

# UNITUS PLAZA

1300 SW 6th Avenue, Portland, OR 97201

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



**Video Tour  
Available**

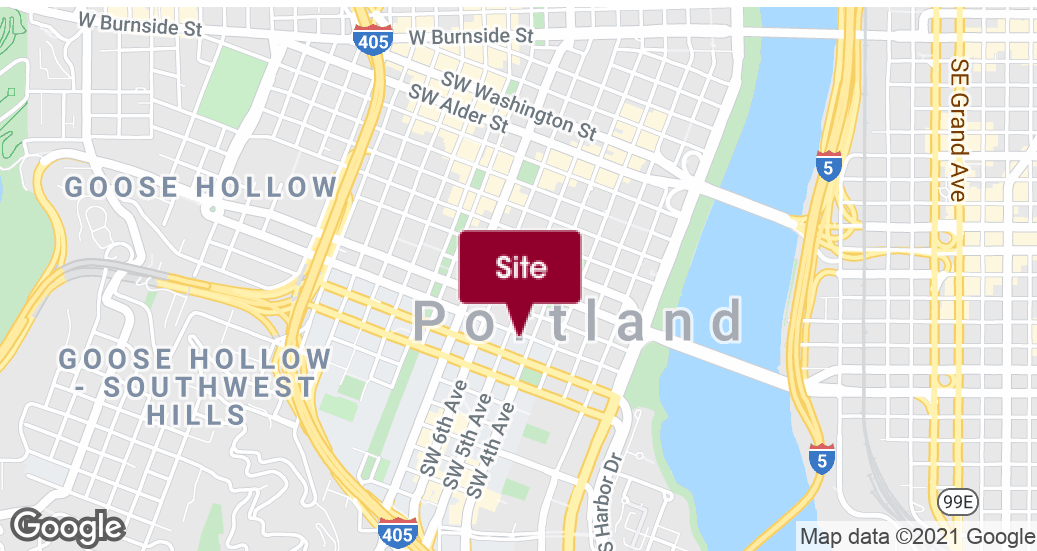
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LEASE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

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## PROPERTY DESCRIPTION

Situated on a full city block between 5th and 6th, and SW Columbia and Jefferson, Unitus Plaza is perfectly positioned in the heart of downtown Portland. The building hosts a wonderful gym and shower facility, a large below-grade parking lot, an onsite café, and a truly unique front plaza. The property is outfitted with state-of-the-art security technology and on-site personnel.

Locally owned by Menashe Properties, offering good communication and willingness to work with tenants for mutual outcomes.

**Brokers touring qualified tenants will receive a \$50 gift card**



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#### ONSITE UNDERGROUND PARKING GARAGE

- Parking ratio is 3/1000 and is \$199/mo per space, reserved

Unitus Plaza features a large underground parking structure available to all tenants. The lot is secured and offers elevator access directly from the building into the parking structure. Safety, security, privacy, and access become an increasing priority as employees return to the office, Unitus Plaza has made it a priority to affordably accommodate all forms of commuting including on-site bike storage.



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## ONSITE CAFE & FOOD CARTS

Tenants have access to Katie's Cafe on the ground floor of the building for meals, coffee, snacks. There are also two food carts parked outside the lobby entrance open for lunch and afternoon dining.

## GYM AND LOUNGE

The ground floor also features gym space available for all tenants. With limited occupancy, frequent cleaning, and on-site shower and changing amenities, the gym provides a safe opportunity to bike to work, or squeeze in a morning or lunch workout.

All Menashe tenants also have access to the Electric Lounge in the Historic 621 Electric Building. The lounge provides the unique ability to schedule events, attend a yoga class, set up a happy hour, exercise, or enjoy one of the many Portland Pop-ups that come to showcase their local business.



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### MENASHE PREMIERE CONCIERGE SERVICES

Menashe Properties is proud to introduce exclusive, complimentary, first-class Concierge Service, designed to offer the valued tenants the type of personal concierge services that you would normally only enjoy as a guest in a five-star resort! The concierge team has been professionally trained to coordinate all of the services listed in the Directory of Services. They are ready to assist with errand running, preferred dinner reservations, golf tee times, travel arrangements, and much more.

### COVID MEASURES

The building is professionally cleaned and offers hand sanitizer stations and cleaning products throughout the building. Air is filtered to maintain clean air throughout the building. Security measures assure that only tenants and guests enter the building. Main entry and individual suite access controlled by touchless key fob systems, allowing tenants the ability to go from parking structure to office space contact-free.



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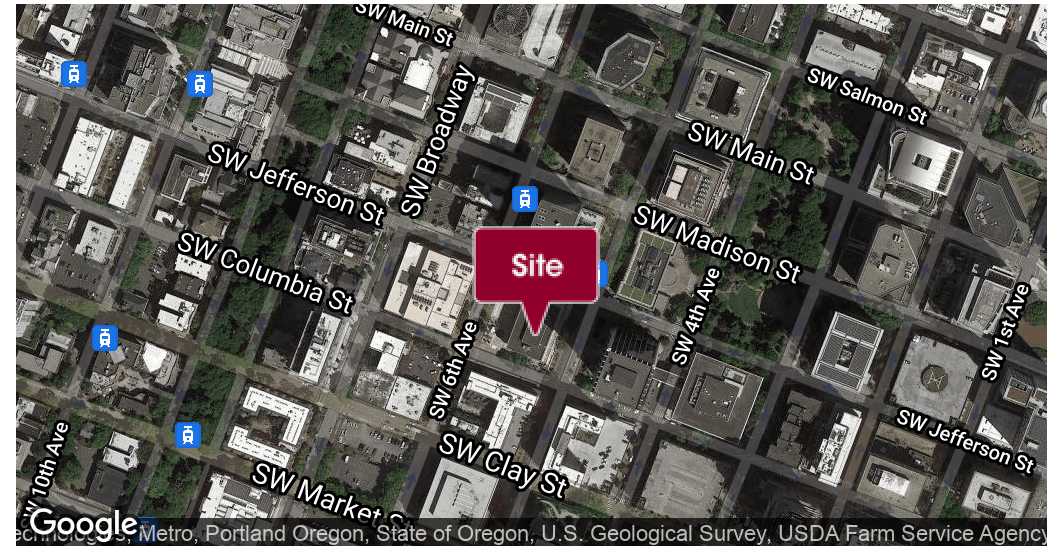
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## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Full Service)
Available SF:	2,198 SF
Lot Size:	1 Acres
Building Size:	83,188 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 170	\$24.00 SF/yr	2,198 SF



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The floor plan of the 17th floor of the Jefferson Building is shown. The building is bounded by 5th Avenue to the north, 6th Avenue to the south, Jefferson Avenue to the west, and Columbia Avenue to the east. The plan includes several rooms and areas:

- Top Section (North):** UNITUS MORTGAGE, REALTY OFFICE, and a large red-shaded area.
- Left Section (West):** EYES ON YOU, UNITUS FILMS, UNITUS MAIL ROOM, UNITUS COMPUTER ROOM, and UNITUS II.
- Center Section:** Suite 170 (shaded gray), LIBRARY CORRIDOR, MEDICAL, and a large open area.
- Right Section (East):** TELEPHONE, STORAGE, JANITOR, SHERZER STORAGE, BRICKSON STORAGE, BUILDING STORAGE, and a large open area.
- Bottom Section (South):** UNITUS TRAINING ROOM, RIZZOLAW STORAGE, and UNITUS STORAGE.

Other labeled areas include (Q) STAIR, CORE, REST ROOM, OFFICE, TOILET, CONTROL, and STORAGE. The plan also shows various corridors and stairwells.

- Available
- Unavailable

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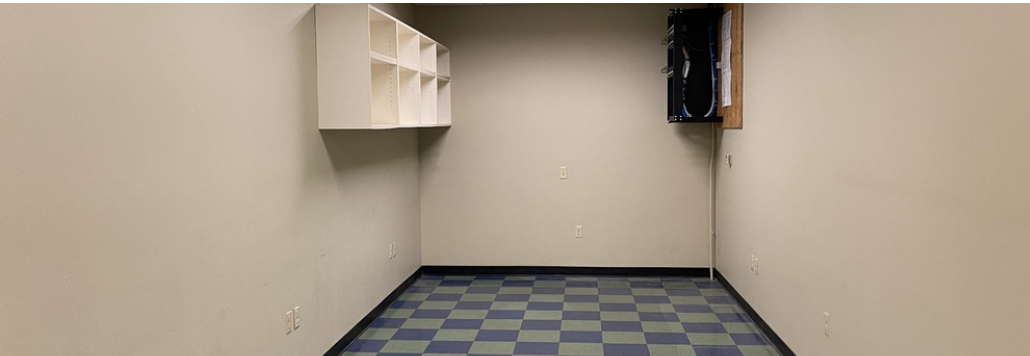


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## SUTIE 170

- Located at the center of the building
- Can be accessed from the hallway directly off the elevators
- Every ground floor entrance can take you to the space quickly
- Ideally suited for classroom or educational uses.



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