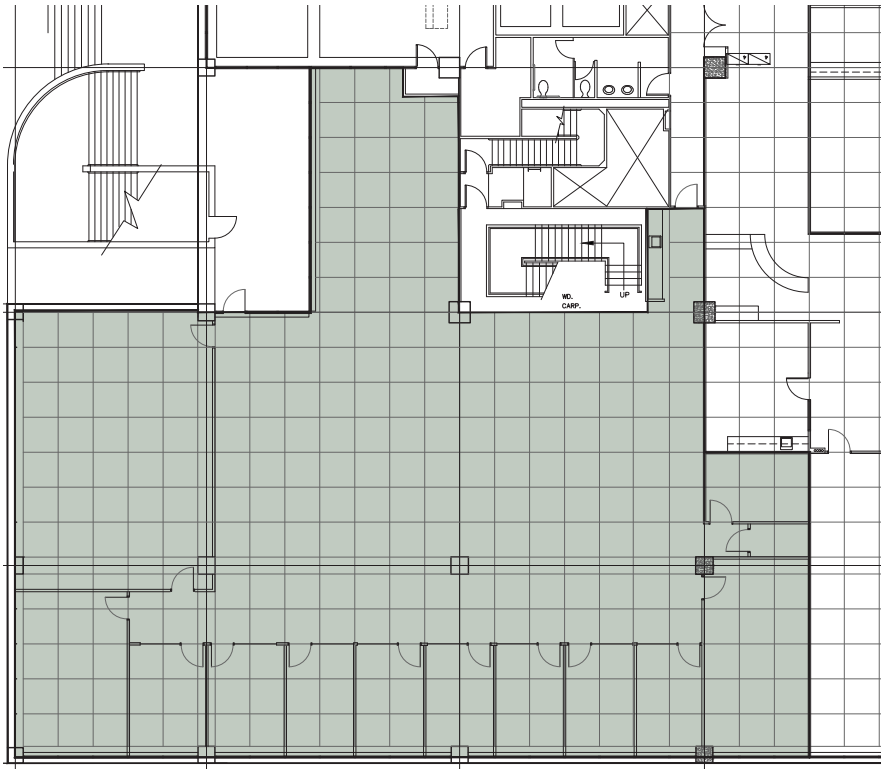
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CROWN PLAZA AVAILABILITY

1500 SW First Avenue
Portland, OR 97201



Lobby entrance
Retail opportunity



SUITE 113 8,573 RSF (approx.)

Available Now
\$29.95/SF Full Service

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TOURING PROTOCOL ▶

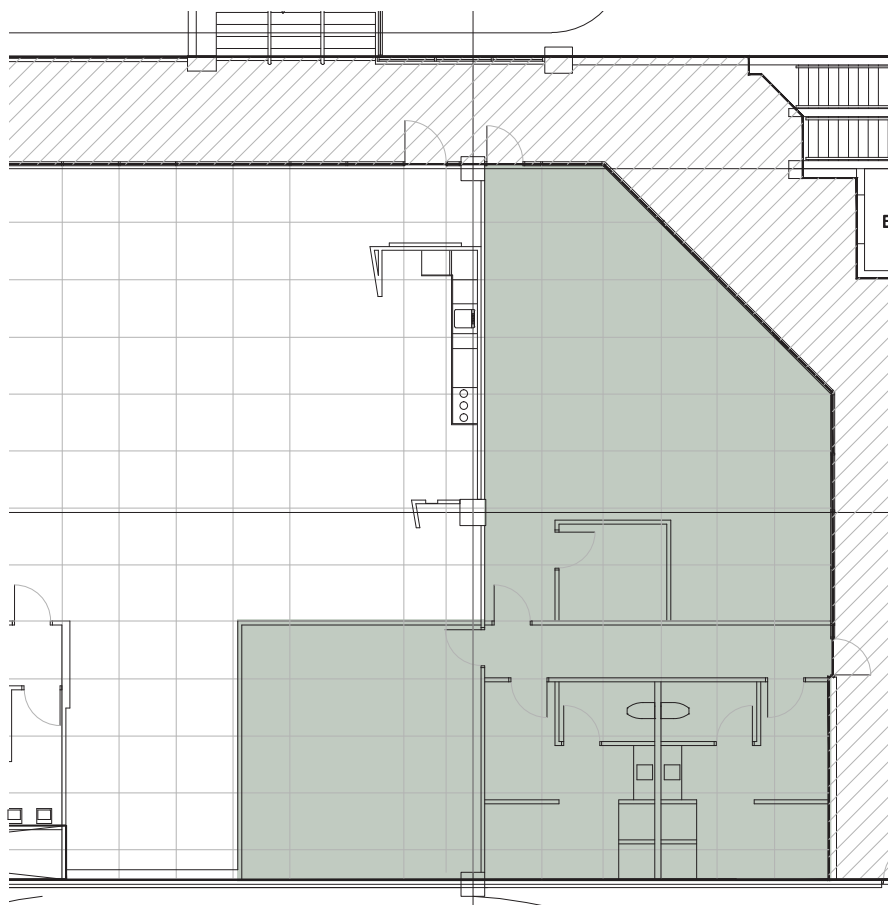
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CROWN PLAZA AVAILABILITY

1500 SW First Avenue
Portland, OR 97201



*Shower & storage facility
Located on the side with the
attached 8-story parking garage*

SUITE 230 2,343 RSF (approx.)

Available Now

\$25/SF Full Service

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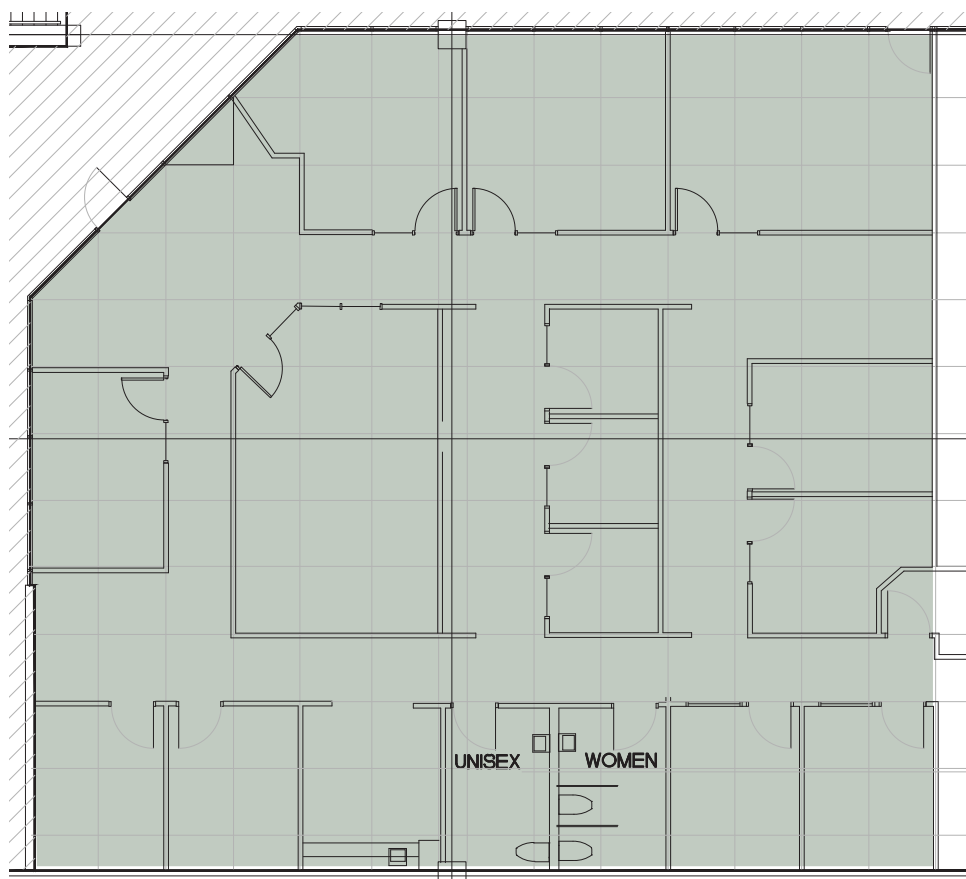
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In suite restrooms
Unique separate entrance
Located on the side with the
attached 8-story parking garage

SUITE 270 4,552 RSF (approx.)

Available Now

\$25/SF Full Service

OUR COVID BUILDING &
TOURING PROTOCOL ▶

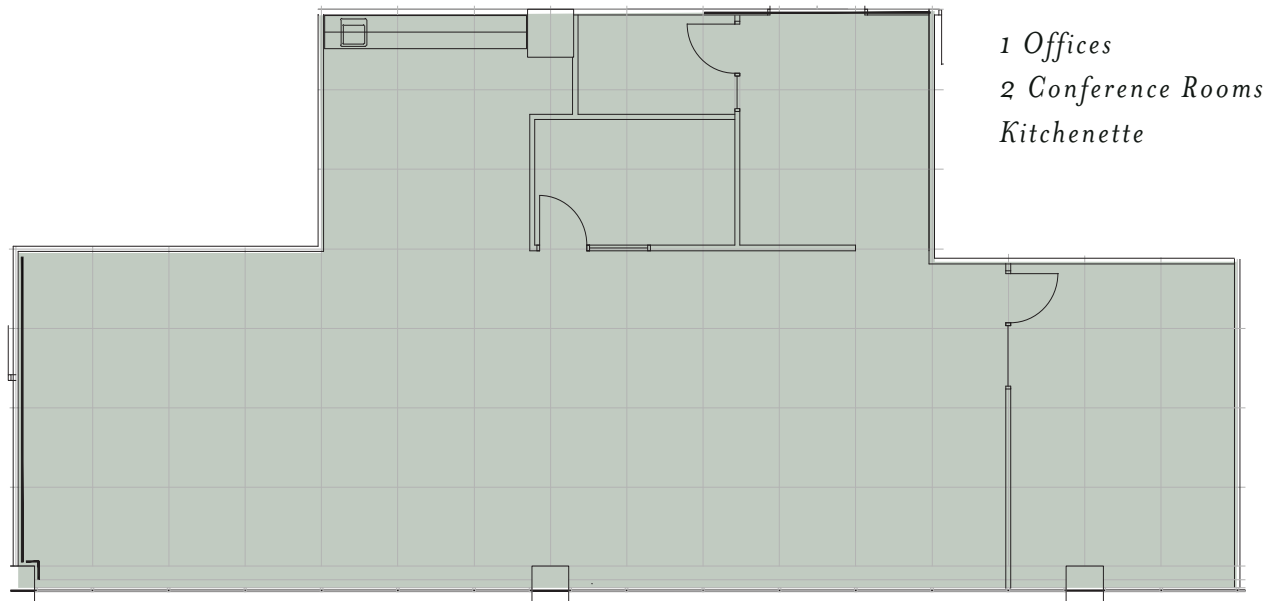
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SUITE 650 2,545 RSF (approx.)

Available Now

\$28/SF Full Service

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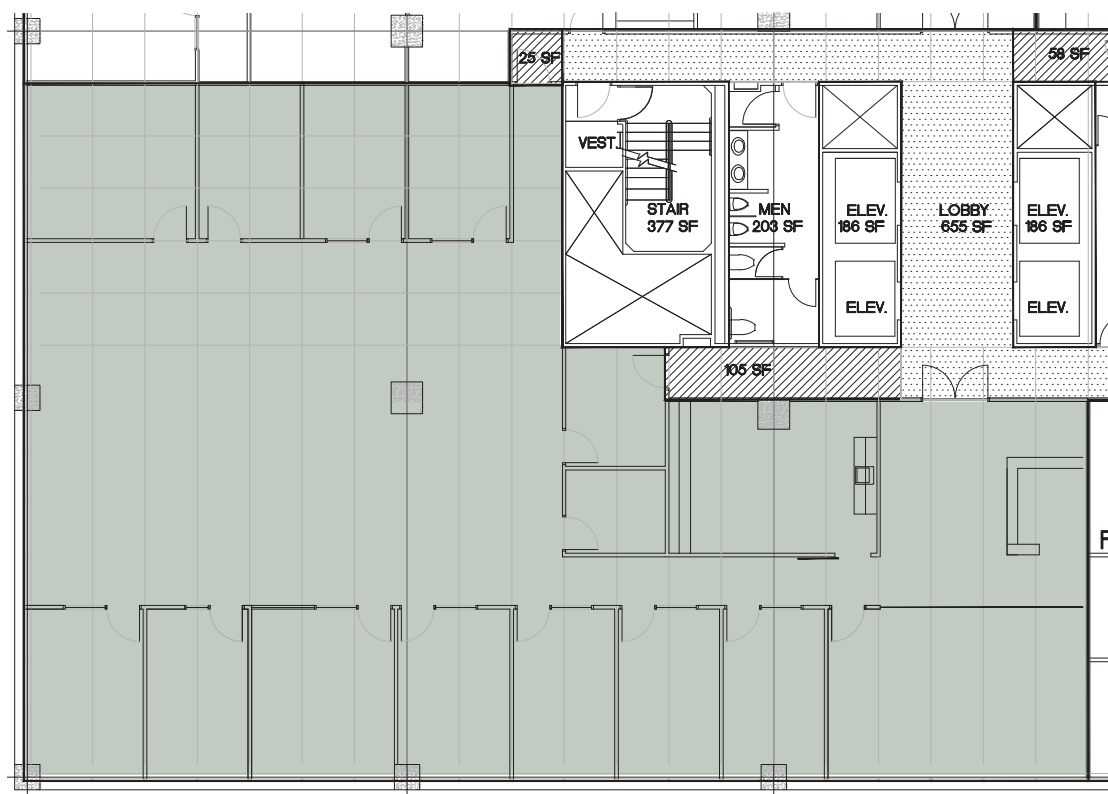
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CROWN PLAZA AVAILABILITY

1500 SW First Avenue
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11 Offices
Conference Room
Kitchen

SUITE 750 5,835 RSF (approx.)

Available Now

\$28/SF Full Service

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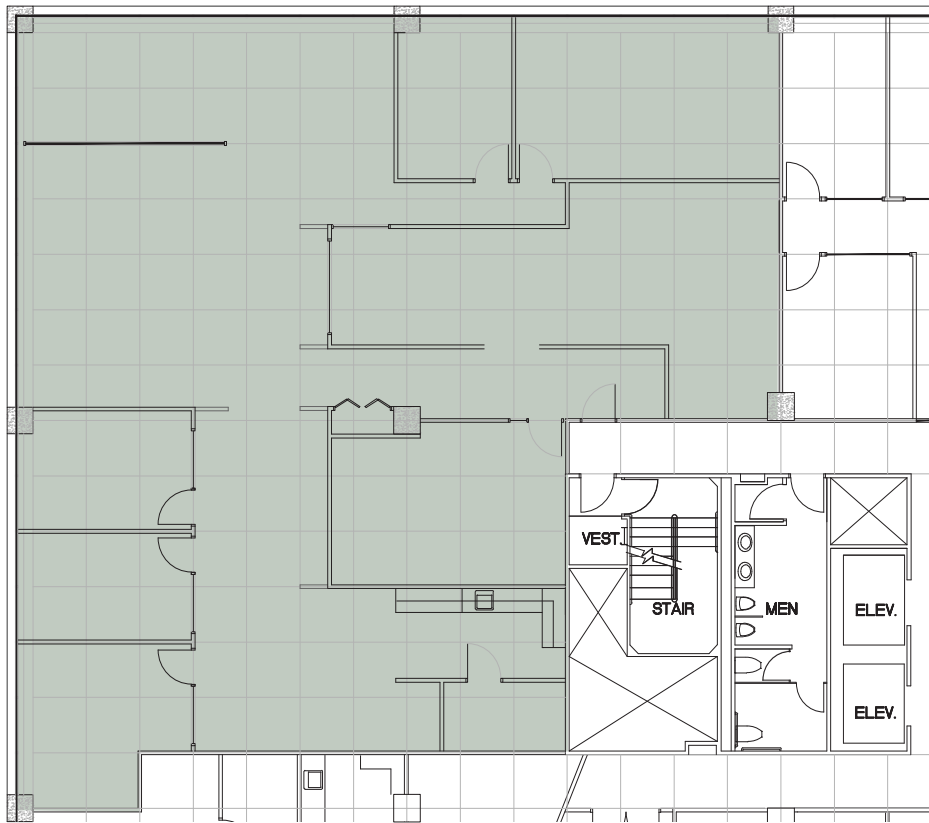
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SUITE 870 4,646 RSF (approx.)

Available 6/1/2022

\$31/SF Full Service

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TOURING PROTOCOL

EXPLORE THE SPACE
WITH A VIRTUAL TOUR

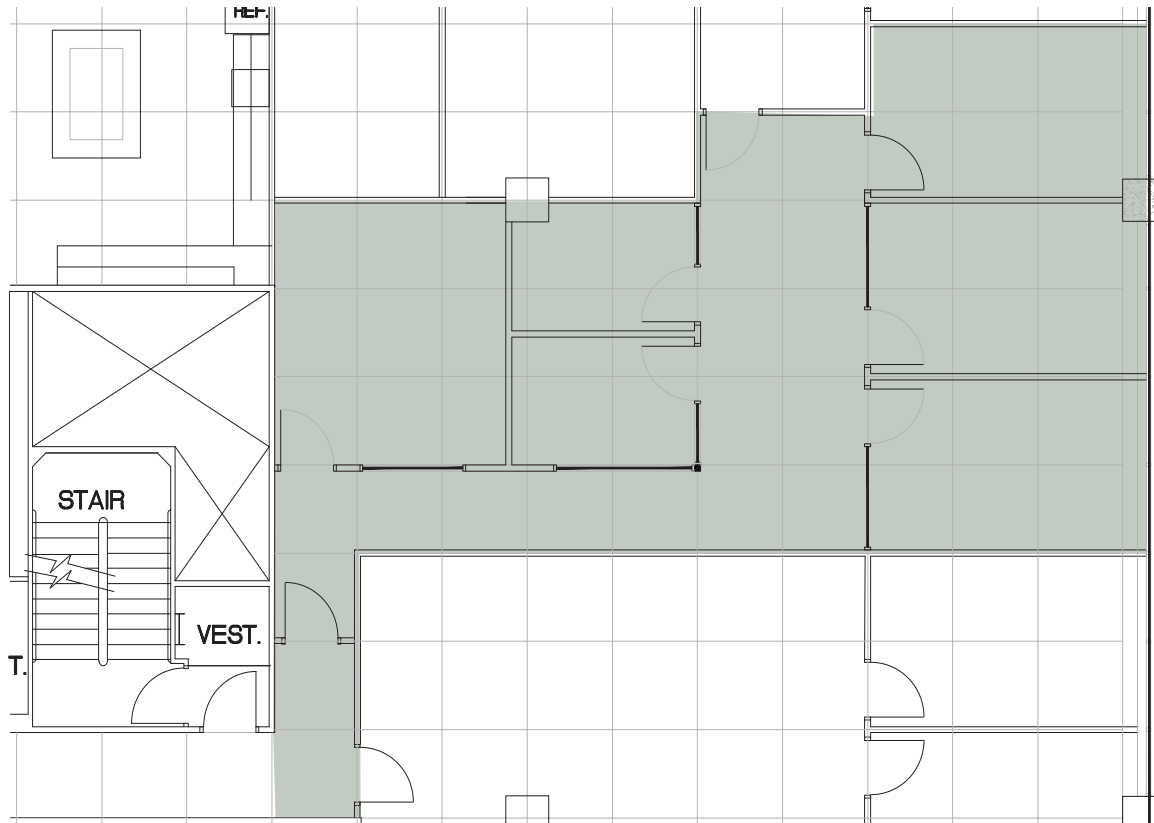
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SUITE 890 1,396 RSF (approx.)

Available Now

\$27/SF Full Service

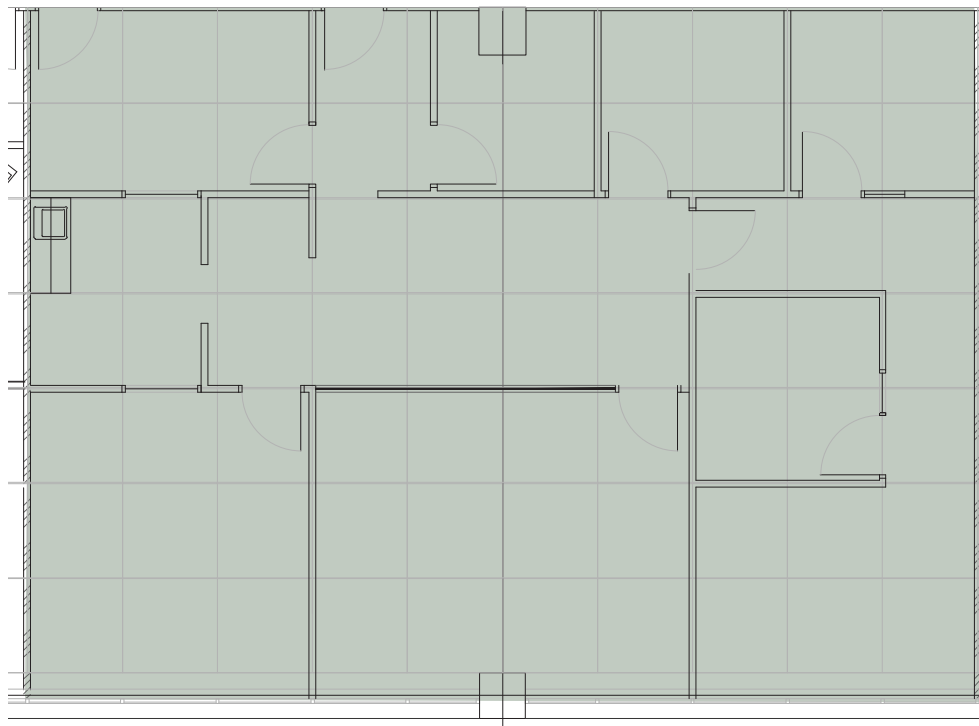
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SUITE 940 2,006 RSF (approx.)

Available Now

\$28/SF Full Service

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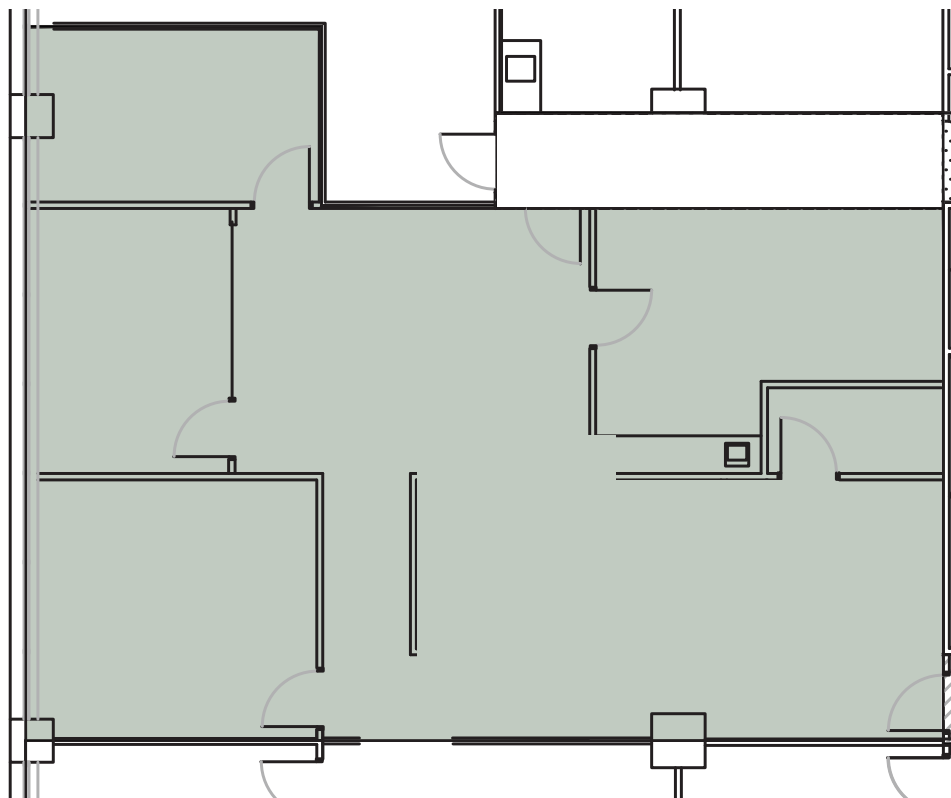
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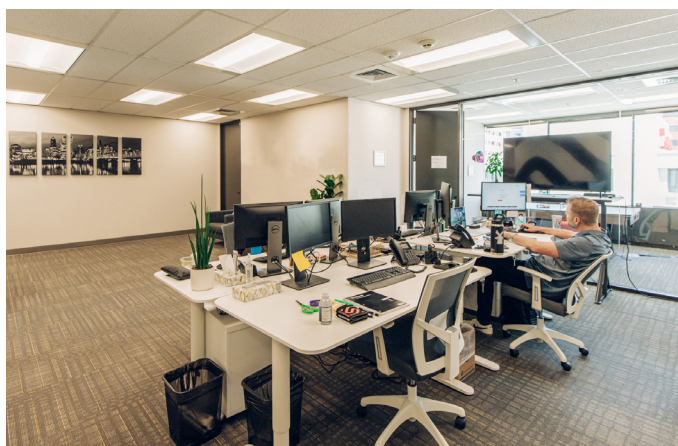


CROWN PLAZA AVAILABILITY

1500 SW First Avenue
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Move-in Ready
Willamette River Views
3 Offices, Kitchen/Breakroom



SUITE 1050 1,877 RSF (approx.)

Available Now

\$29/SF Full Service

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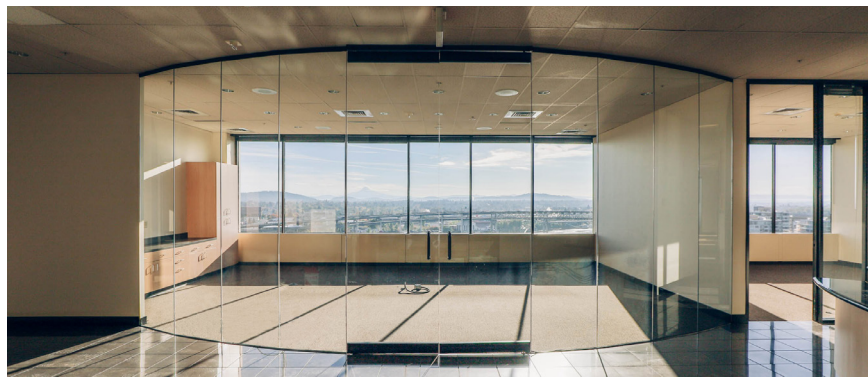
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*Top Floor
River Views
High Ceilings*



SUITE 1100 14,370 RSF (approx.)

Divisible

Available Now

\$32/SF Full Service

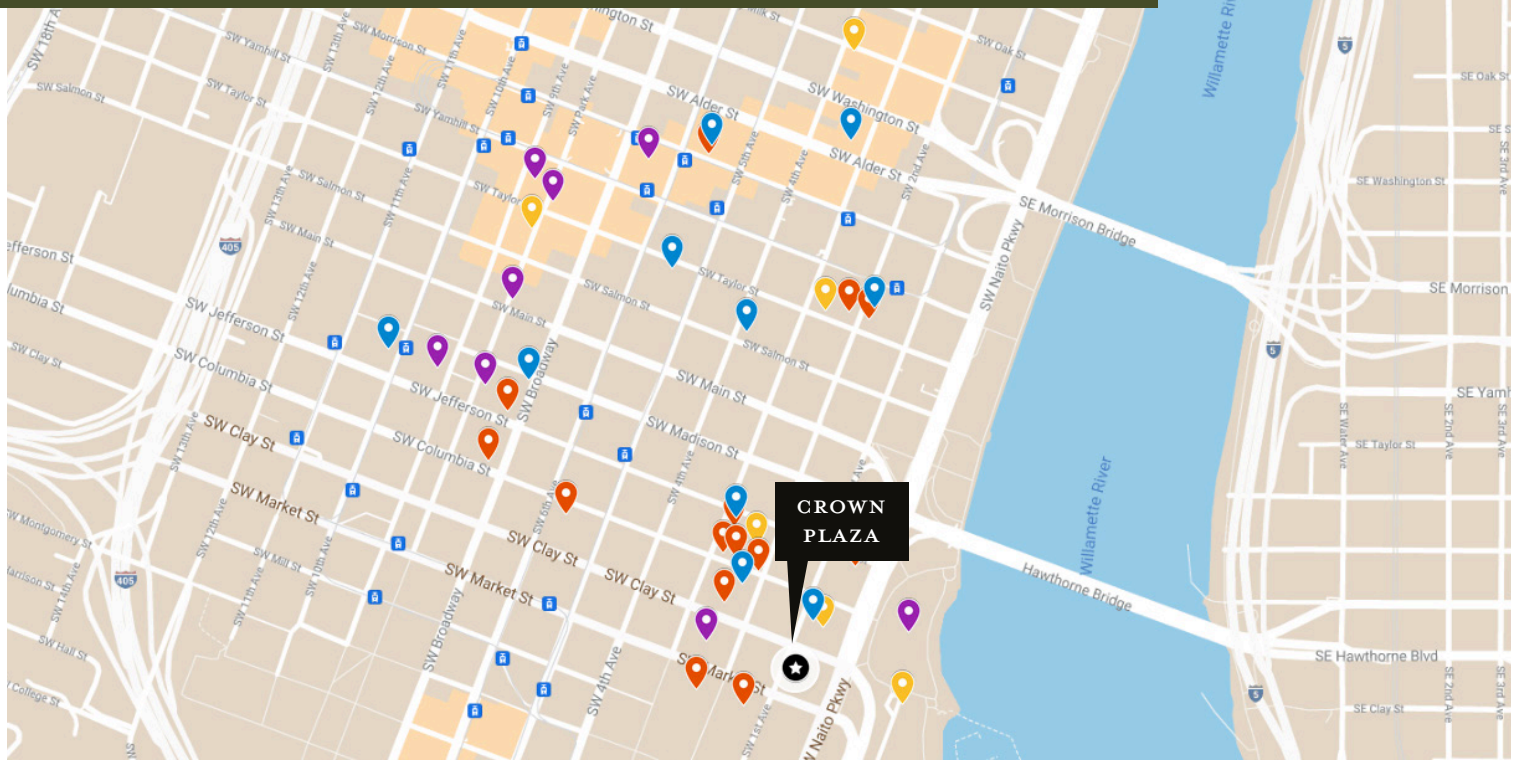
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CROWN PLAZA FOR LEASE



HOTELS

Riverplace Hotel
The Porter Hotel
Marriott Downtown
Paramont Hotel
AC by Marriott (204 rooms)
Hotel Lucia
Ace Hotel

RESTAURANTS

Bridge City Café
Gastro Mania SW Portland
Poke Bar
The House of Ramen
Morton's Steakhouse
Murata
Katie's Cafe
Garden Bar
Higgins
Luc Lac Vietnamese Kitchen
Q Restaurant + Bar
Departure

NEARBY TENANTS

eBay
Amazon Web Services
The Oregonian
Portland State University
Cambia Health Solutions
Adobe
Jama Software

CAFES

Press Release Coffee + Food
Barista: SW Columbia & SW 3rd
40 LBS Coffee Bar
Starbucks
Case Study Coffee Roasters
Kure Juice Bar
Upper Left Roasters
Behind the Museum Cafe
Caffe Umbria

ATTRACTIONS

Keller Auditorium
Tom McCall Waterfront Park
Portland Art Museum
Oregon Historical Society
Arlene Schnitzer Concert Hall
Pioneer Courthouse Square



92
WALK SCORE
"Walker's Paradise"



87
BIKE SCORE
"Very Bikeable"



95
TRANSIT SCORE
"Rider's Paradise"

IN GOOD COMPANY



CROWN PLAZA LOCATION & PARKING

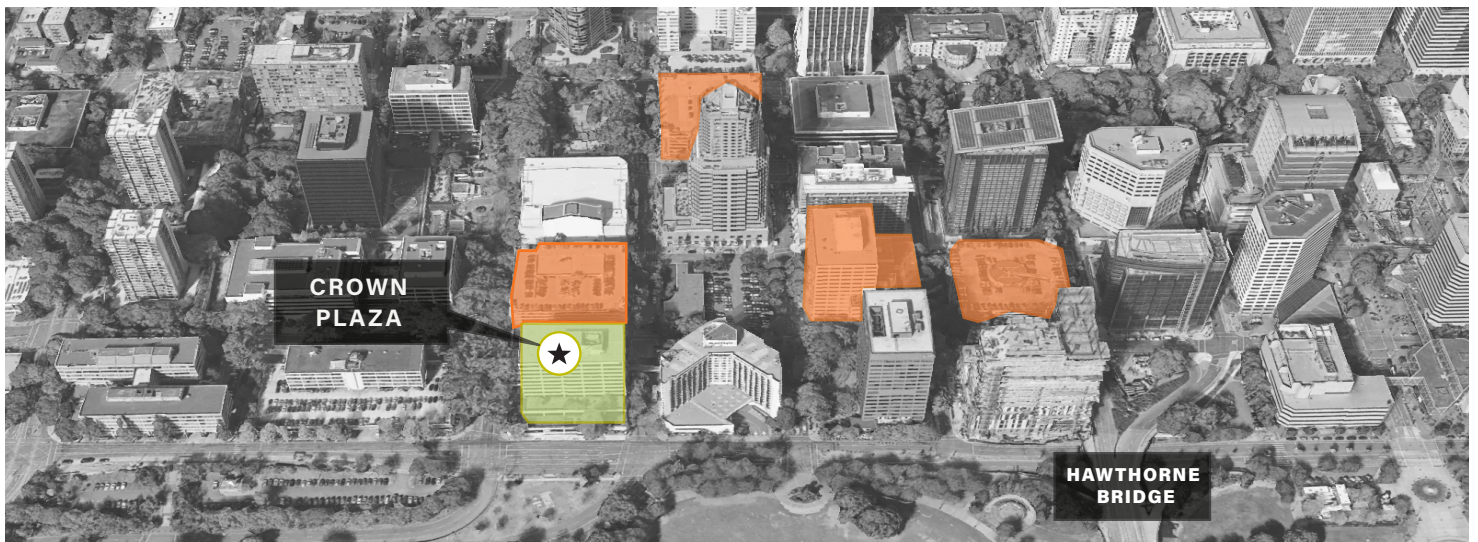


LOCATION HIGHLIGHTS

- Full complement of urban services and amenities within blocks
- Two childcare locations within two blocks of the building, Kindercare and CityKids
- Direct freeway and bridge access means less congestion
- Near fine dining, numerous cafes, and delis
- Near TriMet bus route, MAX light rail and Portland Streetcar lines
- 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
- New Multnomah County Courthouse opened 2020

PARKING AVAILABILITY

Up to 4:1,000 RSF within one block





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