

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-\$31.00 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
P: 503.223.9203 | melvinmark.com

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
9	990	2,000-2,953	\$31.00
	940	2,006	\$28.00
8	890	1,396	\$27.00
	885	4,649	\$29.00
	880	3,499	\$29.00
	870	4,646	\$31.00
6	680	2,610	\$28.00
	650	2,545-5,155	\$28.00
3	350	7,770	\$29.95
2	270 (P)	4,552	\$25.00
	230 (P)	2,343	\$25.00
1	113	8,573	\$29.95
	105 (P)	3,986	\$28.00
	100B	8,000	\$29.95

(P) = adjacent to parking

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



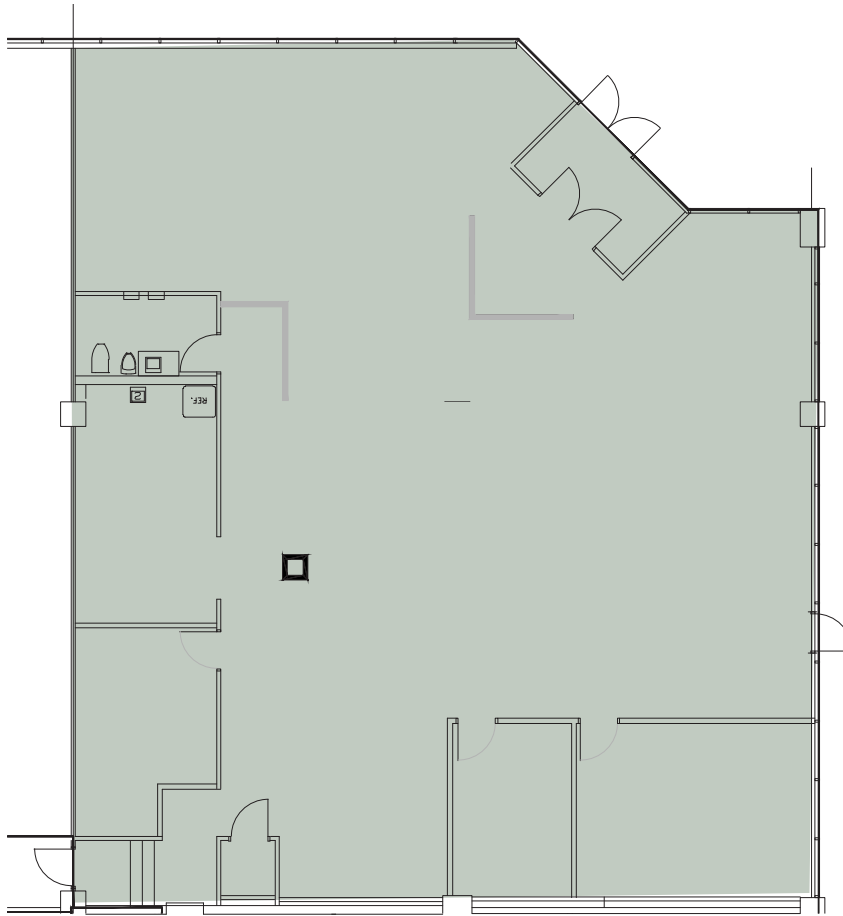
CENTRAL
LOCATION



PARKING
AVAILABLE







*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

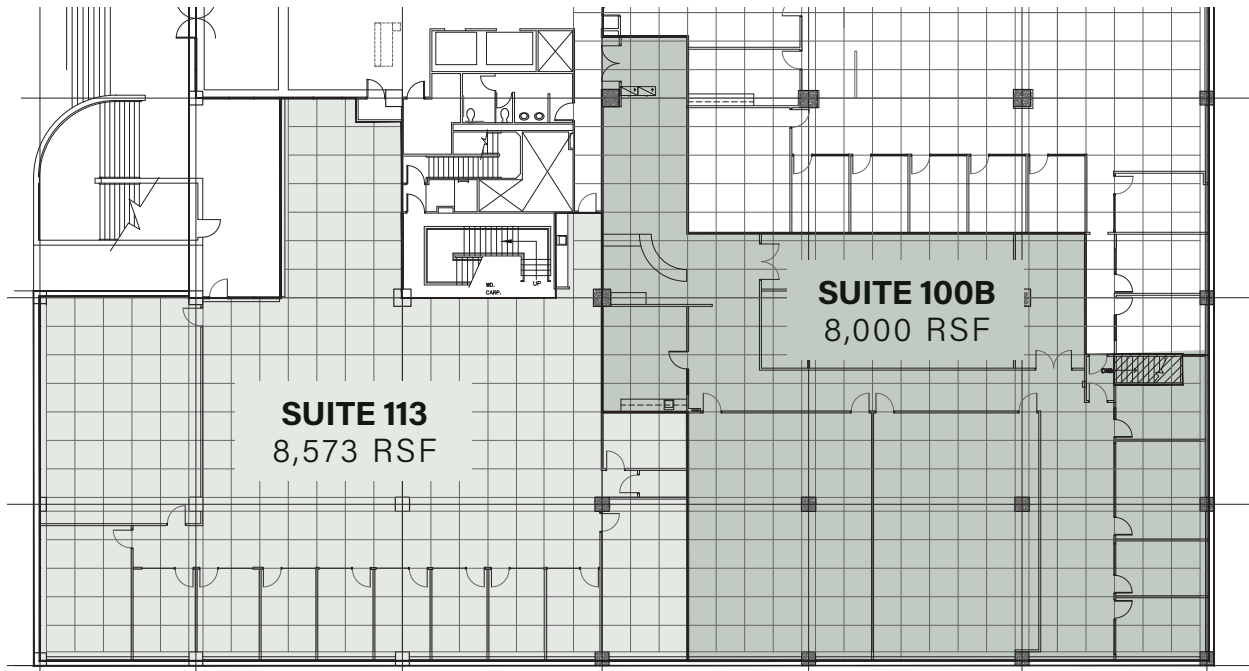
\$28/SF Full Service

EXPLORE THE SPACE
WITH A VIRTUAL TOUR ▶

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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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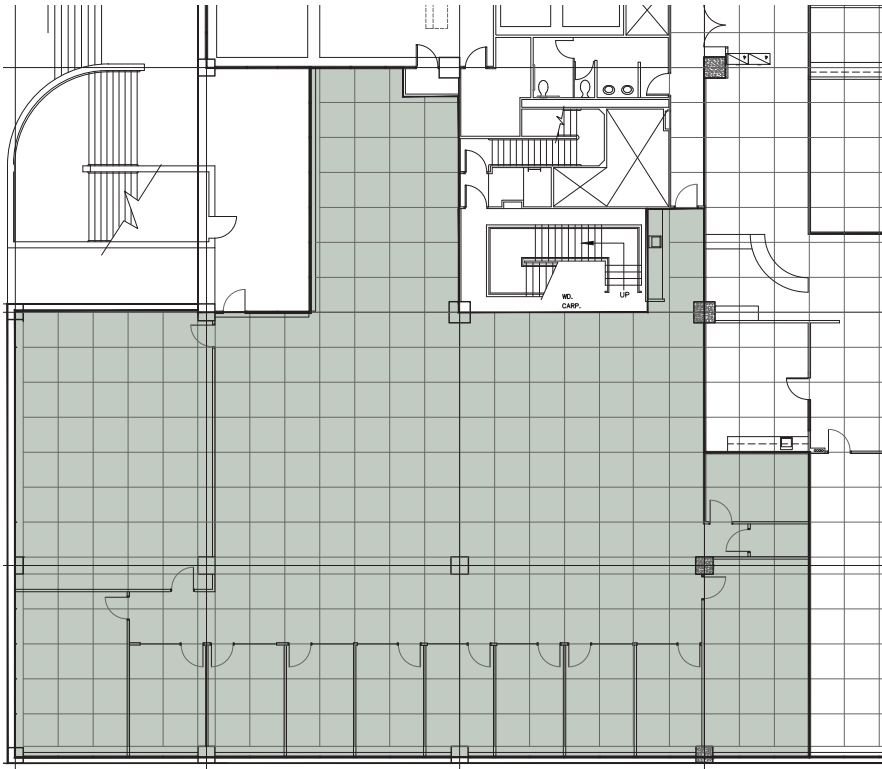
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CROWN PLAZA AVAILABILITY

1500 SW First Avenue
Portland, OR 97201



Lobby entrance
Retail opportunity



SUITE 113 8,573 RSF (approx.)

Available Now

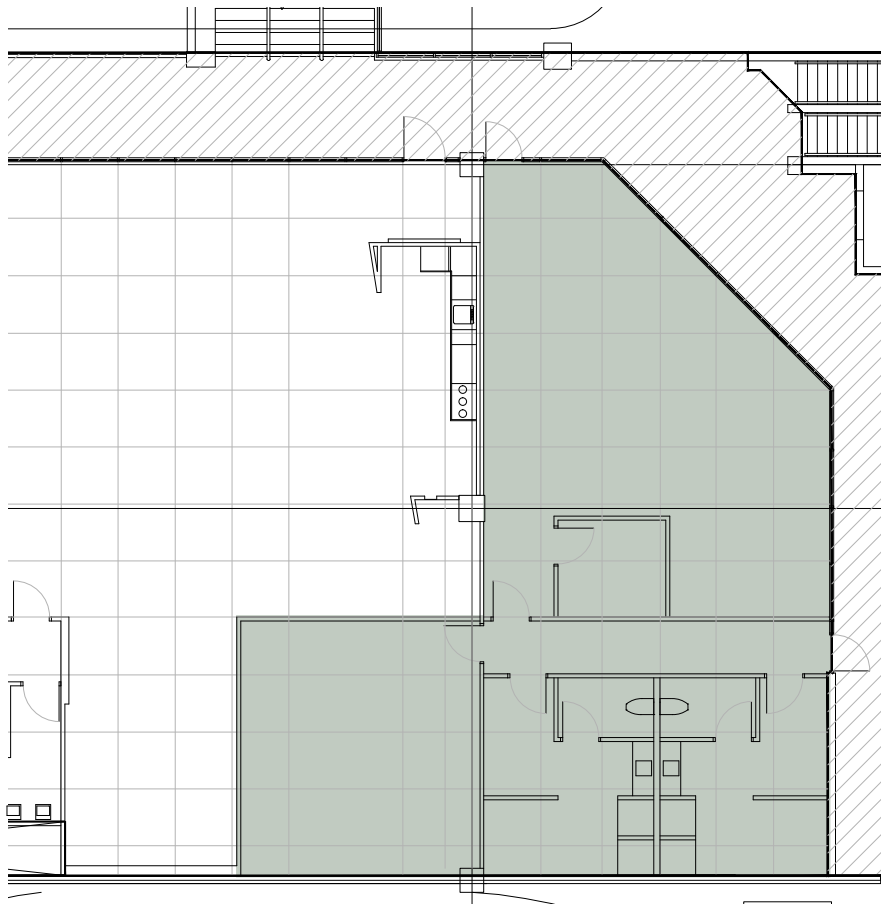
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*Shower & storage facility
Located on the side with the
attached 8-story parking garage*

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

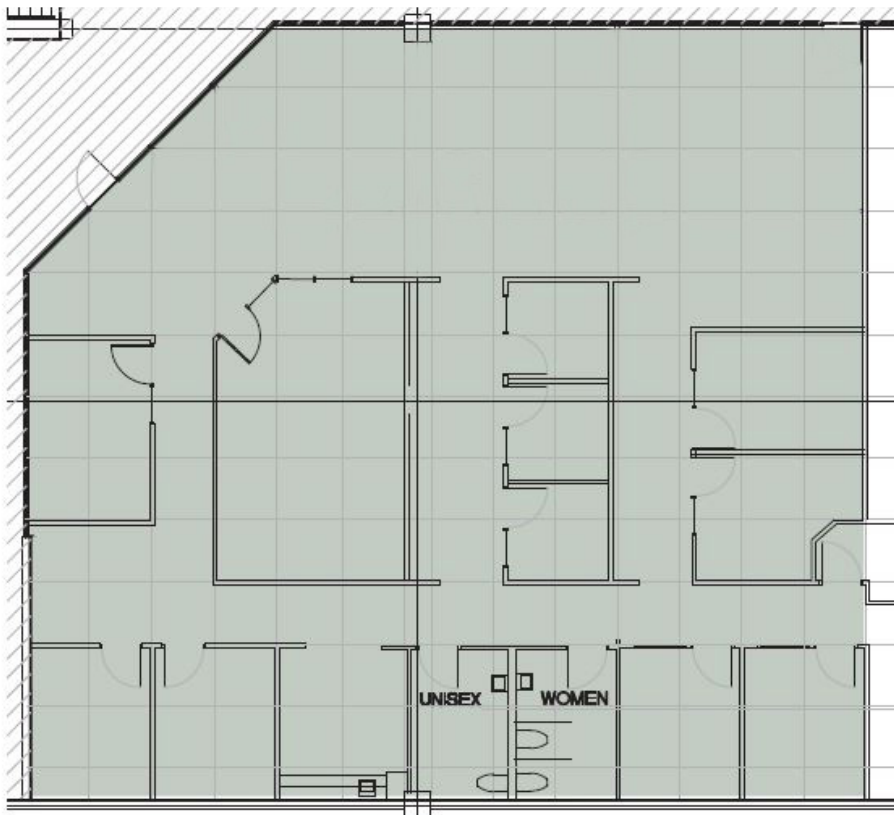
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In suite restrooms
Unique separate entrance
Located on the side with the attached 8-story parking garage

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

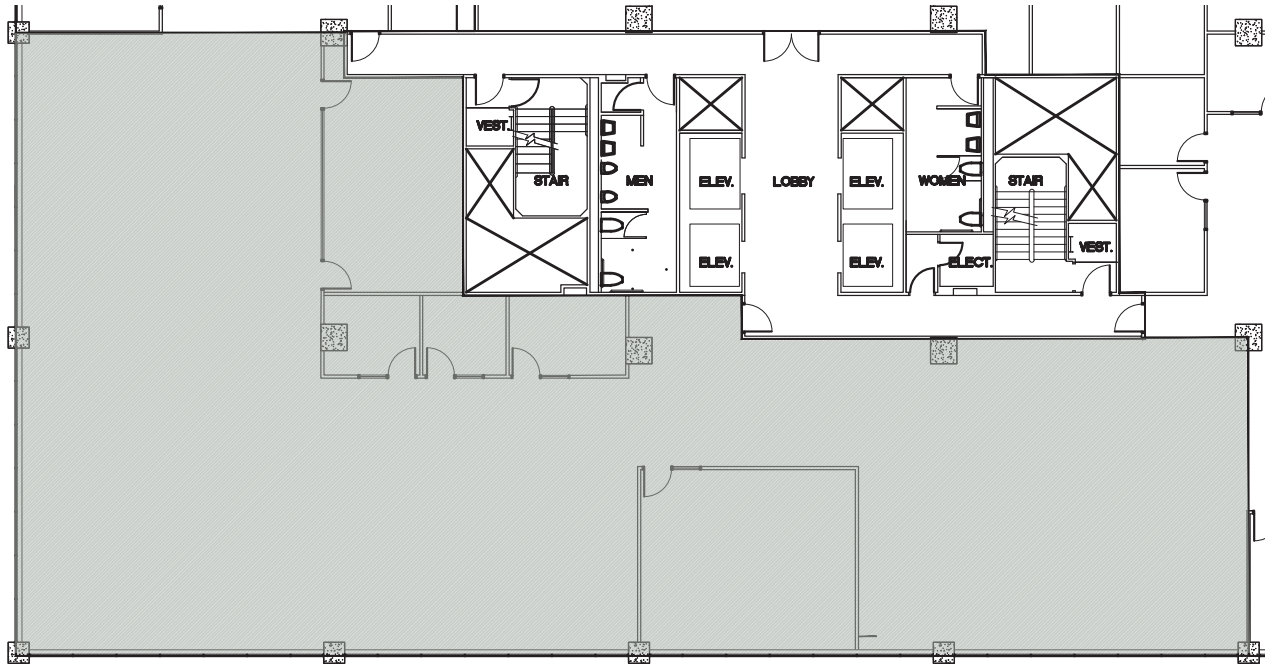
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SUITE 350 7,770 RSF (approx.)

Available Now

\$29.95/SF Full Service

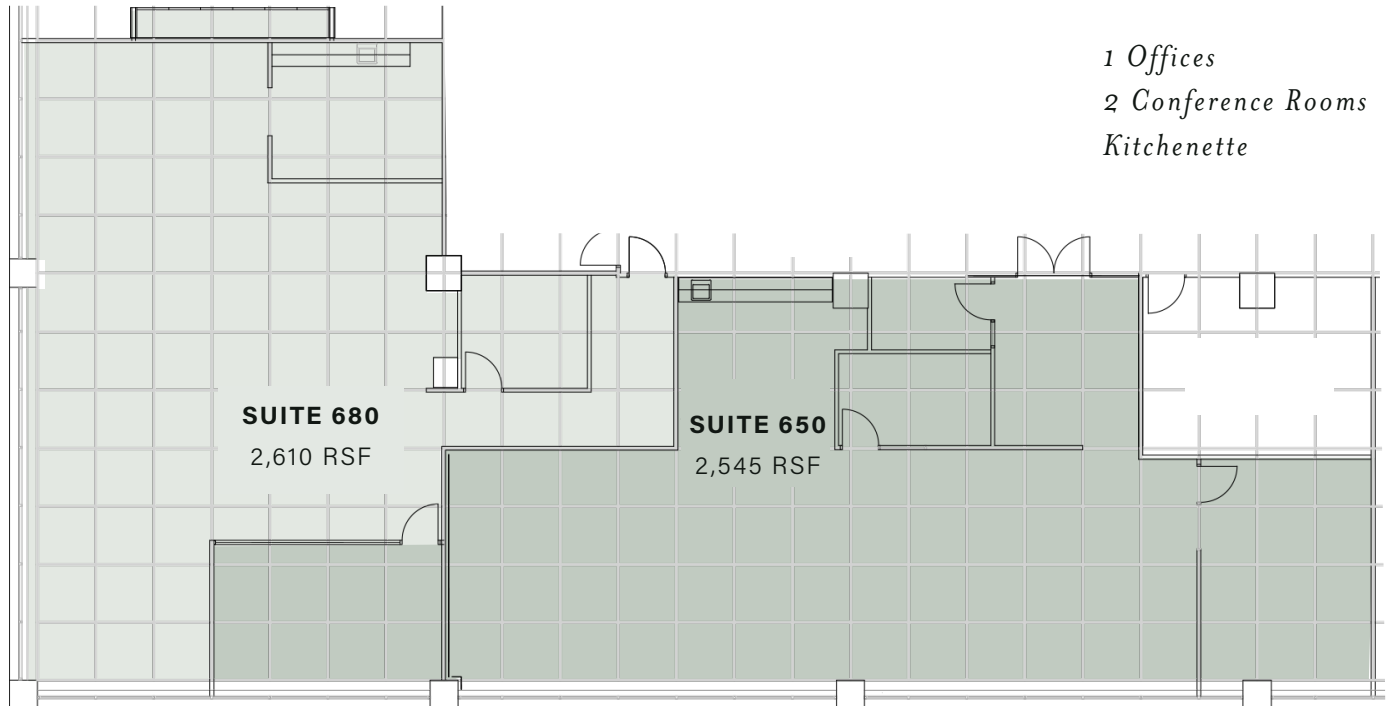
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SUITE 650 & SUITE 680 2,545-5,155 RSF (approx.)

Available Now
\$28/SF Full Service

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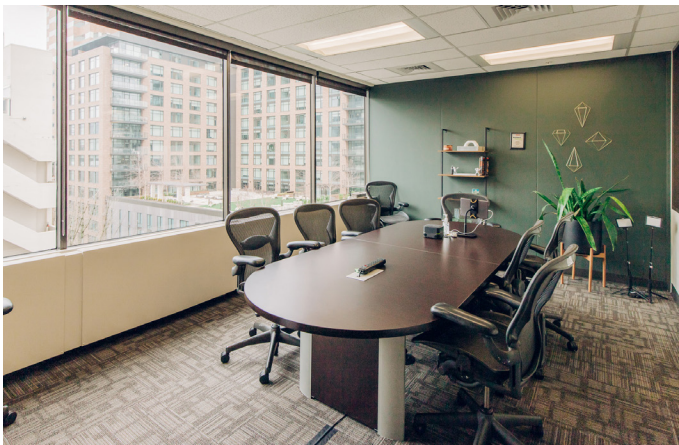
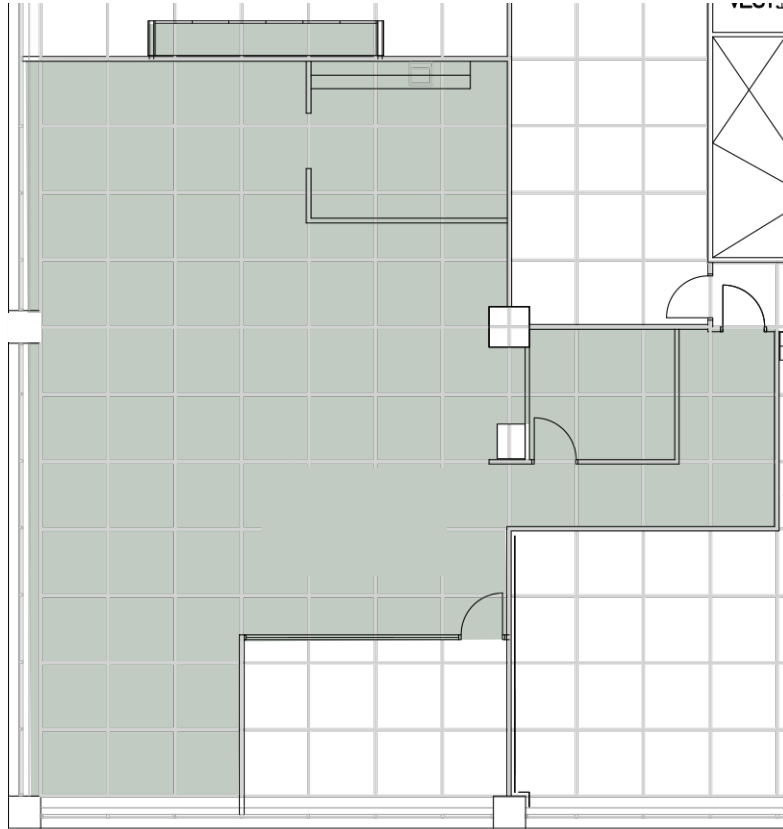
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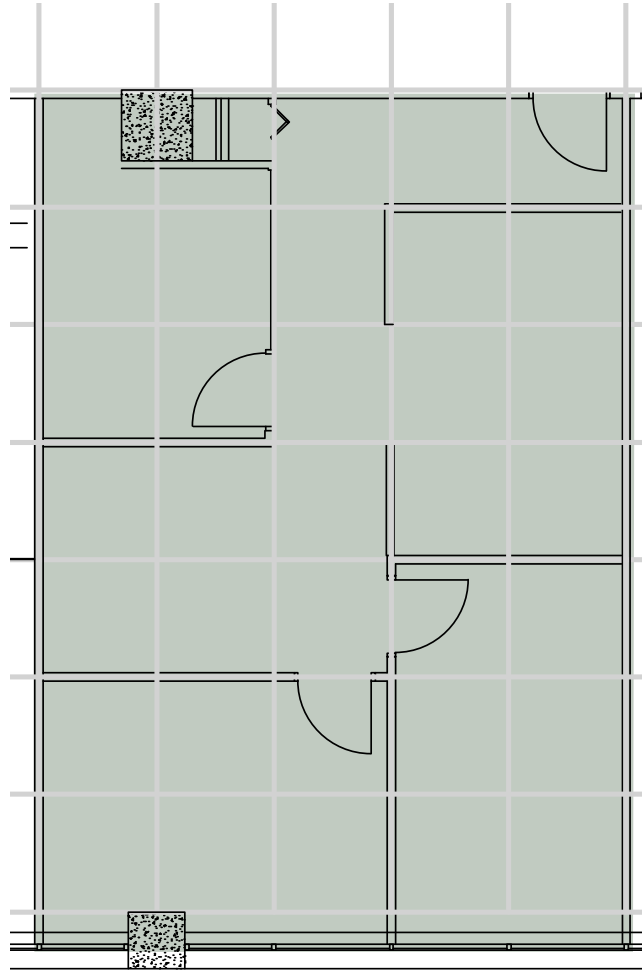
SUITE 680 2,610 RSF (approx.)

Available Now
\$28/SF Full Service

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SUITE 760 1,003 RSF (approx.)

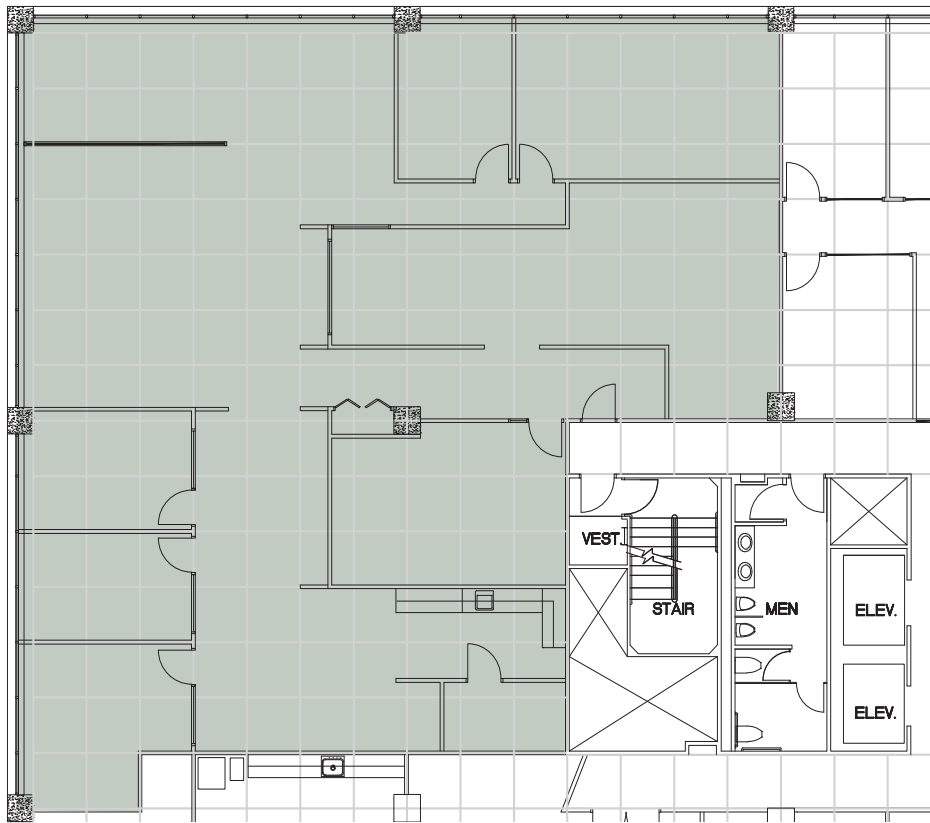
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SUITE 870 4,646 RSF (approx.)

Available Now

\$31/SF Full Service

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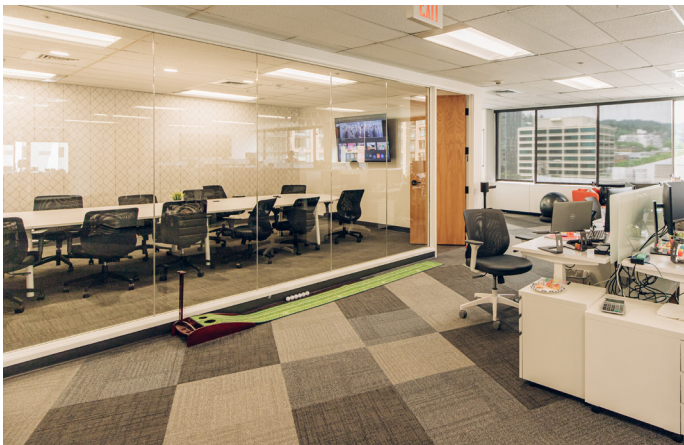
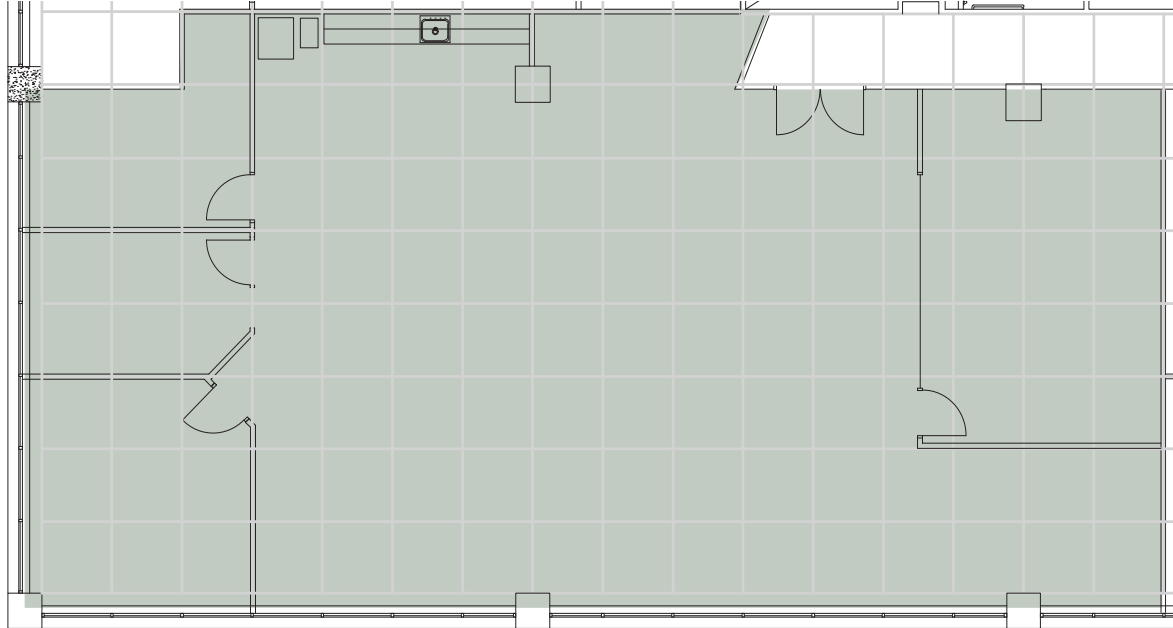
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CROWN PLAZA AVAILABILITY

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SUITE 880 3,499 RSF (approx.)

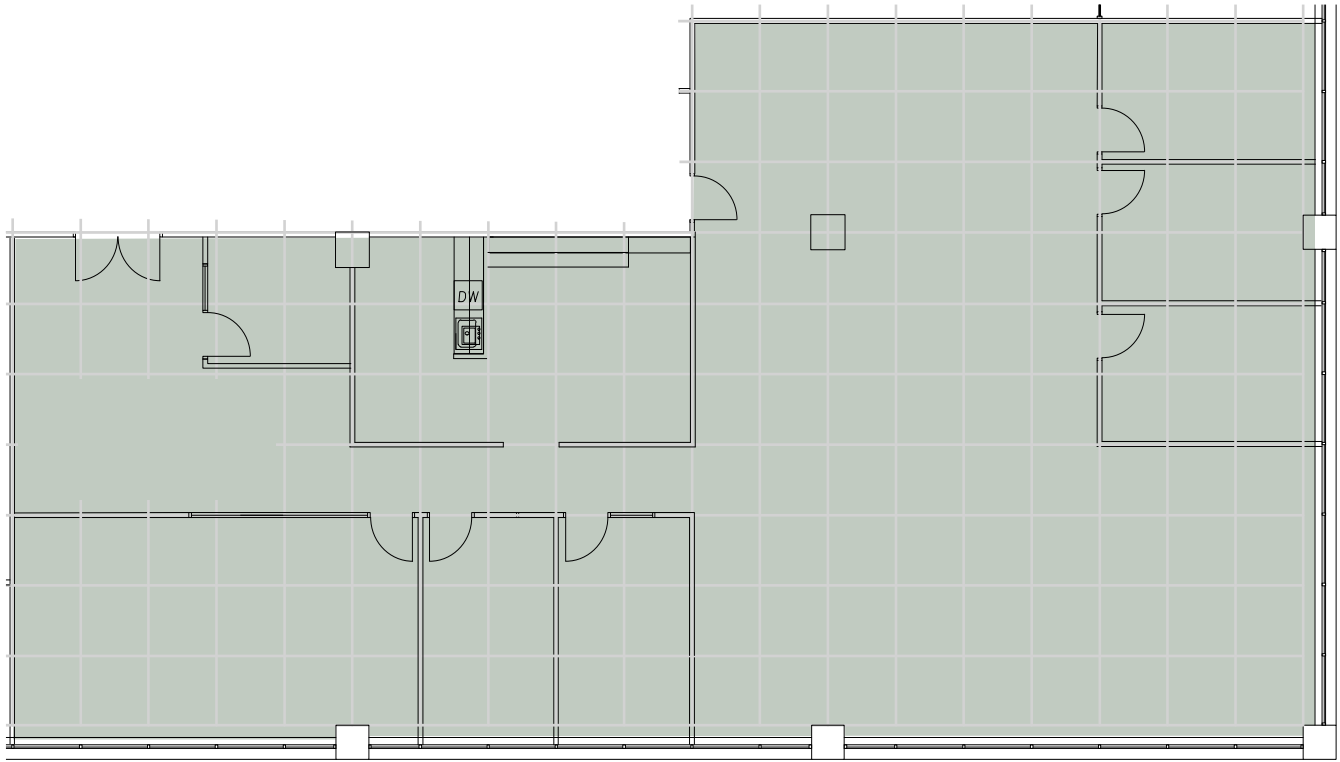
Available October 1, 2023

\$29/SF Full Service

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SUITE 885 4,646 RSF (approx.)

Available Now
\$29/SF Full Service

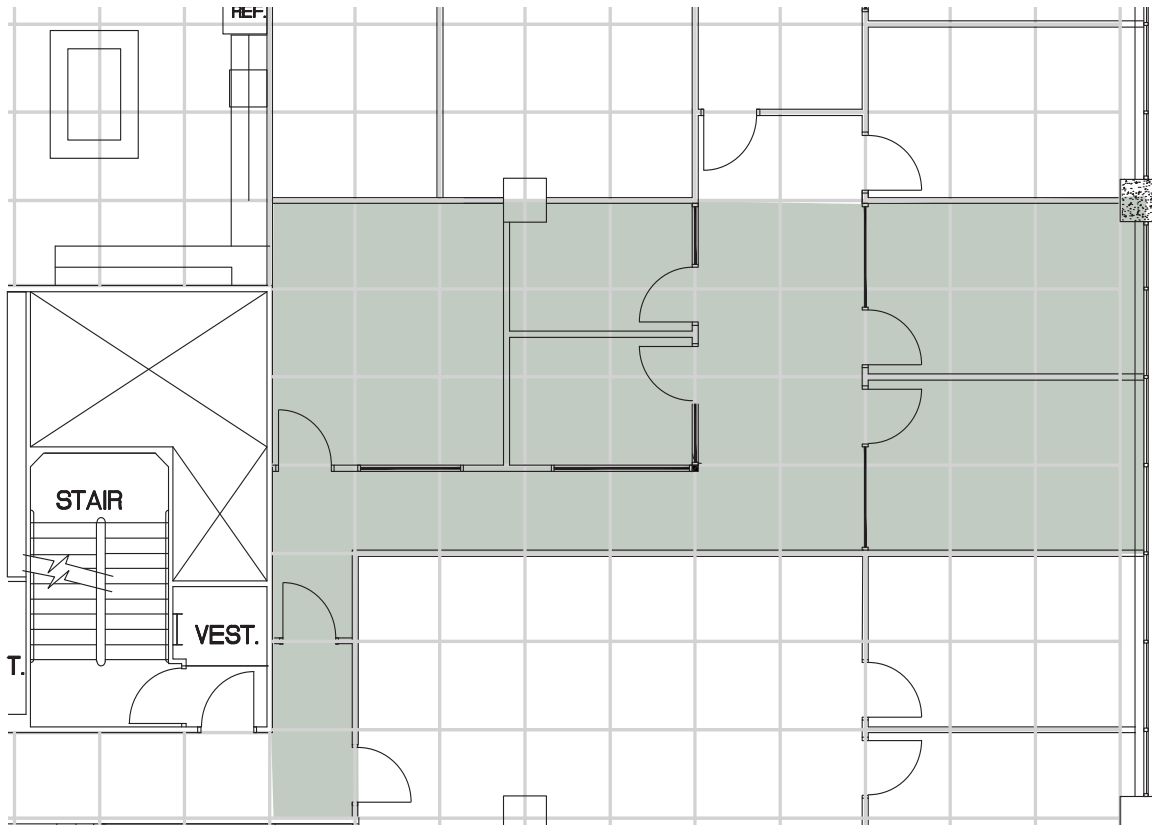
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CROWN PLAZA AVAILABILITY

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SUITE 890 1,396 RSF (approx.)

Available Now

\$27/SF Full Service

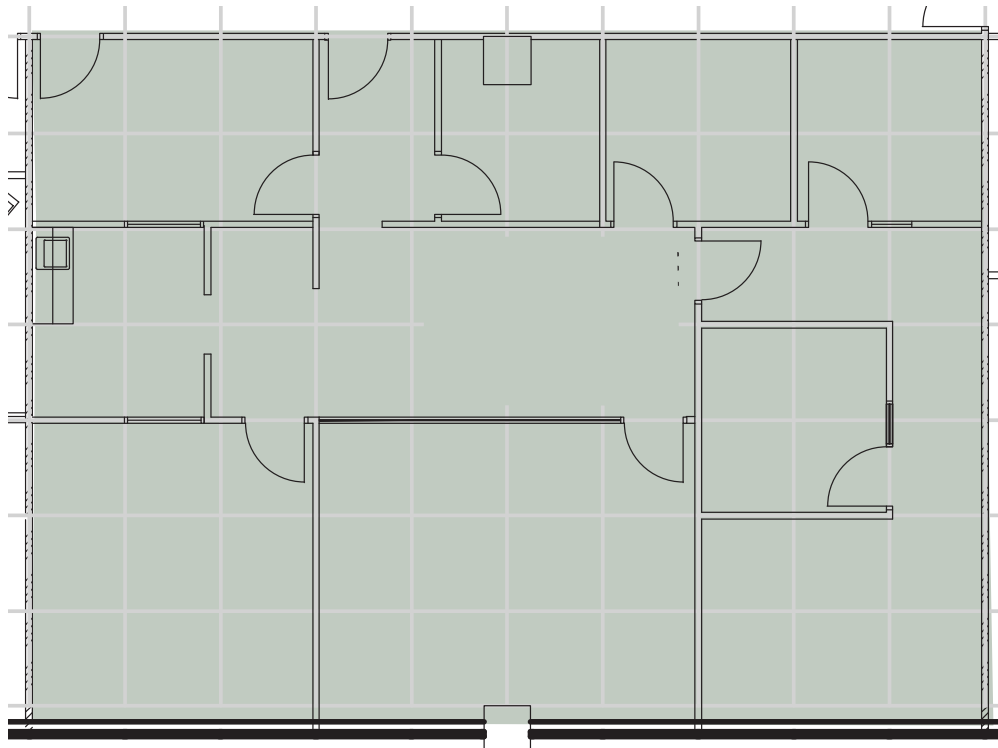
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SUITE 940 2,006 RSF (approx.)

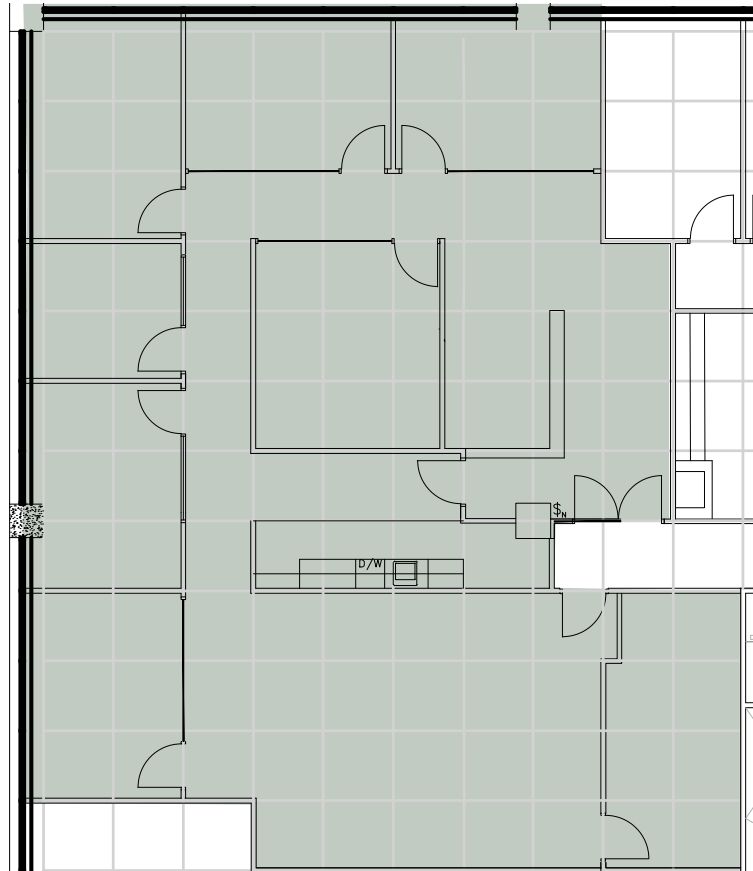
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SUITE 990 2,000-2,953 RSF (approx.)

Available June 1st, 2024

\$31/SF Full Service

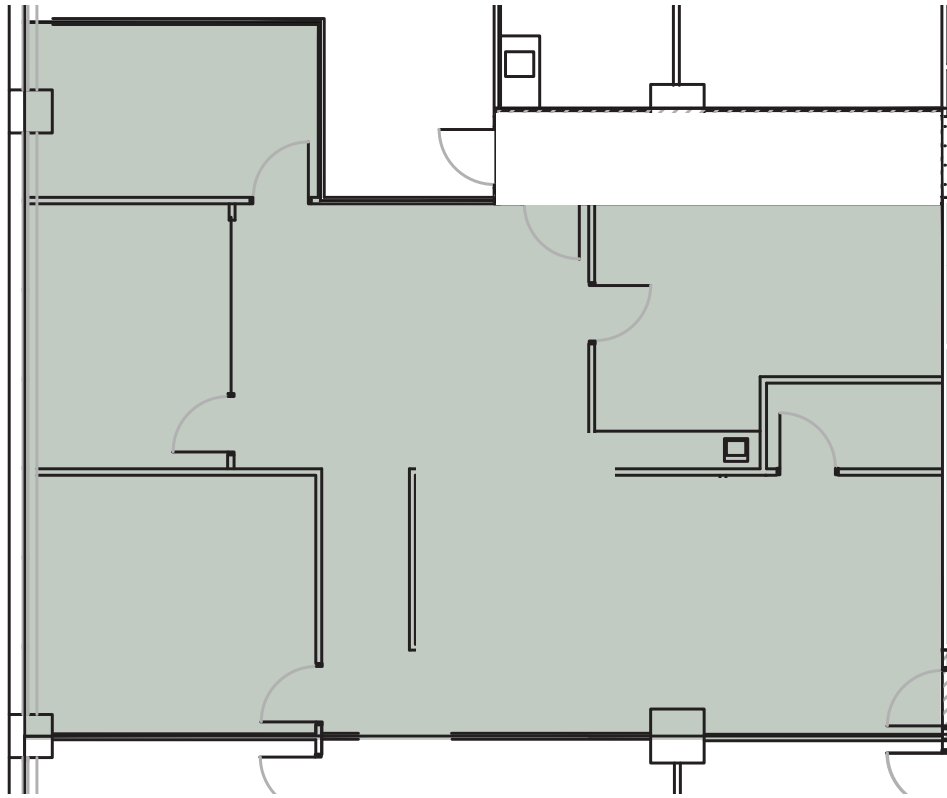
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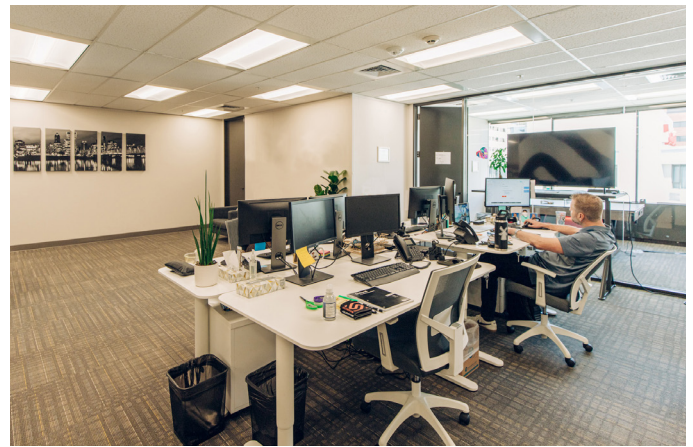


CROWN PLAZA AVAILABILITY

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Portland, OR 97201



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



SUITE 1050 1,877 RSF (approx.)

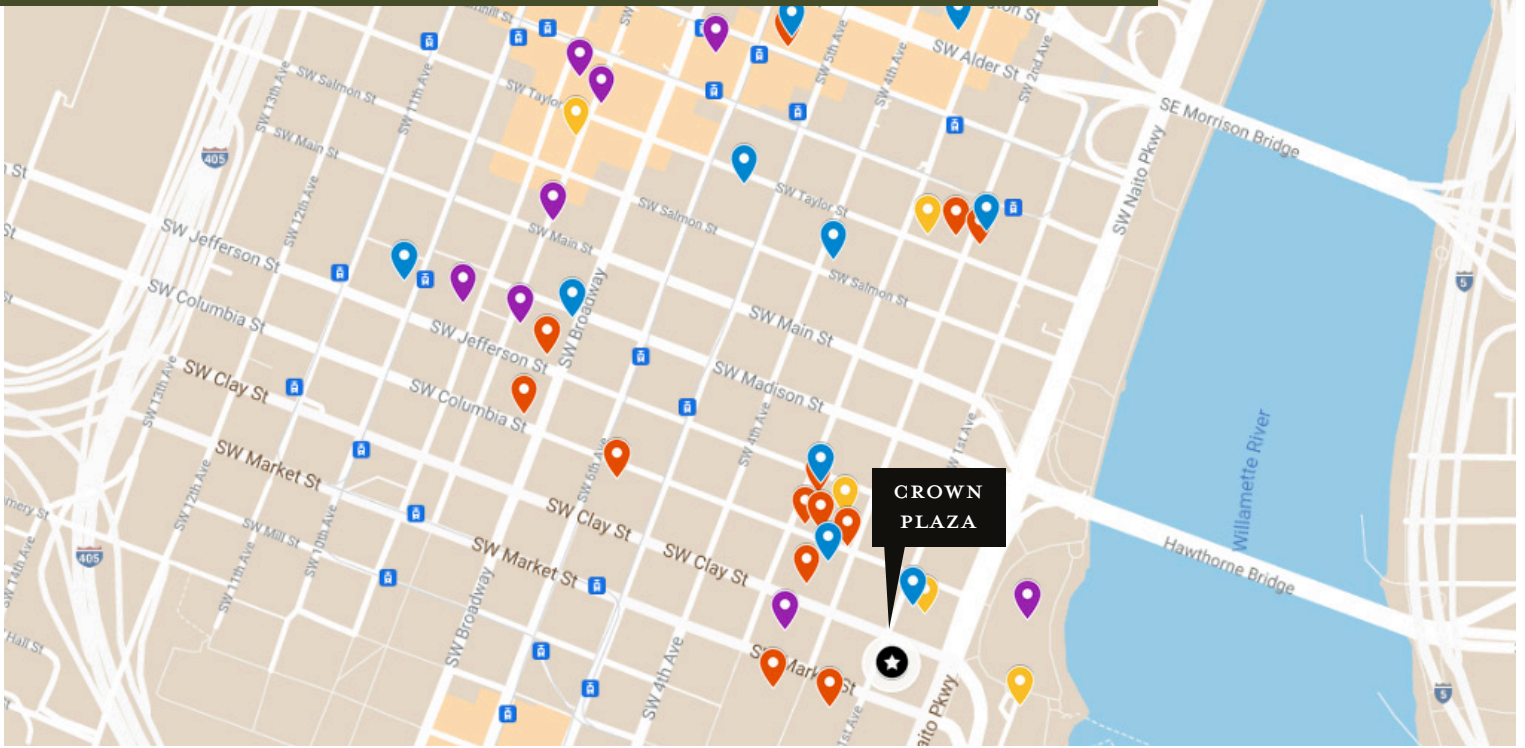
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CROWN PLAZA FOR LEASE



HOTELS

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

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
- Roseline
- 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

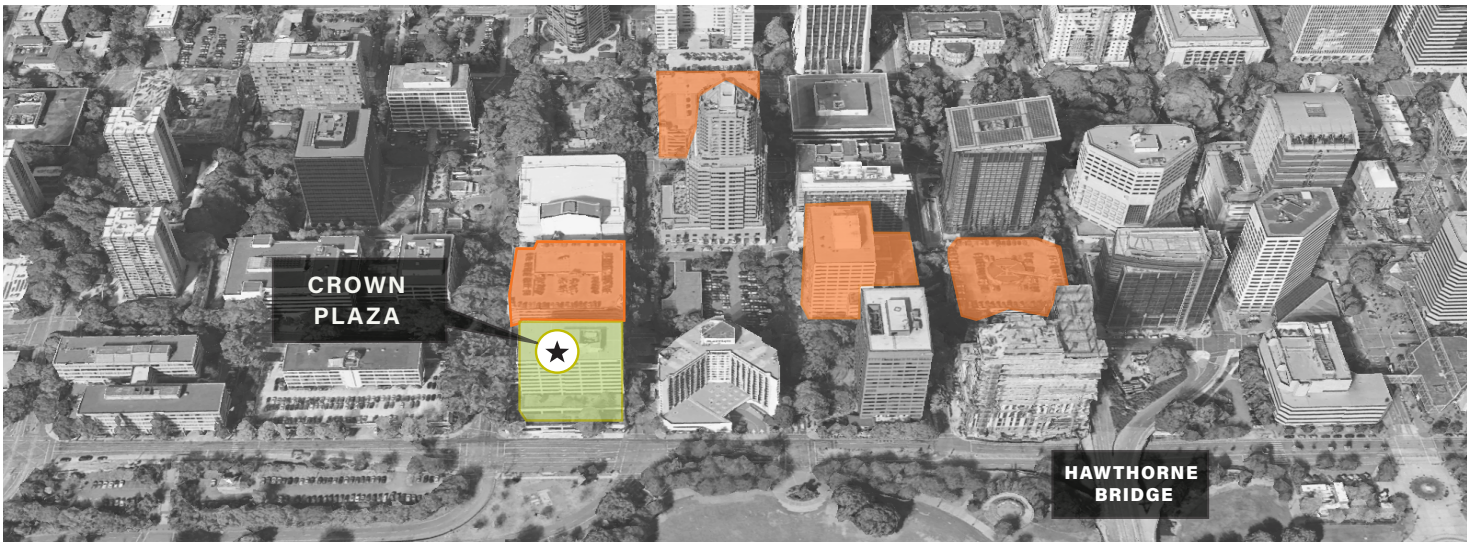


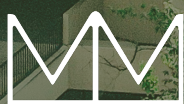
LOCATION HIGHLIGHTS

- 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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