

FOR LEASE



MELVIN MARK

EST. 1945



CENTRAL PLAZA

520 SW 4th Portland Avenue, Oregon 97204

*Newly Renovated Retail from 880 - 9,730 RSF
Located beneath 11 stories of customer parking*

\$28-\$32/PSF/YR (NNN Lease)

NICOLE ONDER

503.546.4540

nonder@melvinmark.com

Licensed in OR

Melvin Mark Brokerage Co.

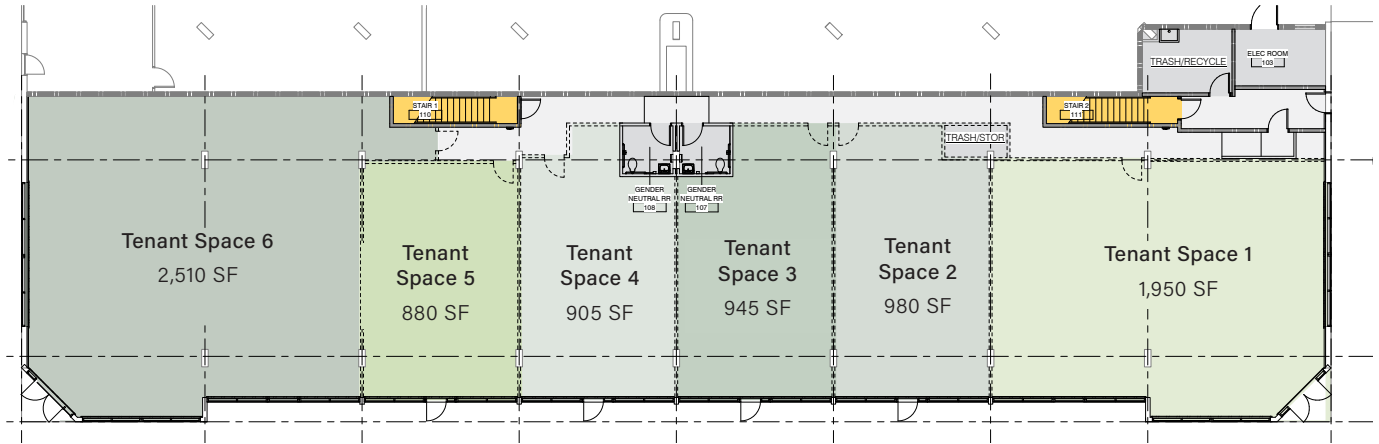
111 Southwest Columbia

Portland, Oregon 97201

P: 503.223.9203 | melvinmark.com

CENTRAL PLAZA AVAILABILITY

520 SW 4th Ave
Portland, OR 97204



- Spaces can be combined to create a variety of square footages to best suit any user
- Construction complete May 2022
- New, bright retail shells on ground floor
- All new glass lines, storefronts & built-in pull-down security shutters



DEMISING FLOORPLAN 880-9,730 RSF (approx.)

Available for lease

\$28-\$32/PSF/YR (NNN Lease)

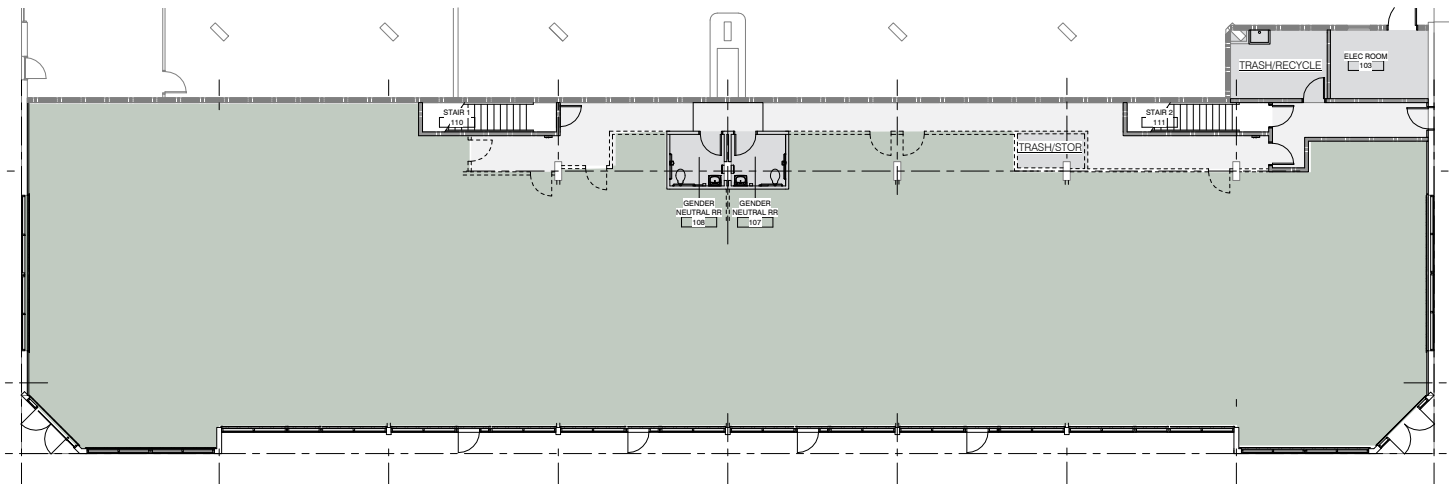
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- Single-tenant floorplan
- Construction complete May 2022
- New, bright retail shells on ground floor
- All new glass lines, storefronts & built-in pull-down security shutters

SINGLE-TENANT FLOORPLAN 10,000 RSF (approx.)

Available For Lease

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CENTRAL PLAZA FOR LEASE



BUILDING HIGHLIGHTS

- Portland-based property owner/manager
- Construction completed May 2022
- Extensive renovations throughout the entire ground floor
- Locally owned and operated
- Creative mural installation February 2022
- 10,000 SF of newly renovated retail space on ground floor
- Flexible demising options to best suit any user
- Extensive customer parking located above retail space

LOCATION HIGHLIGHTS

- Located in the heart of downtown Portland
- Adjacent to Pioneer Square, Portland's "Living Room"
- Steps away from Pioneer Place Mall, Nike Sportswear, Sephora, Nordstrom Rack, Apple, Starbucks & many other retailers within a 5-block radius
- Close proximity to TriMet MAX lines
- Adjacent to Morrison bridge (direct access to I-5, I-84), yielding high traffic counts



MANAGED BY
MELVIN MARK



PROFESSIONAL
SERVICES



RETAIL SPACE
AVAILABLE



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



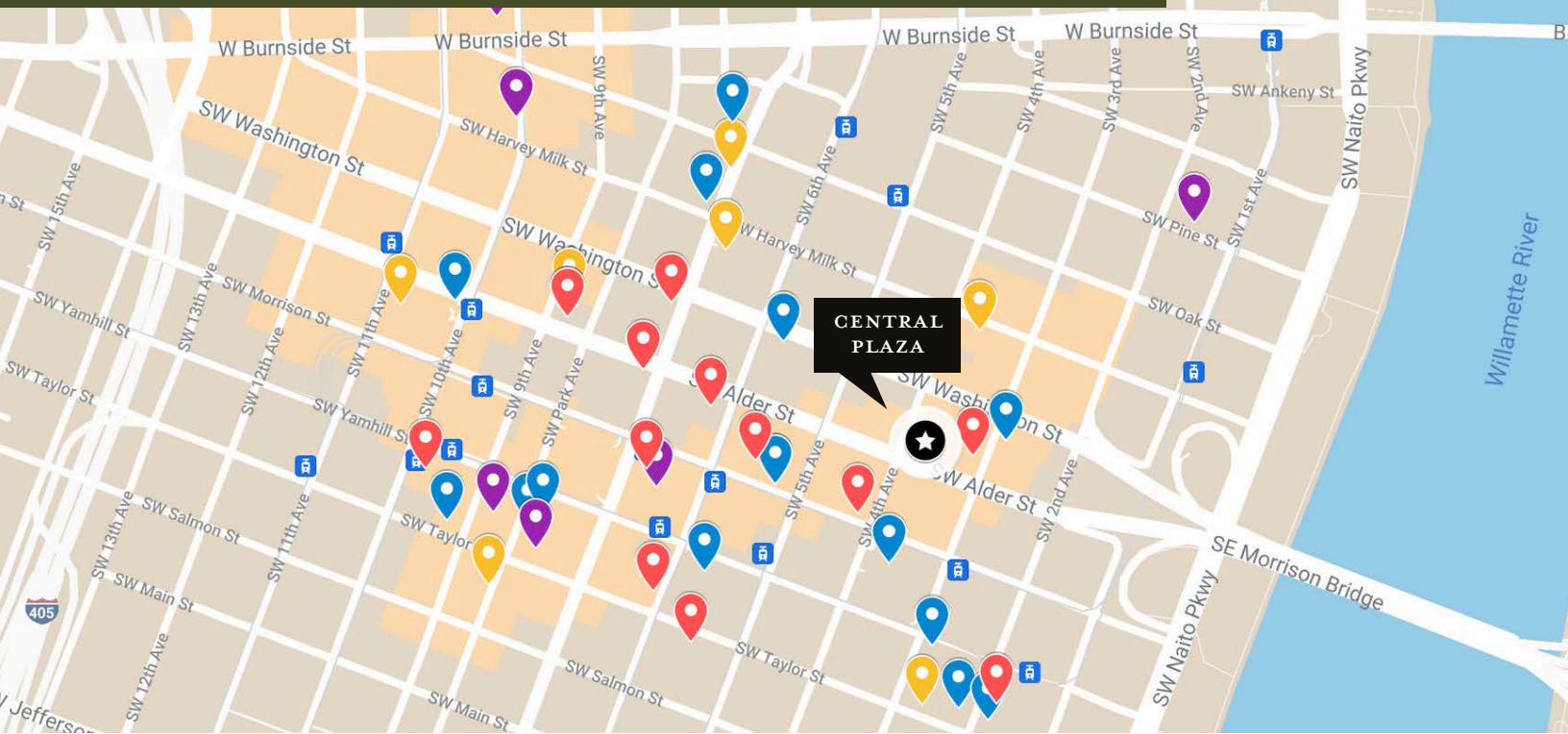
CENTRAL
LOCATION



PARKING
AVAILABLE



CENTRAL PLAZA FOR LEASE



HOTELS

Woodlark
The Nines Hotel
Hi-Lo Hotel
Paramont Hotel
Hotel Lucia
The Sentinel Hotel
Benson Hotel
AC by Marriott
Ace Hotel

RESTAURANTS

Bullard
LucLac
Q Restaurant & Bar
Departure Restaurant & Lounge
Swine Bar
Jake's Grill
Flying Elephants at Fox Tower
Ben & Jerry's
El Gaucho
Gastro Mania SW
Punch Bowl Social
Chipotle Mexican Grill

ATTRACTIONS

Pioneer Square
Pine Street Market
Director Park
Fox Tower Cinemas
Portland Art Museum
Arlene Schnitzer Concert Hall
Oregon Historical Society
Powell's Books
Nordstrom Rack
Nike Sportswear

CAFES

Moonstuck Chocolate Cafe
40 LBS
Starbucks
Upper Left Roasters
Good Coffee
St. Honoré Bakery
Case Study Coffee Roasters
Kure Juice Bar
Barista



99
WALK SCORE
"Walker's Paradise"



95
BIKE SCORE
"Biker's Paradise"



95
TRANSIT SCORE
"Rider's Paradise"

IN GOOD COMPANY



STUMPTOWN
COFFEE ROASTERS



LucLac





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We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.