

# Central Business District

## ANCHOR TENANT OPPORTUNITY

1300 SW 6<sup>TH</sup> AVENUE, PORTLAND OREGON



# FOR LEASE

## NAMING RIGHTS AVAILABLE

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# LEGACY LOCATION

## UNIQUE & PERFECTLY POSITIONED

1300 SW 6<sup>th</sup> Avenue is surrounded by iconic skyscrapers and historic architecture, exuding a blend of old-world charm with contemporary vitality. The plaza's prime location has everything your business needs to create a welcoming environment for your business' new home. Located in the Southwest quadrant of downtown Portland, the building is situated within close proximity to many of Portland's major attractions, businesses, and cultural landmarks.

The building's unique and recognizable design will make an excellent calling card as the anchor tenant will hold the plaza's naming rights. With over 60,000 square feet of available space, there is plenty of room to create an all-inclusive destination for your company's new home away from home.



**LARGE-SPAN FLOOR PLATES**  
ranging from 14k to 16.5k



**ON-SITE FITNESS CENTER**  
with shower & changing amenities



secured, underground  
**PARKING STRUCTURE**



**ACCESS TO THE ELECTRIC LOUNGE**  
in the historic 621 Electric Building



on-site  
**BIKE STORAGE**



**ACCESS TO KATIE'S CAFE**  
on the ground floor



**MENASHE**  
PROPERTIES

## LOCAL AND REPUTABLE BUILDING OWNERSHIP

Known as a responsive, trustworthy, and hands-on ownership group, Menashe Properties strives to provide a top-notch tenant experience across the board. From amenities to personalized solutions, Menashe

Properties is a lifelong partner with you, eager to make quick and sound decisions aligned with your objectives. With over 50 years of experience, their goal is to deliver solutions that exceed your expectations and empower your business to achieve greater success.







VIDEO TOUR  
AVAILABLE



## DETAILS

BUILDING SIZE:	90,000 SF
LOT SIZE:	0.98 acres (full city block)
PARKING RATIO:	4/1,000
ZONING:	CX (Central Commercial – City of Portland)
AVAILABLE:	Q3 2024

## CALL FOR RATES

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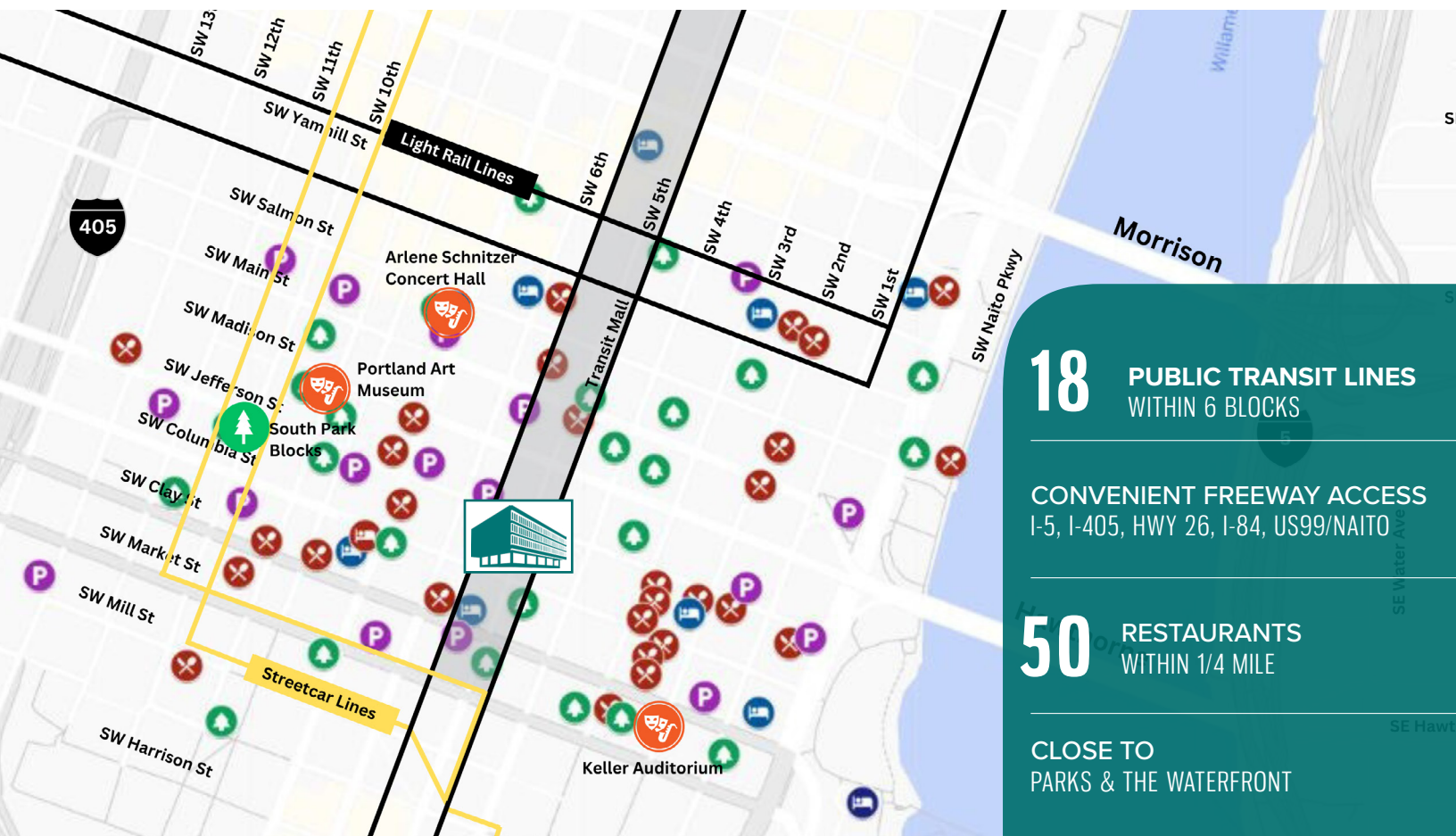


# THE CONFLUENCE OF ART AND BUSINESS

Perfectly situated on the TriMet Max line and within walking distance to some of Portland's best restaurants and entertainment venues, 1300 SW 6<sup>th</sup> Avenue is a destination for all hours of the day. You can plan your after-work activities by dining at nearby award-winning restaurants, take a stroll to the Portland Art Museum, or catch a show at the Arlene Schnitzer Concert Hall or Keller Auditorium. The South Park Blocks, a series of beautiful city blocks that hosts vibrant community events all year long, is also only steps away.



1300 SW 6<sup>th</sup> AVENUE IS JUST  
A 4-MINUTE WALK AWAY!



**18** PUBLIC TRANSIT LINES  
WITHIN 6 BLOCKS

CONVENIENT FREEWAY ACCESS  
I-5, I-405, HWY 26, I-84, US99/NAITO

**50** RESTAURANTS  
WITHIN 1/4 MILE

CLOSE TO  
PARKS & THE WATERFRONT