

WELCOME TO THE NEW

200
MARKET BUILDING

CAFFÈ
UMBRIA
ARTISAN COFFEE ROASTERS

Your Name

Street Level Retail Opportunity

FEATURES & HIGHLIGHTS

- 1,909 SF ground level retail space
- High visibility on SW Market Street (ADT approx. 24,000 *2015)
- High traffic business district
- Steps away from the Keller Auditorium
- Seeking service/food/beverage operators

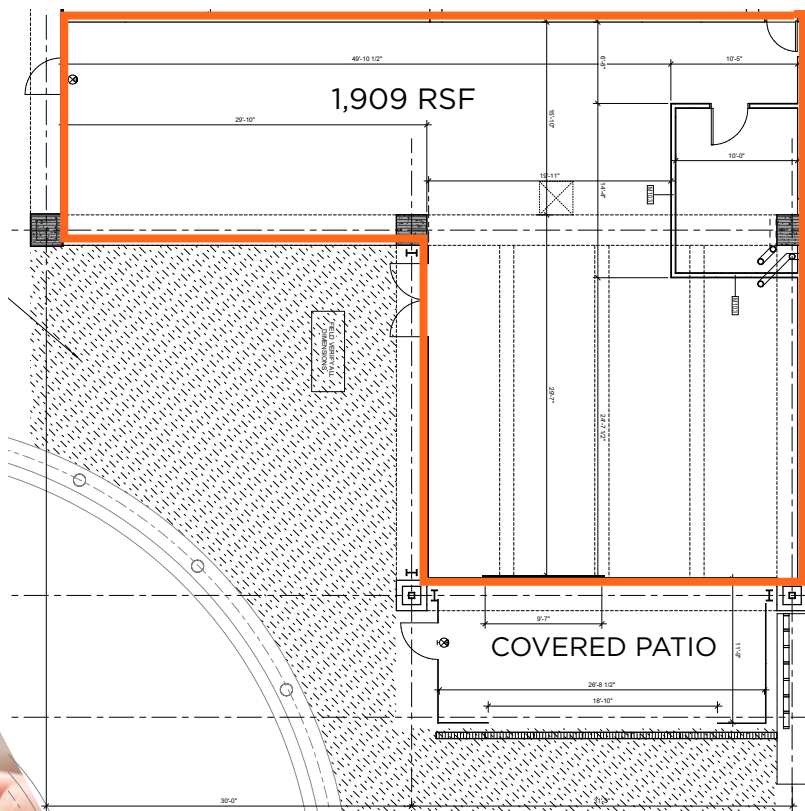
*Motivated Landlord and generous
Tenant Improvement Allowance
available for qualified tenant*

Call for pricing and more information



CUSHMAN &
WAKEFIELD

FLOOR PLAN

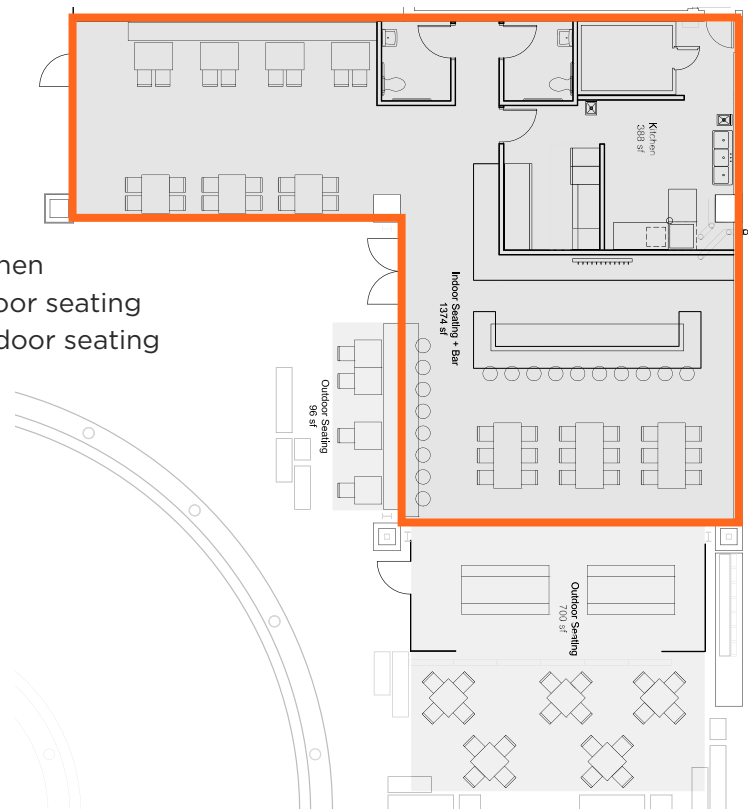


FEATURES & HIGHLIGHTS

- Grey shell with new HVAC
- Floor to ceiling glass on 4 perimeter walls
- Grease interceptor in place
- Type I venting possible
- Plaza driveway for pick up/drop off and evening valet

TAP ROOM CONCEPT

- 388 SF Kitchen
- 1374 SF Indoor seating
- 796 SF Outdoor seating

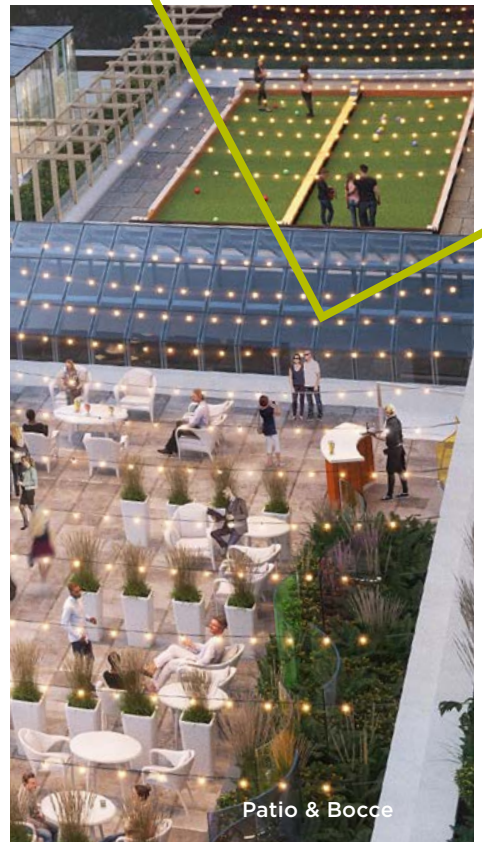




Floor to Ceiling Glass on 4 sides



Excellent Visibility



Patio & Bocce

VIBRANT LOCATION

- Plaza level retail co-tenancy includes Café Umbria (opening Summer, 2019), Restaurant Murata
- Office anchor tenants include Cambia Health, Northwestern Mutual Life, Sulzer Pumps and multiple law firms
- Walking distance to Portland State University campus
- Surrounded by new downtown multifamily developments including the Collective on 4th and the Block 216 project



Café Umbria Opening 2019





RETAIL MAP



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CLOSE PROXIMITY TO PUBLIC TRANSIT
 MAX Green, Yellow and Orange Line and
 Portland Street Car just blocks away



PARKING GARAGE WITH A RATIO OF 2/1500 providing ample reserved parking, electric charging stations and complimentary valet parking for all



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