

# FOR LEASE



MELVIN MARK

EST. 1945



## CROWN PLAZA

1500 SW First Avenue Portland, Oregon 97201

*Office Space Available  
from 1,032 to 16,573 RSF*

\$25-\$32.00 Full Service

3/1000 PER SF PARKING

**TOM BECIC**

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Licensed in OR

**PAUL ANDREWS**

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Melvin Mark Brokerage Co.  
111 Southwest Columbia  
Portland, Oregon 97201  
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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
11	1100*	11,156	\$32.00
10	1080	1,032	\$31.00
	1050	1,877	\$29.00
9	940	2,006	\$28.00
8	890	1,396	\$27.00
	885	4,649	\$29.00
	870	4,646	\$31.00
7	760	1,003	\$28.00
	750	5,835	\$28.00
	720	1,376	\$31.00
	710	2,240	\$31.00
6	680	2,610	\$28.00
	650	2,545-5,155	\$28.00
3	350	7,770	\$29.95
2	270	4,552	\$25.00
	230	2,343	\$25.00
1	113	8,573	\$29.95
	105	3,986	\$28.00
	100B	8,000	\$29.95

\*Divisible space

## BUILDING HIGHLIGHTS

- Portland-based property owner/manager
- 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



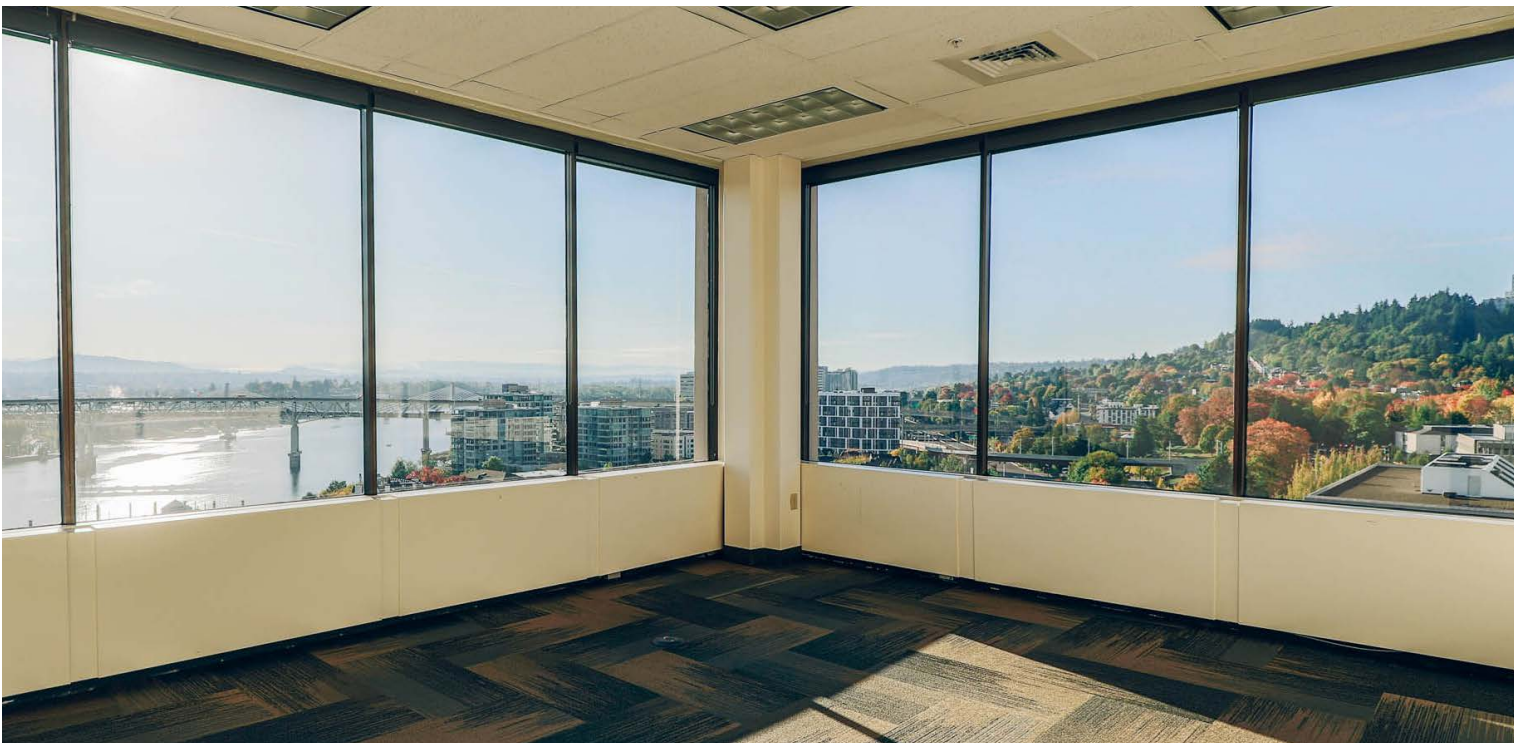
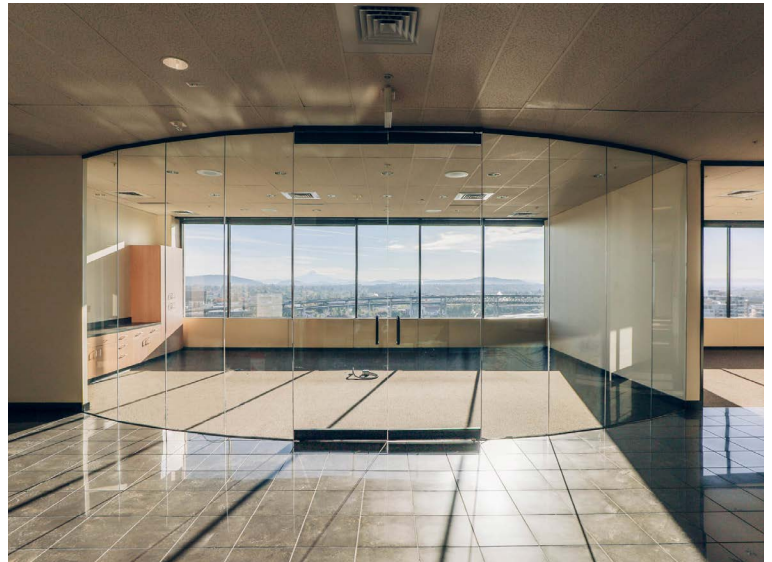
CENTRAL  
LOCATION



PARKING  
AVAILABLE

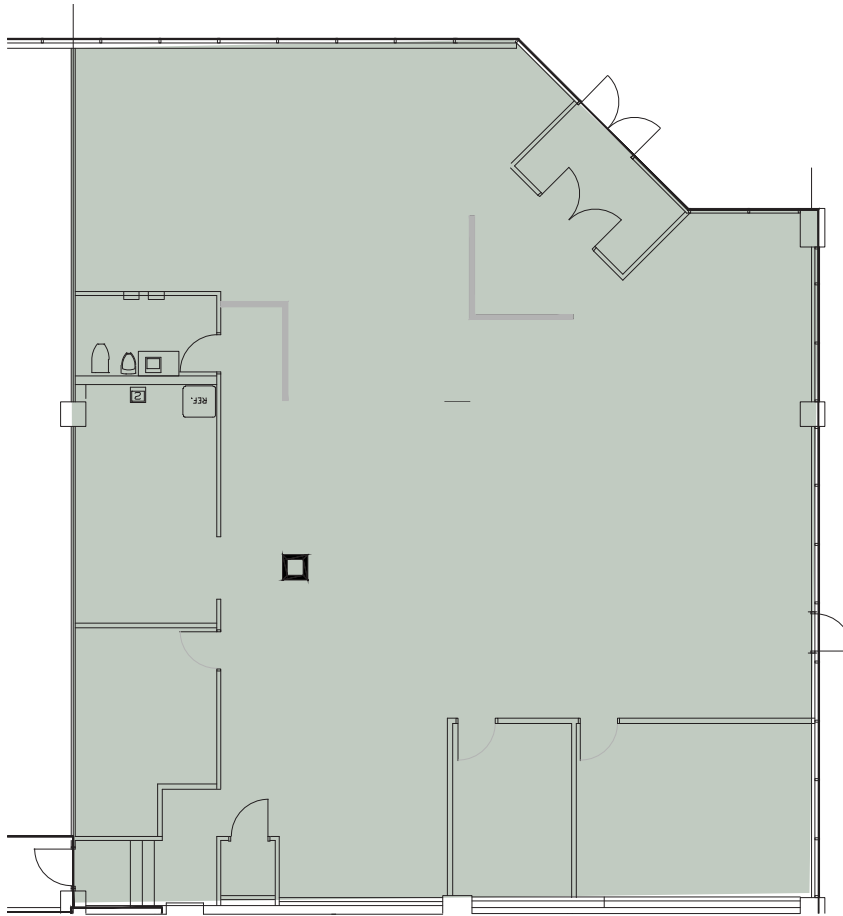






# CROWN PLAZA AVAILABILITY

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*

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR



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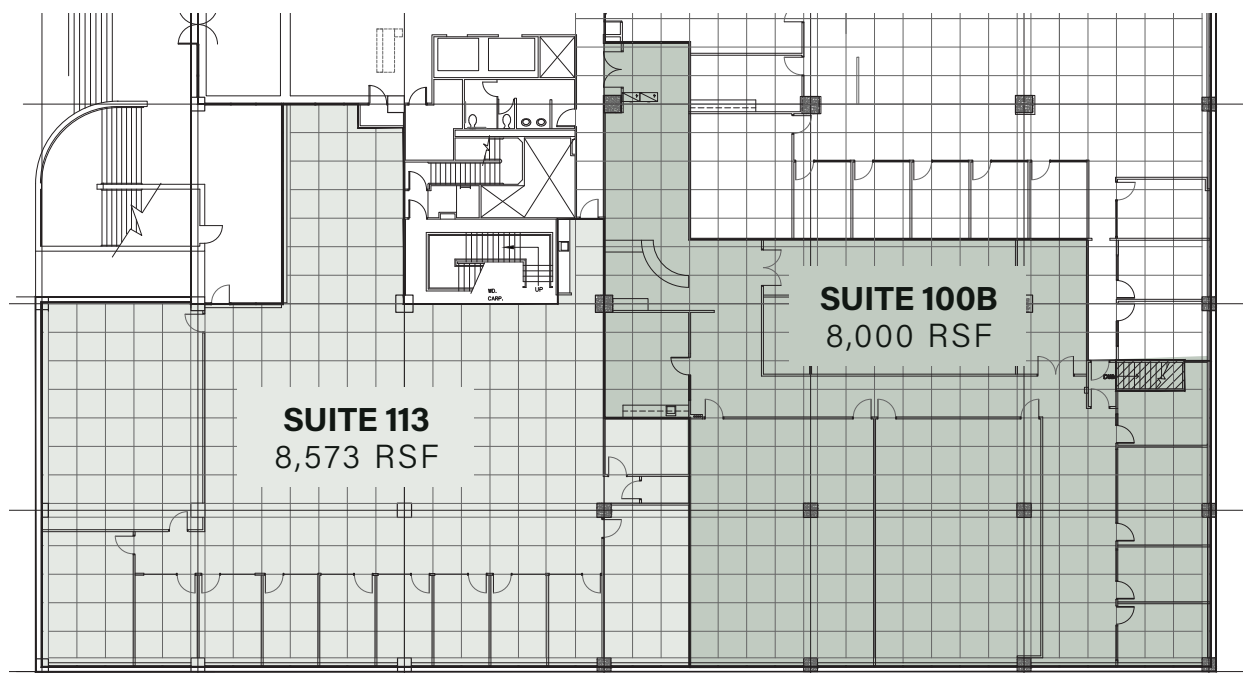
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# CROWN PLAZA AVAILABILITY

1500 SW First Avenue  
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## SUITE 100B & SUITE 113 8,000-16,573 RSF (approx.)

Available June 1st, 2023

\$29.95/SF Full Service

Contiguous space

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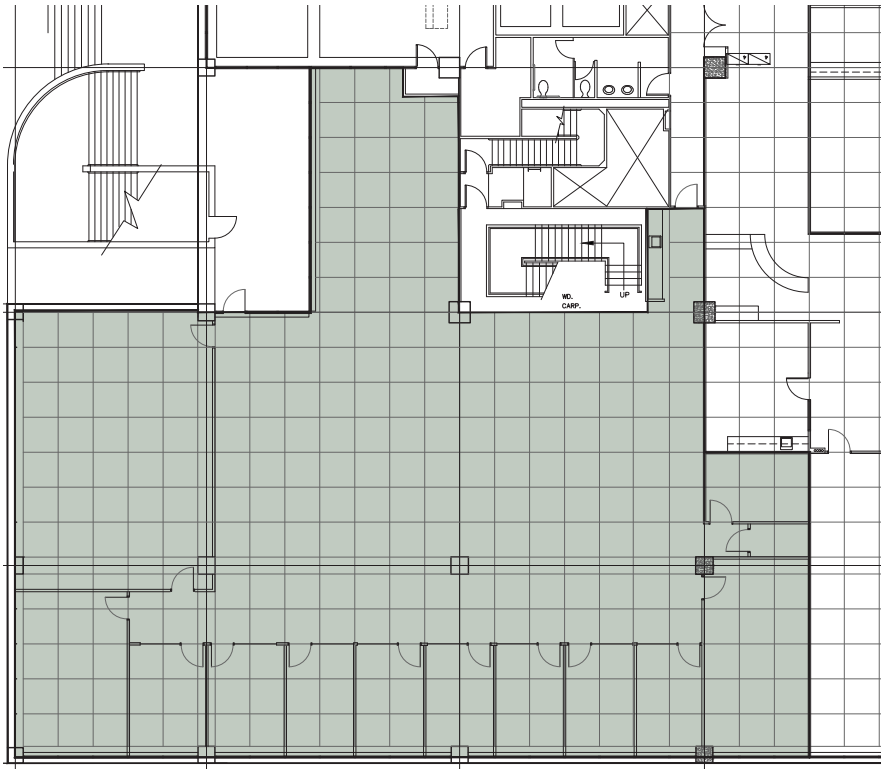
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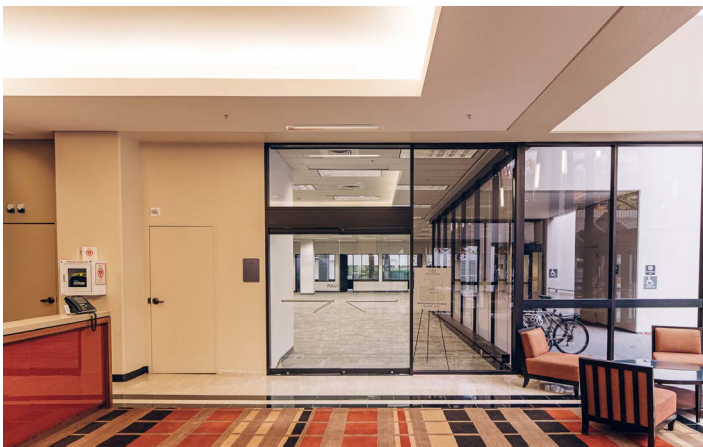


# CROWN PLAZA AVAILABILITY

1500 SW First Avenue  
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*Lobby entrance*  
*Retail opportunity*



## SUITE 113 8,573 RSF (approx.)

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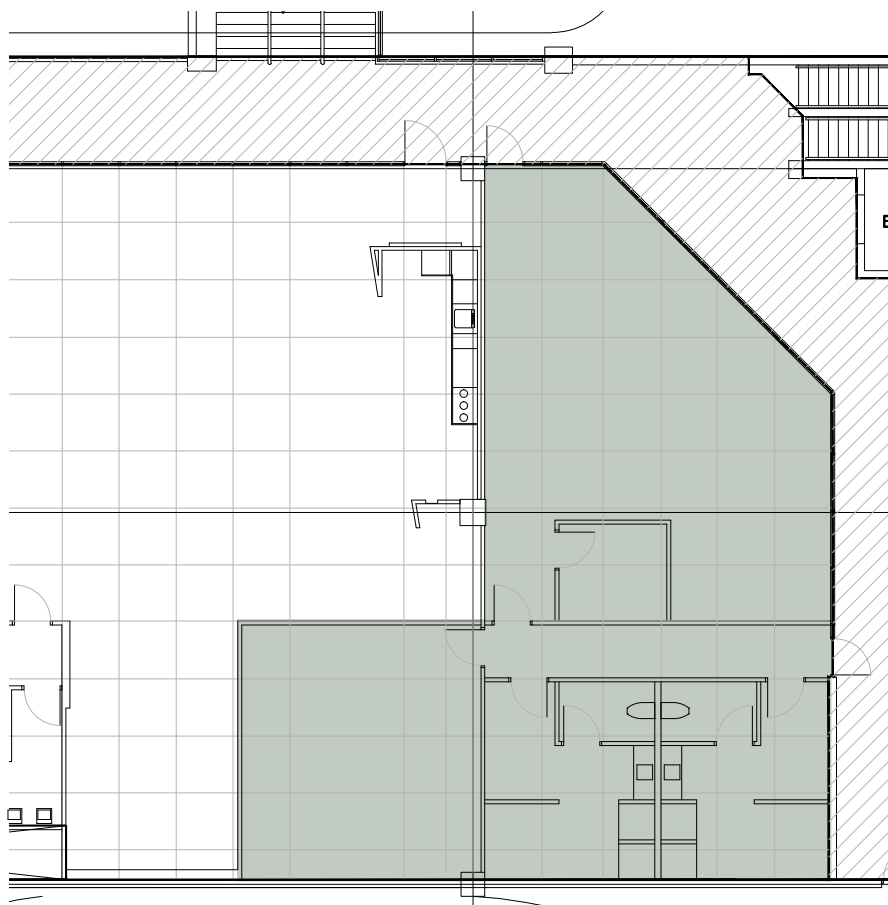
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# CROWN PLAZA AVAILABILITY

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

## SUITE 230 2,343 RSF (approx.)

*Available Now*

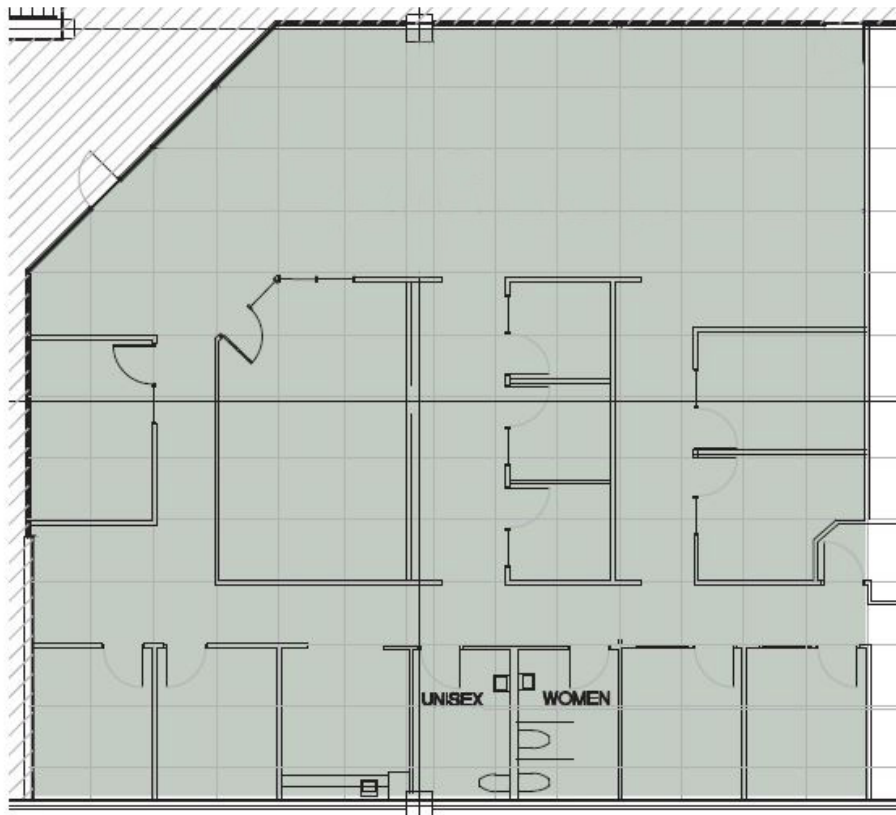
*\$25/SF Full Service*

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

## SUITE 270 4,552 RSF (approx.)

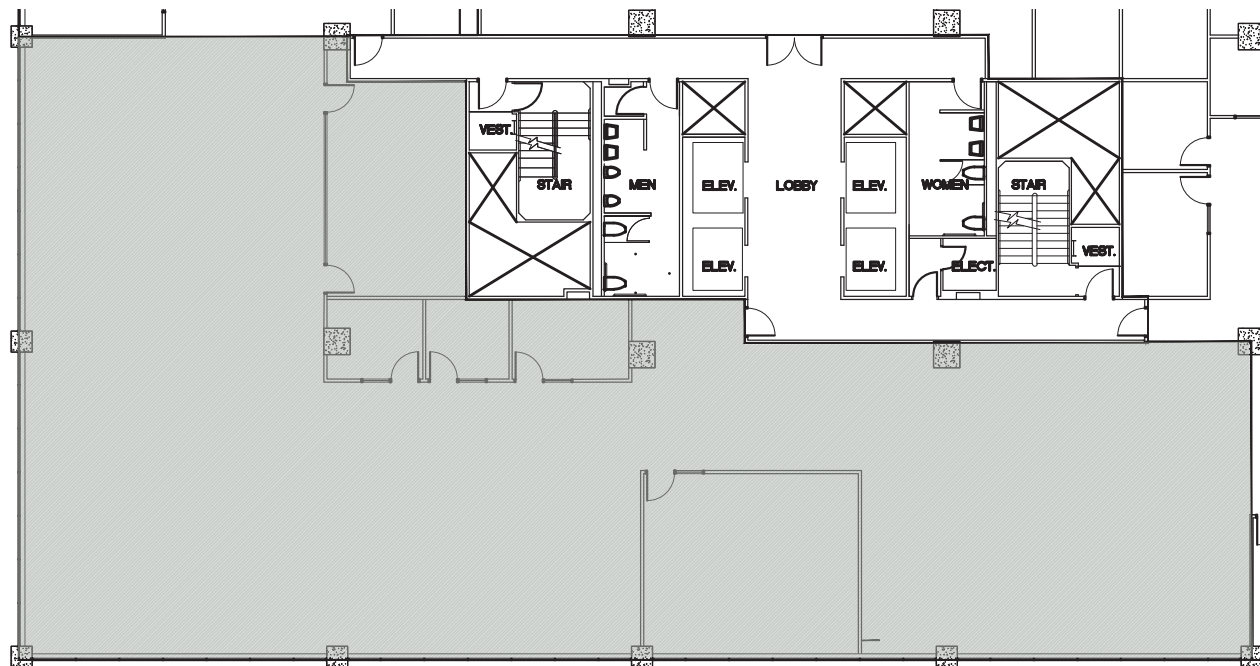
*Available Now*

*\$25/SF Full Service*

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## SUITE 350 7,770 RSF (approx.)

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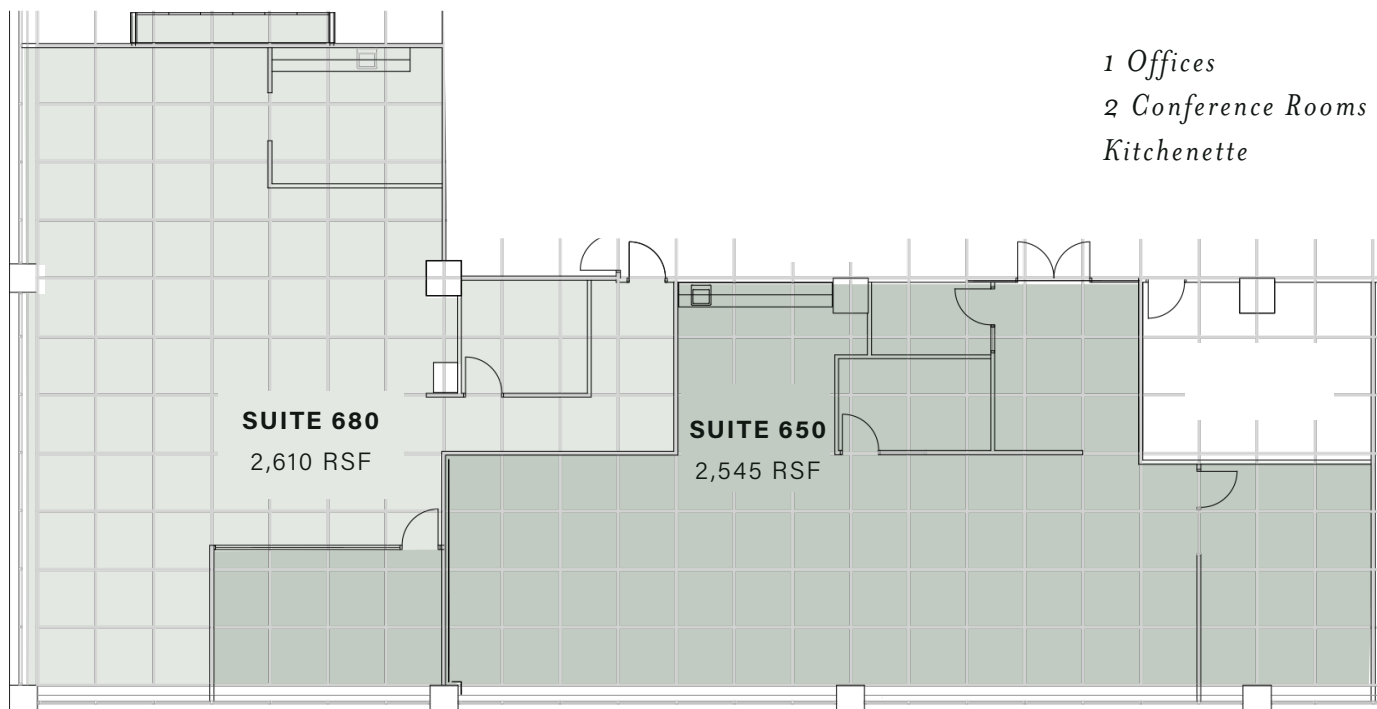




# CROWN PLAZA AVAILABILITY

1500 SW First Avenue  
Portland, OR 97201

1 Offices  
2 Conference Rooms  
Kitchenette



## SUITE 650 & SUITE 680 2,545-5,155 RSF (approx.)

Available Now  
\$28/SF Full Service

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR ▶

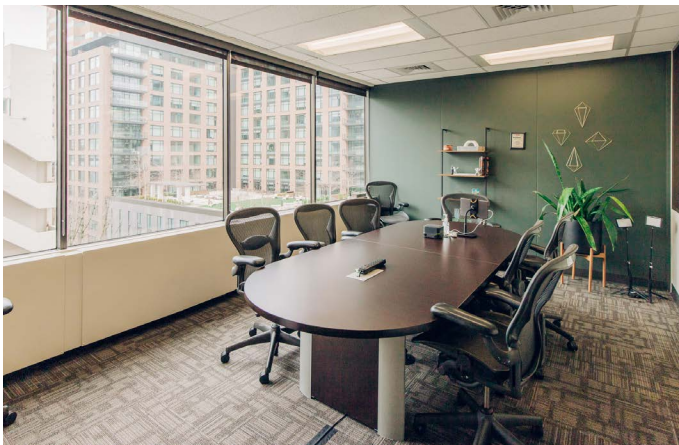
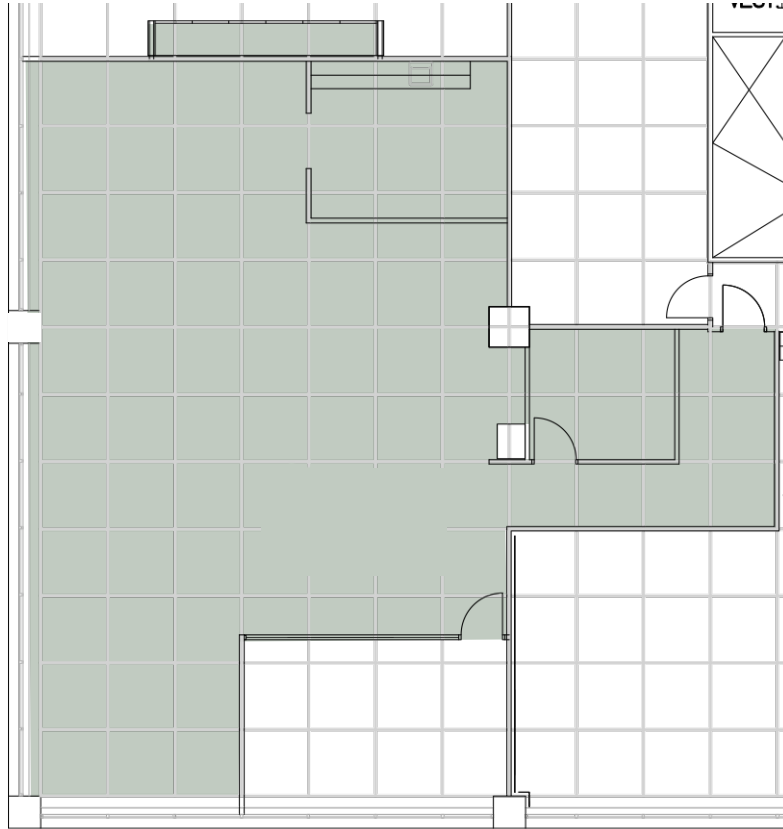
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# CROWN PLAZA AVAILABILITY

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## SUITE 680 2,610 RSF (approx.)

*Available Now*  
*\$28/SF Full Service*

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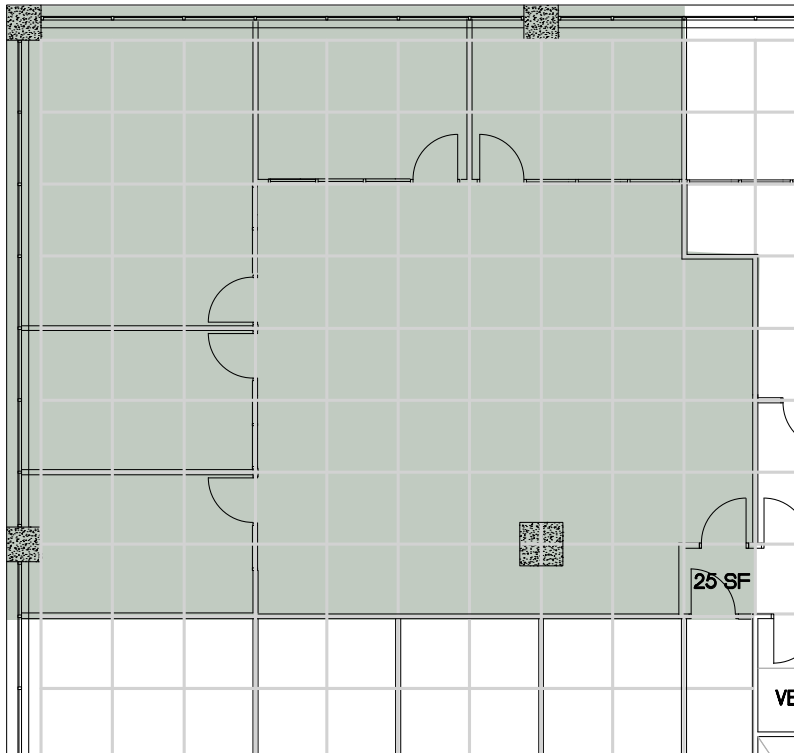
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# CROWN PLAZA AVAILABILITY

1500 SW First Avenue  
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4 Offices  
1 Conference Room

## SUITE 710 2,240 RSF (approx.)

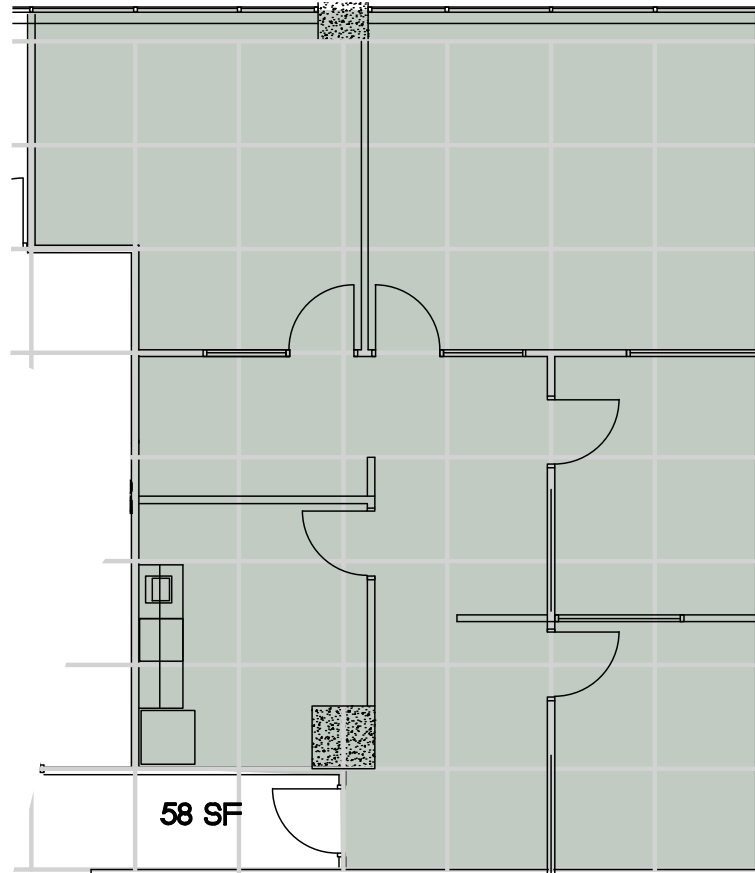
*Available Now*

*\$31/SF Full Service*

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## SUITE 720 1,376 RSF (approx.)

*Available Now*

*\$31/SF Full Service*

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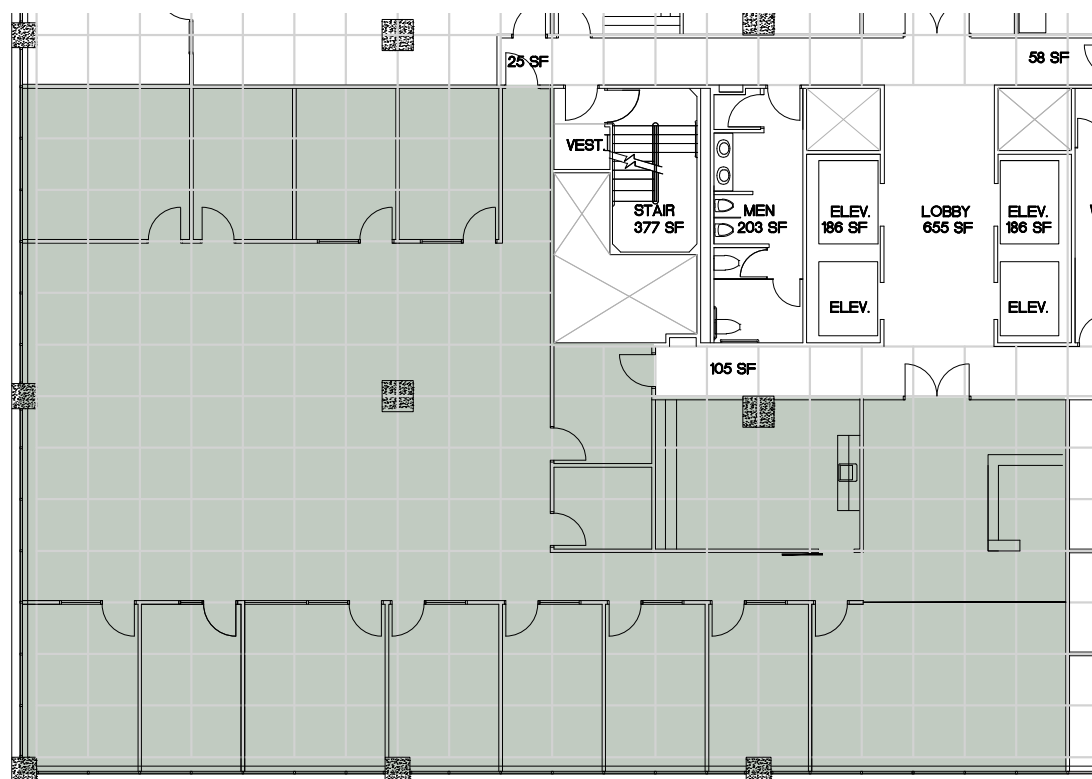
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# CROWN PLAZA AVAILABILITY

1500 SW First Avenue  
Portland, OR 97201



11 Offices  
Conference Room  
Kitchen

## SUITE 750 5,835 RSF (approx.)

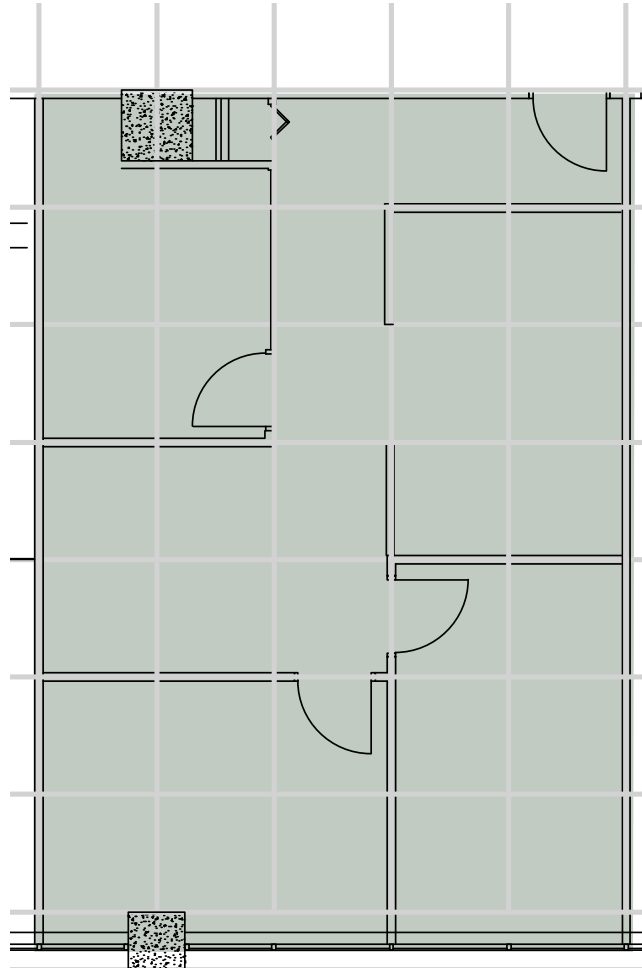
Available Now

\$28/SF Full Service

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## SUITE 760 1,003 RSF (approx.)

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*\$28/SF Full Service*

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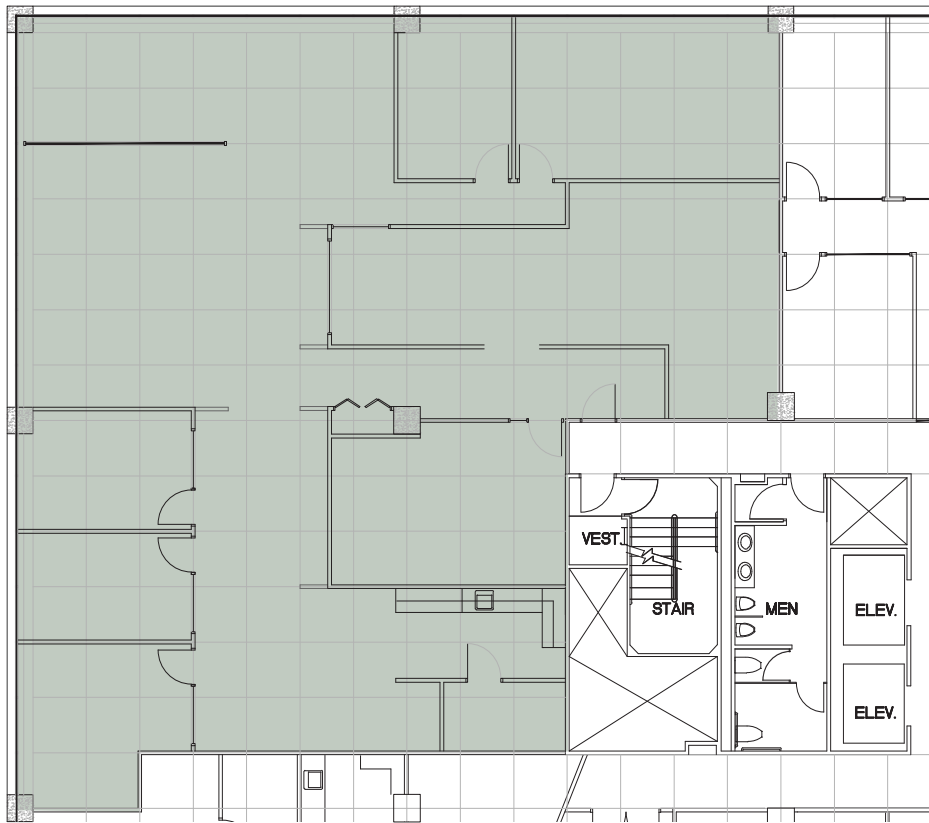
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# CROWN PLAZA AVAILABILITY

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## SUITE 870 4,646 RSF (approx.)

Available Now

\$31/SF Full Service

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR



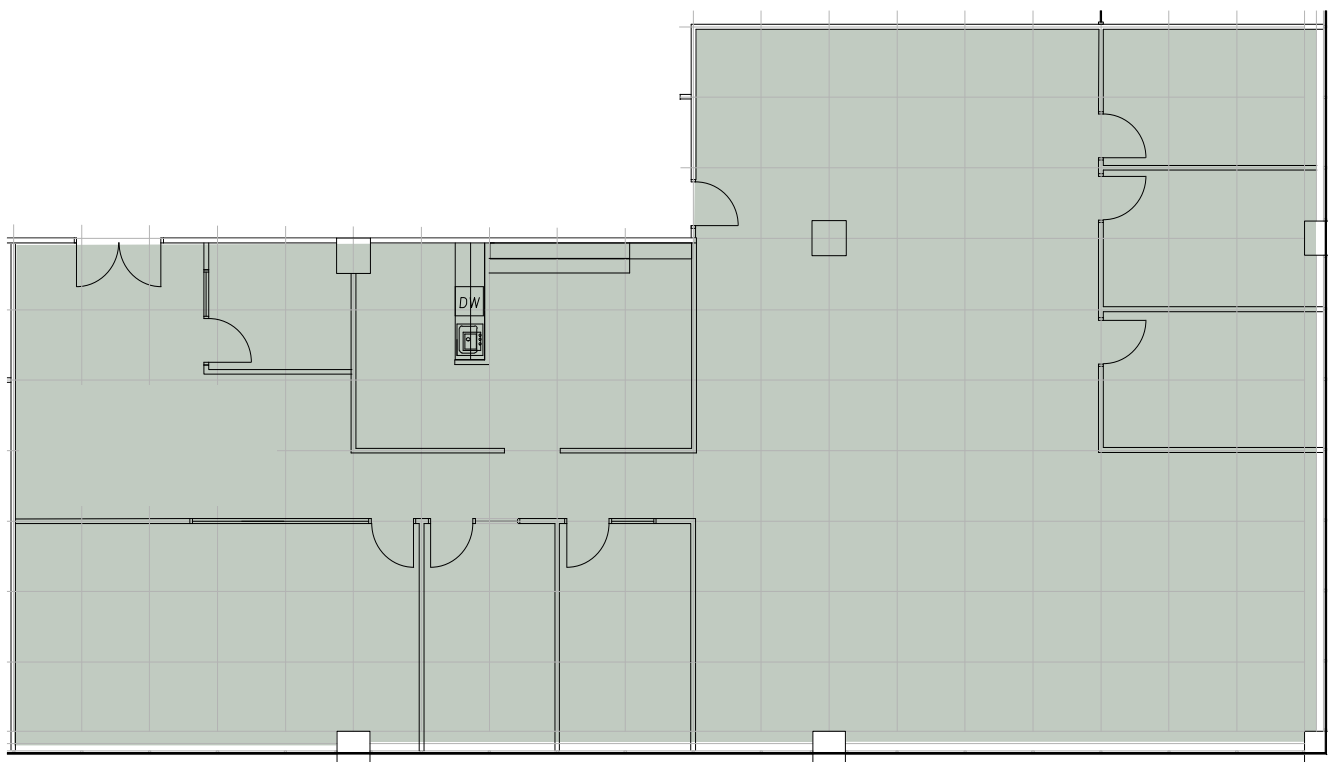
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# CROWN PLAZA AVAILABILITY

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## SUITE 885 4,646 RSF (approx.)

*Available Now*  
*\$29/SF Full Service*

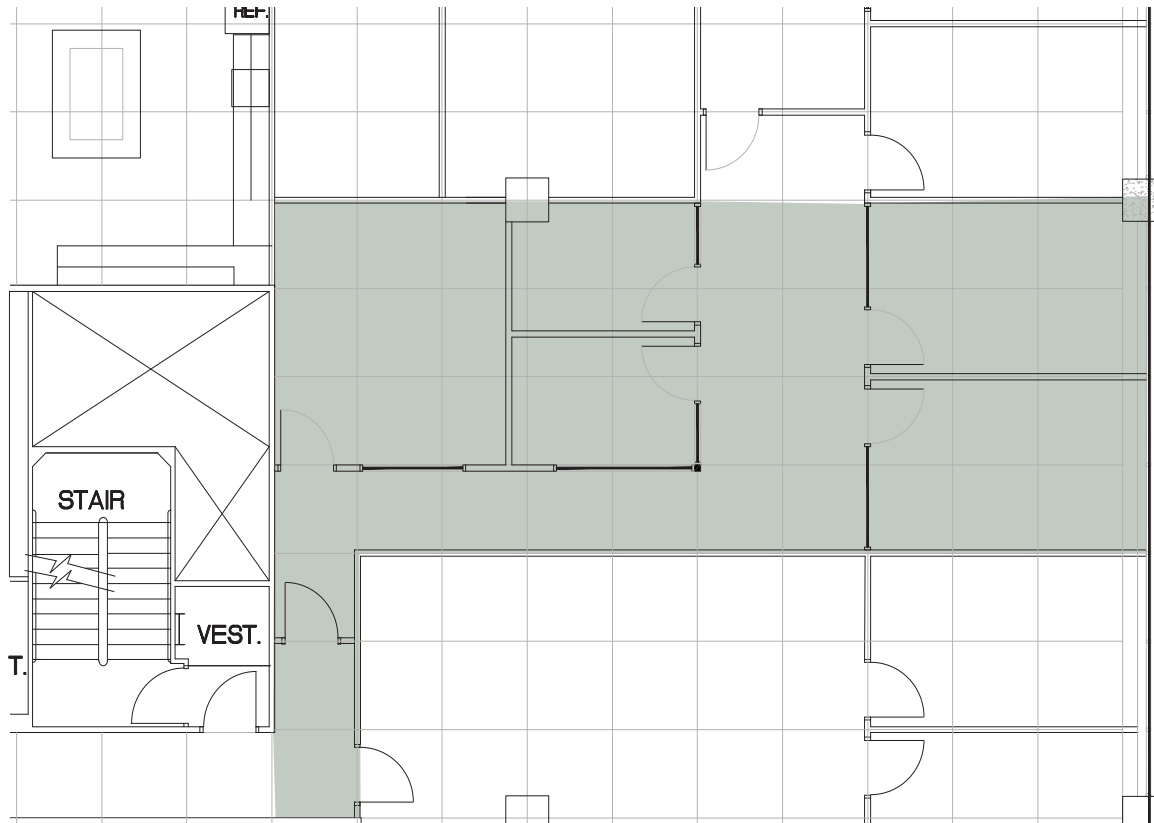
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# CROWN PLAZA AVAILABILITY

1500 SW First Avenue  
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## SUITE 890 1,396 RSF (approx.)

*Available Now*

*\$27/SF Full Service*

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR

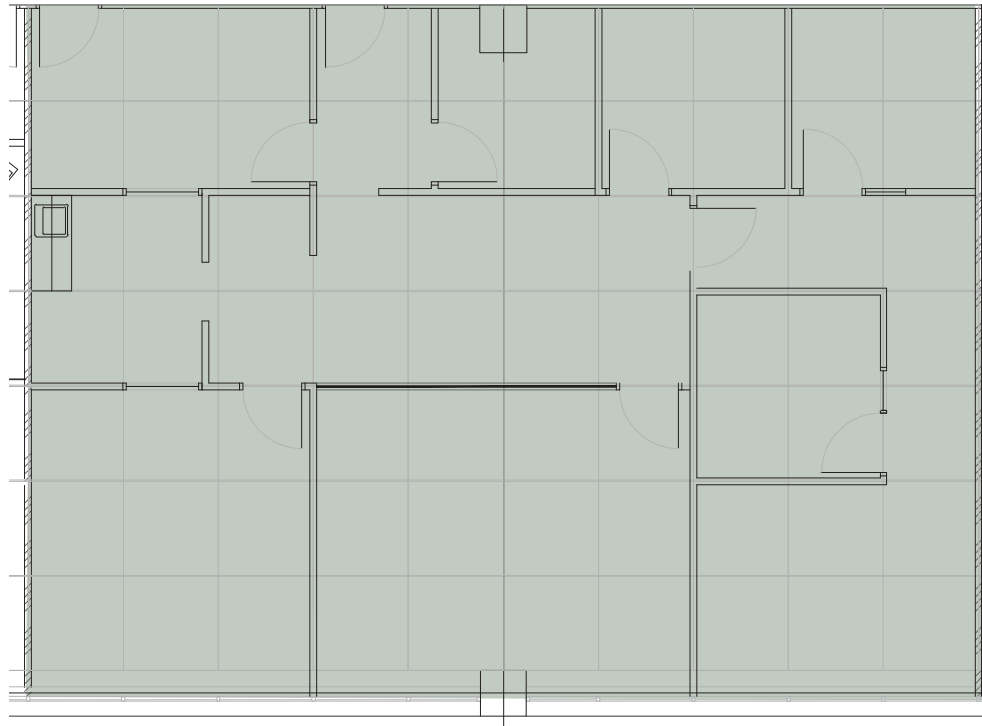


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## SUITE 940 2,006 RSF (approx.)

*Available Now*

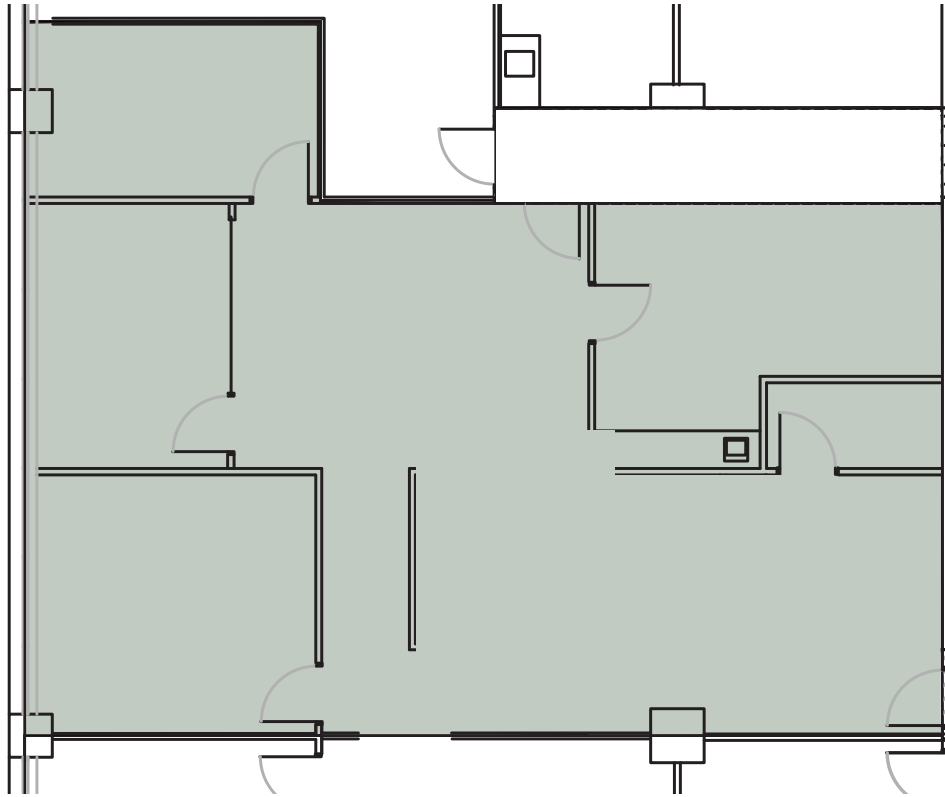
*\$28/SF Full Service*

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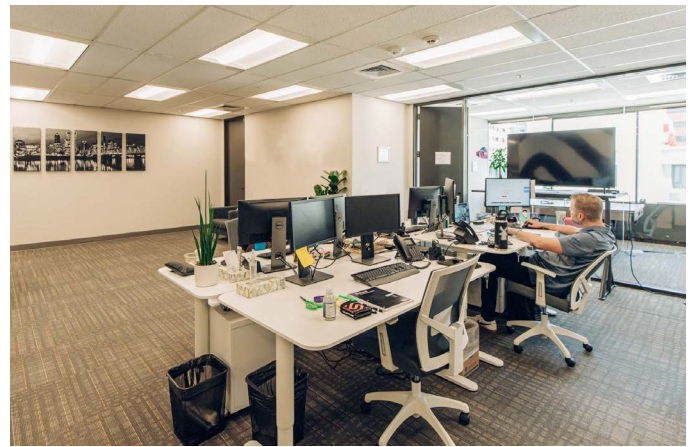
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*Move-in Ready*  
*Willamette River Views*  
*3 Offices, Kitchen/Breakroom*



## SUITE 1050 1,877 RSF (approx.)

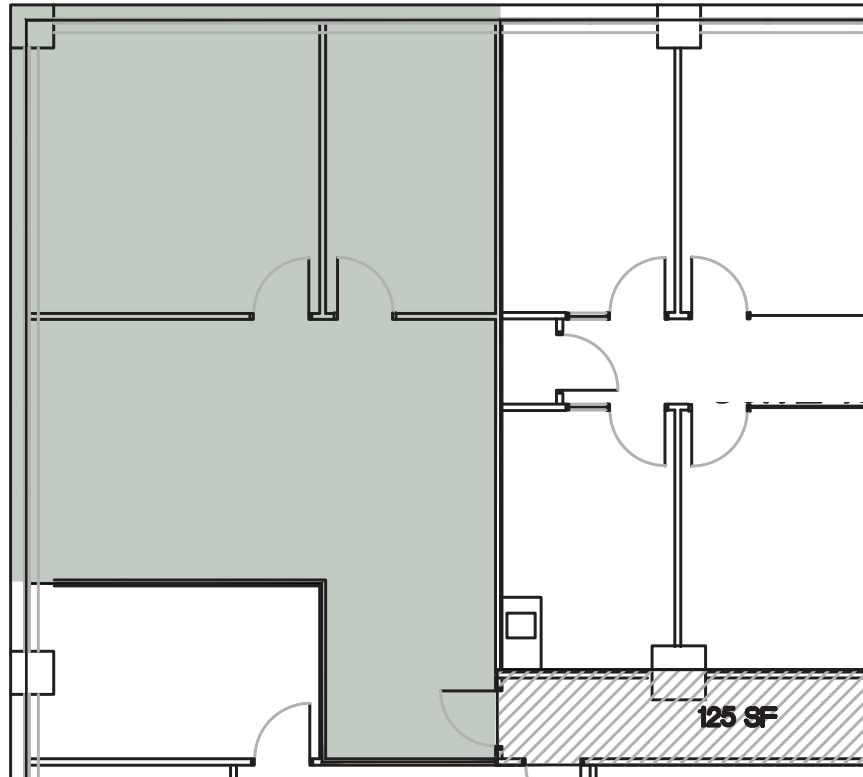
*Available Now*

*\$29/SF Full Service*

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## SUITE 1080 1,032 RSF (approx.)

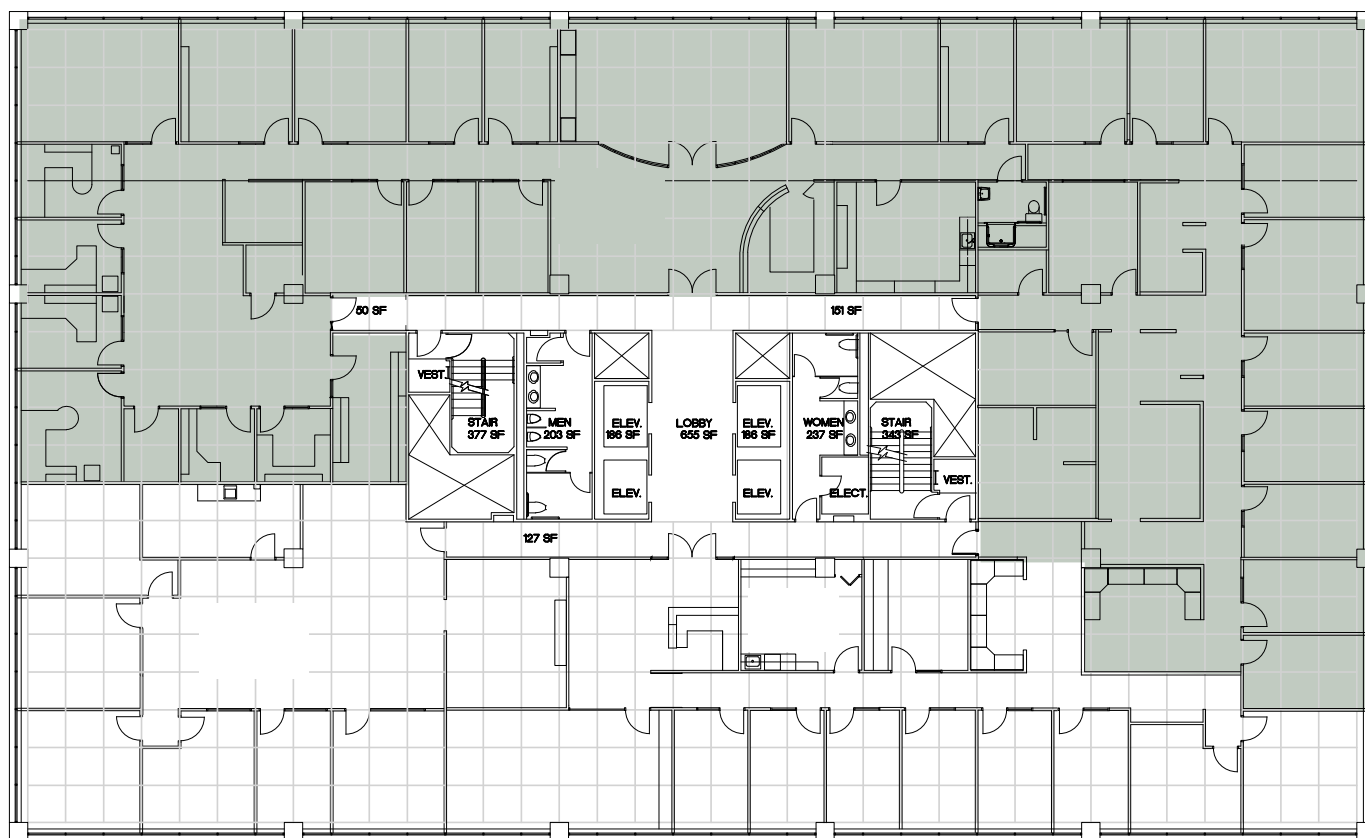
*Available Now*

*\$31/SF Full Service*

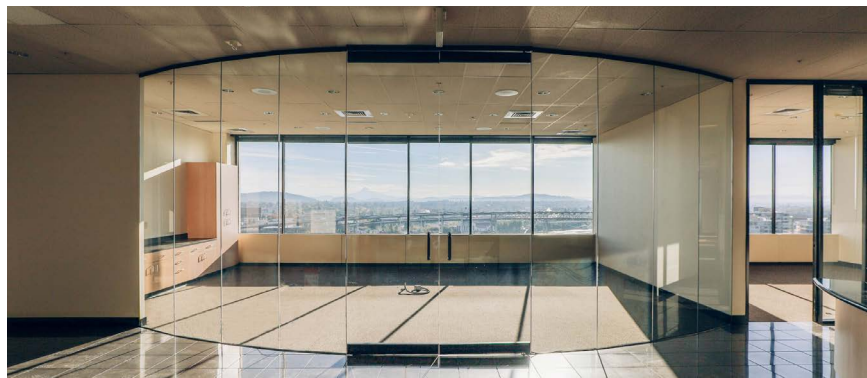
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*Top Floor  
River Views  
High Ceilings*



## SUITE 1100 11,156 RSF (approx.)

*Available Now*

*Divisible*

*\$32/SF Full Service*

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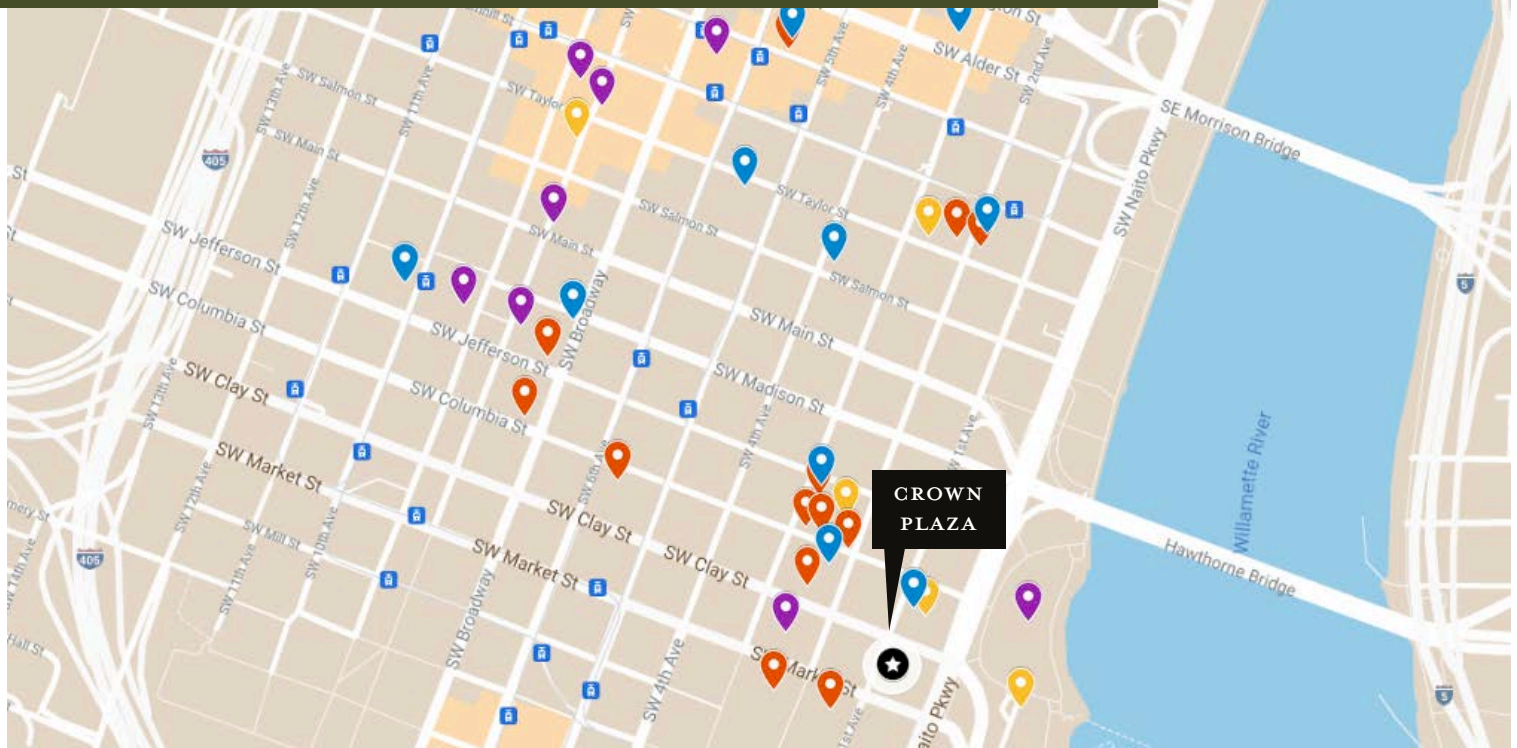
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# CROWN PLAZA FOR LEASE



## 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  
Treebeard's Taphouse

## 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

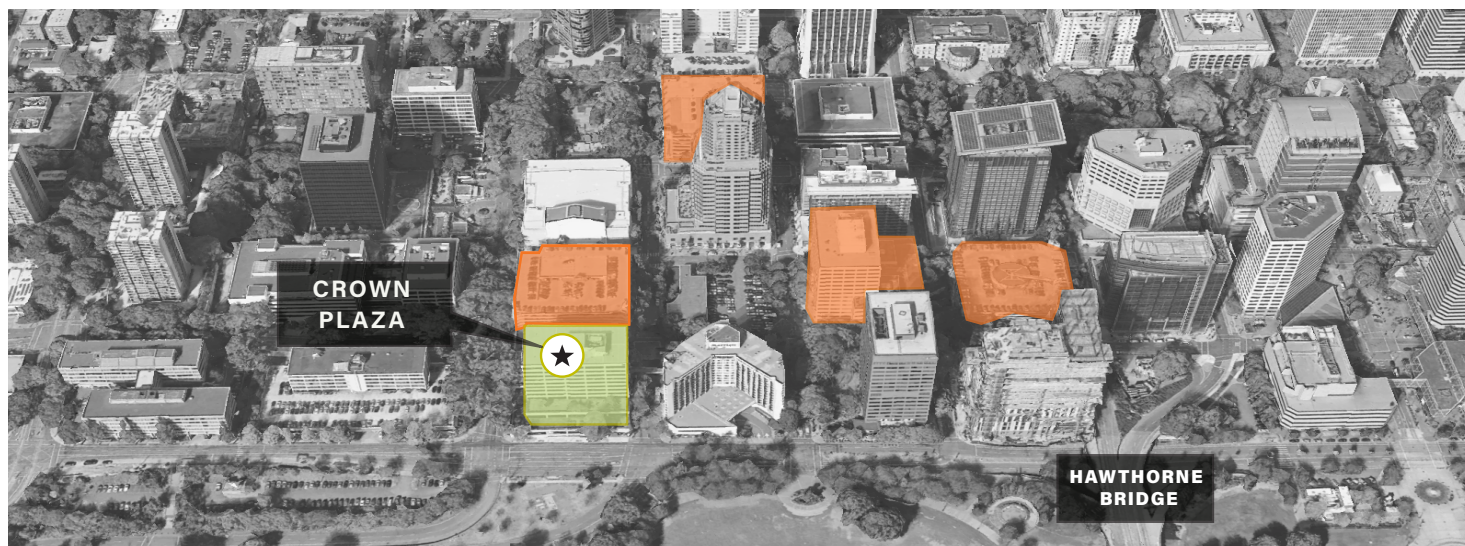


## LOCATION HIGHLIGHTS

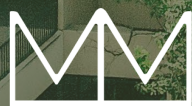
- Full complement of urban services and amenities within blocks
- Two childcare locations within two blocks of the building, Kindercare and CityKids
- Direct freeway and bridge access means less congestion
- Near fine dining, numerous cafes, and delis
- Near TriMet bus route, MAX light rail and Portland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







MELVIN MARK

EST. 1945

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