

**TRUE TURN-KEY
OFFICE SPACE IN
THE HEART OF
DOWNTOWN**



**THE
500 WASHINGTON
BUILDING**

510 SW 5th Avenue
Portland, OR 97204

NOW FEATURING:

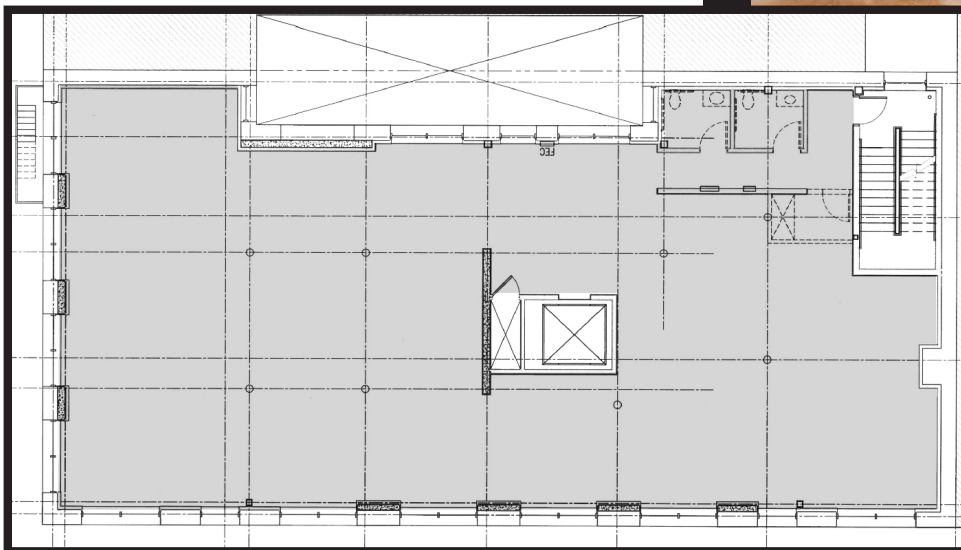
- » 4600 RSF floor plates
- » Safely control entire floors with no shared restrooms and minimal common area
- » Competitive terms available
- » Fully seismically upgraded
- » Move-in ready spaces
- » Steps away from mass transit, food and shopping

SUITE 200

CREATIVE SPEC SUITE

\$26.00-28.00 FSG

- » Brand new creative spec work—perfect for tech/creative agencies
- » 4600 RSF with expansion capabilities up to 9200 RSF
- » Exposed ceilings with great natural light and exposed brick
- » Control entire floor with direct elevator access and independent HVAC controls
- » Open plan with kitchenette and conference room
- » Flexible lease terms available
- » 1 month of free rent for every year of term



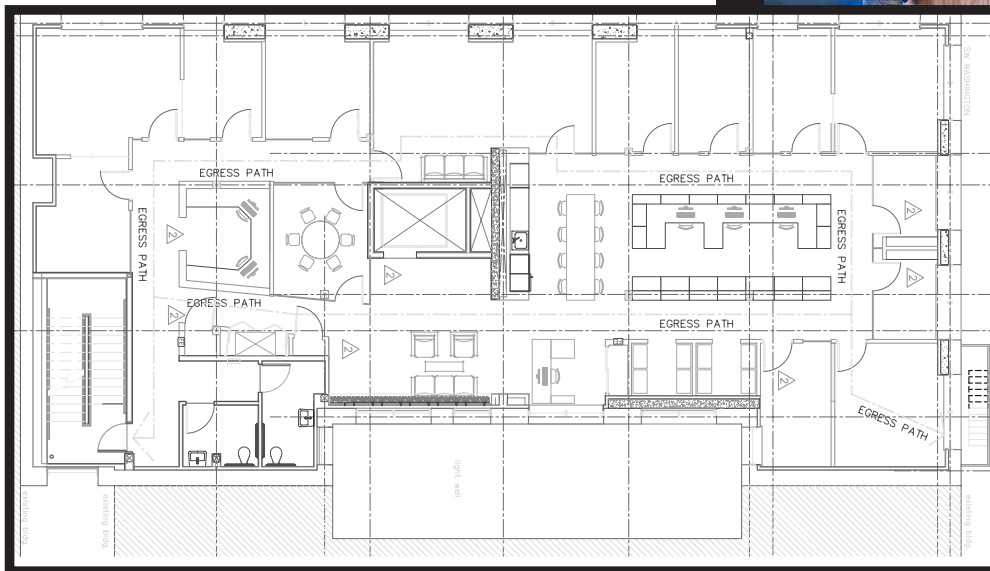
**Spec work not shown on Floor Plan*

SUITE 600

CLASS-A LAW FIRM SPACE

\$32.00 FSG

- » 2nd generation Class-A law firm space
- » 4600 RSF
- » Available immediately
- » True plug & play opportunity – furniture available
- » Grade-A finishes throughout
- » Control entire floor with direct elevator access and independent HVAC controls
- » 1 month of free rent for every year of term





97

WALK SCORE



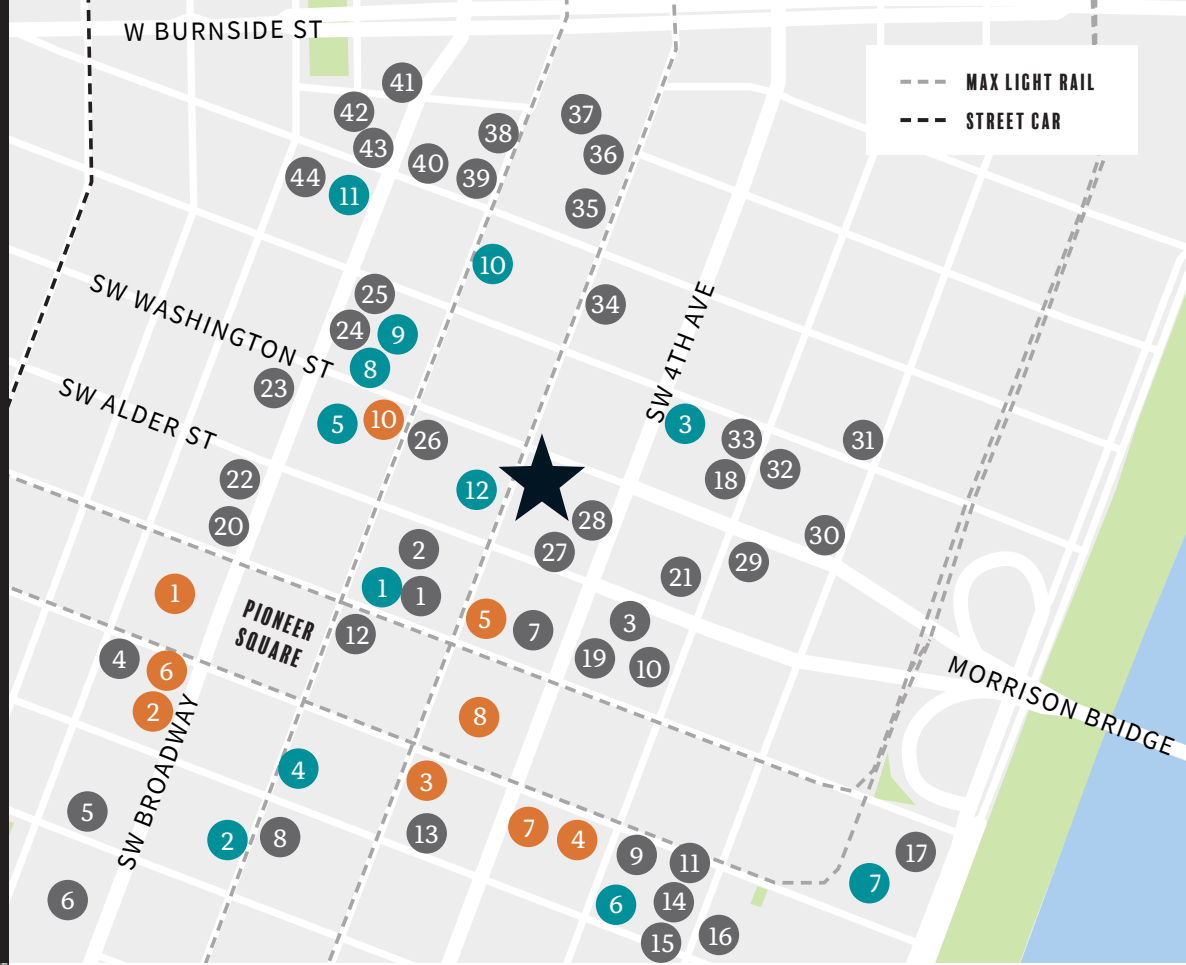
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BIKE SCORE



98

TRANSIT SCORE



HOTELS

1. The Nines Luxury Hotel
2. Hilton Portland
3. Hi-Lo Hotel
4. The Duniway Hotel
5. Portland Marriott City Center
6. AC Hotel
7. Hotel Rose
8. Kimpton Hotel Vintage
9. Hotel Lucia
10. Courtyard Marriott
11. The Benson Hotel
12. Kimpton Hotel Monaco

RETAIL

1. Nordstrom
2. Mario's
3. Apple Store
4. Microsoft Store
5. Nike Portland
6. Banana Republic
7. Tiffany & Co.
8. Pioneer Place Mall
9. Oregon Wines on Broadway
10. Office Depot

RESTAURANTS

1. Departure Restaurant and Lounge
2. Urban Farmer
3. Darsalam
4. Flying Elephants
5. The Picnic House
6. The Heathman Restaurant
7. Starbucks
8. Fogo de Chao
9. Chipotle
10. Cafe Yumm!
11. Mod Pizza
12. Potbelly Sandwiches
13. Yard House
14. Portland Food Hall
15. Luc Luc Vietnamese Kitchen
16. Q Restaurant & Bar
17. Bottle + Kitchen
18. Huber's
19. Buffalo Wild Wings
20. Bonsai by Sake
21. Barista
22. Public Domain
23. St. Honore Bakery
24. Imperial
25. The Crown
26. Sushi Sakura
27. Spella Caffe
28. Rialto Poolroom
29. Killer Burger
30. Mama Mia Trattoria
31. The French Toast Connection
32. 3rd Ave Foot Cart Pod
33. Craft PDX
34. 5th Ave Foot Cart Pod
35. Pop Bagel
36. Rabbits Cafe
37. Portland City Grill
38. Laurretta Jean's
39. Bunk Sandwiches
40. Saucebox
41. The Alchemist Cantina
42. The Upper Lip
43. The Independent
44. The Palm Court

FOR LEASING:

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