

Historic Caplan Building

510 SW 5th Ave
Portland, OR

Broker Incentive

.....
\$100 cash for tours

.....
\$1.00/SF broker bonus

.....
5% fee paid 100% on execution

Tenant Incentive

.....
3 mos. free on a 3 year deal

.....
8 mos. free on a 5 year deal

(contingent upon review of Tenant's financials; free rent outside of 3-yr or 5-yr term)



AVAILABILITIES

2nd Floor 5,000 SF

4th Floor 5,000 SF

Rate: \$19.50/SF, Modified Gross
(net of janitorial and electricity)

Creative space opportunity

Phenomenal Downtown location

On the MAX line

Fully seismically upgraded building with new building mechanical systems and HVAC

Shower, on-site bike storage, common area rec room

Lease with option to buy

Location



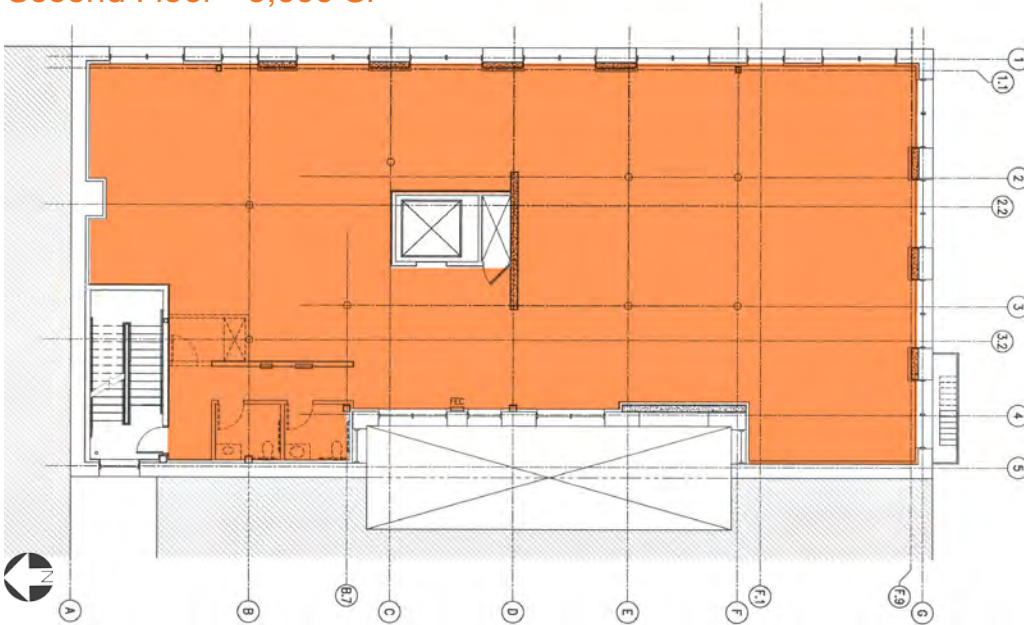
Contact

Josh Schweitz
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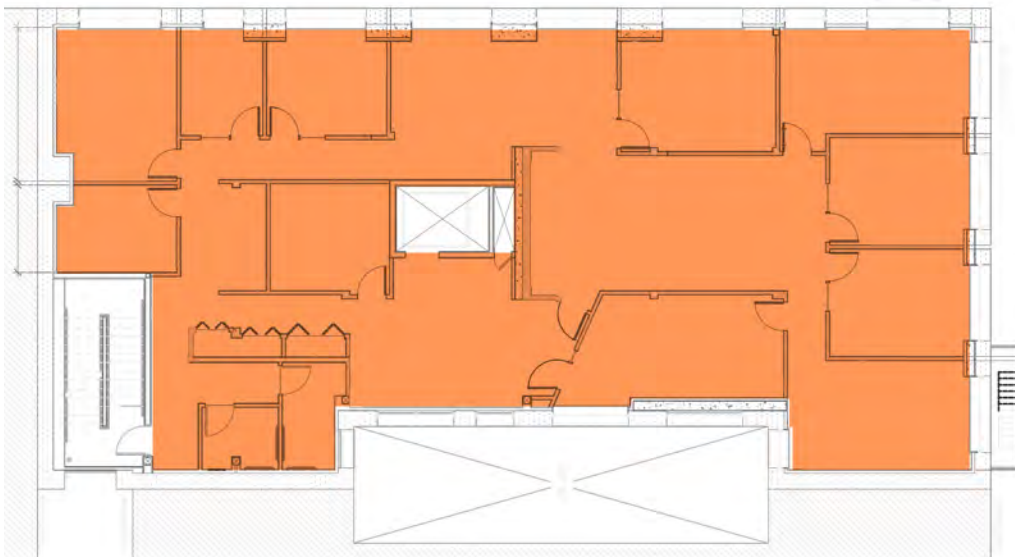
Travis Parrott
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Historic Caplan Building

Second Floor - 5,000 SF



Fourth Floor - 5,000 SF



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