



Te
le

EXCHANGE BUILDING
514 SW 6th Avenue

CITY CENTER PARKING

EXCHANGE BUILDING

514 SW 6TH AVENUE PORTLAND, OR 97204

LOCATION

Situated in amenity-rich downtown Portland, a short walk from restaurants, food carts, shopping, lodging, entertainment, parks, cafes and pubs

Great transit location, close to bus and light rail stops, easy driving access to highways and eastside, abundant nearby parking garages

100 WALK SCORE

95 BIKE SCORE

98 TRANSIT SCORE

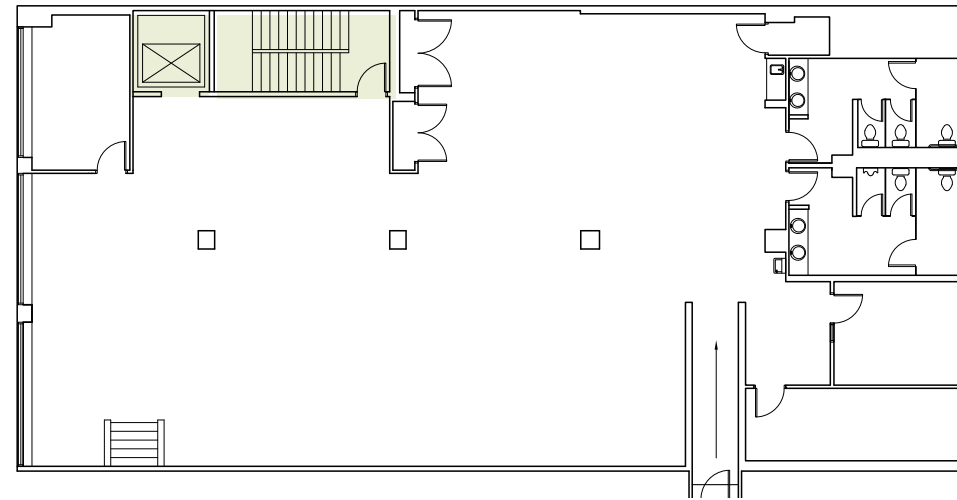


TENANT LOUNGE



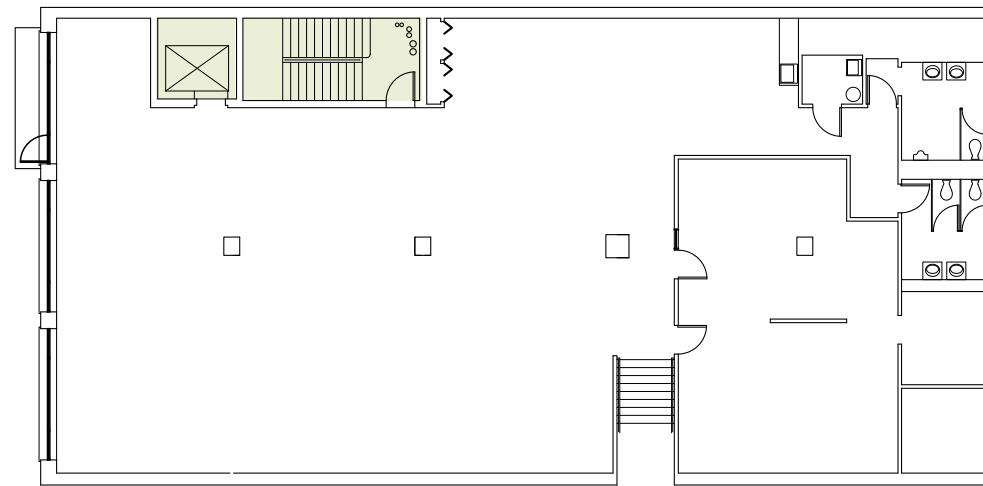
COMMON CONFERENCE ROOM

SUITE 02A
4,500 RSF



* Floor has potential to be combined with space in Cascade Building

SUITE 04A
4,668 RSF



* Floor has potential to be combined with space in Cascade Building

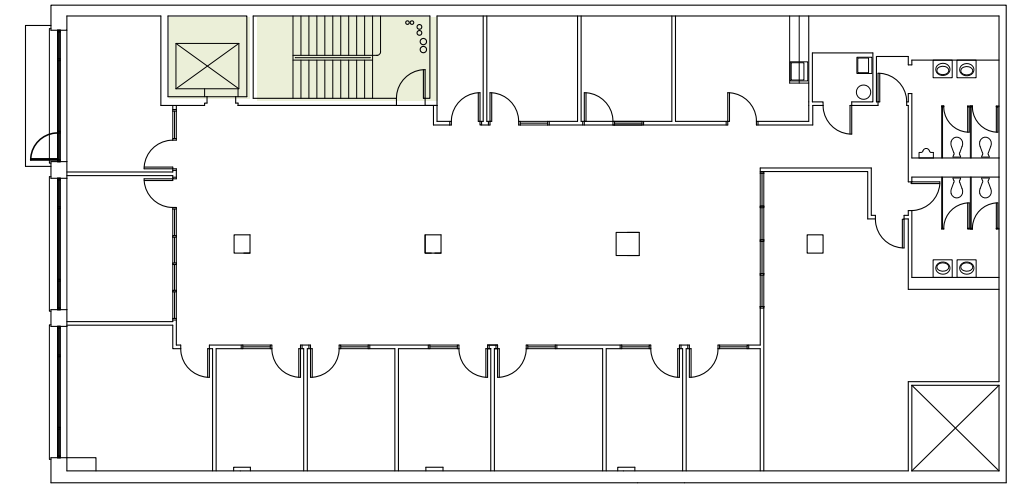


SUITE 05A



FITNESS FACILITY & SHOWERS

SUITE 05A
4,663 RSF





WITHIN A 5 BLOCK RADIUS

94 Shopping stores

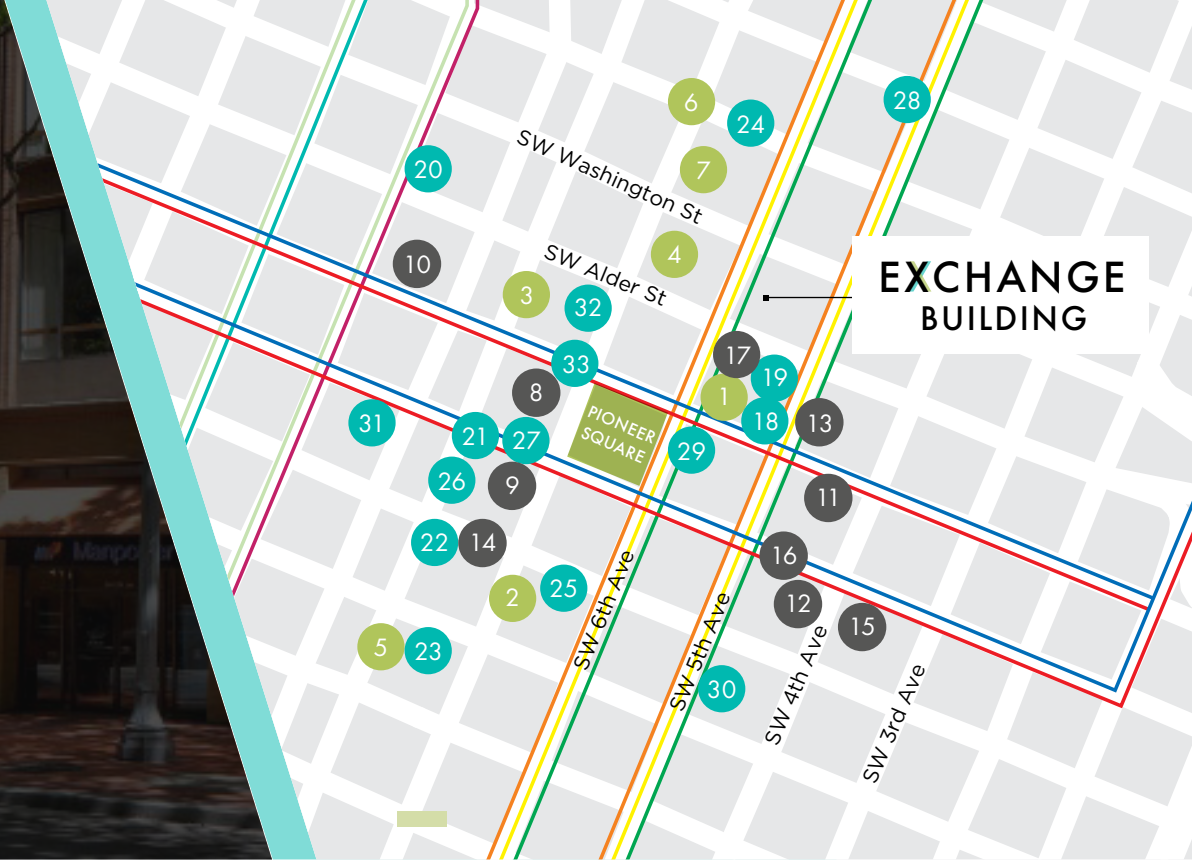
22 Hotels



EXCELLENT TRANSIT

614 Max trains stop at Pioneer Square daily

366 Buses stop at SW 6th and Alder daily



MAX TRAIN RED, BLUE, GREEN, YELLOW, ORANGE STREET CAR A-LOOP, B-LOOP, NORTH SOUTH

HOTELS

- 1. The Nines Luxury Hotel
- 2. Hilton Portland
- 3. The Westin Portland
- 4. Portland Marriott City Center
- 5. Heathman Hotel
- 6. Hotel Lucia
- 7. Hotel Vintage Portland

SHOPPING

- 8. Nordstrom
- 9. Mario's
- 10. Brooks Brothers
- 11. Apple Store
- 12. Microsoft Store
- 13. Nike Portland
- 14. Banana Republic
- 15. Tiffany & Co.
- 16. Pioneer Place Mall
- 17. Muji

RESTAURANTS

- 18. Departure Restaurant and Lounge
- 19. Urban Farmer
- 20. 10th & Alder Food Carts
- 21. Ringside Fish House
- 22. The Picnic House
- 23. The Heathman Restaurant
- 24. Imperial
- 25. Fogo de Chao
- 26. Elephant's Deli
- 27. Pieology
- 28. Brunch Box
- 29. Potbelly Sandwiches
- 30. Yard House
- 31. Case Study Coffee
- 32. Public Domain
- 33. Starbucks



FOR LEASING INFORMATION

JOHN LEE
 Licensed in OR & WA
 +1 503 972 8608
 john.c.lee@am.jll.com

MIKE MALONE
 Licensed in OR
 +1 503 972 8609
 mike.malone@am.jll.com

CARTER BEYL
 Licensed in OR
 +1 503 505 7120
 carter.beyl@am.jll.com

