



CBD OFFICE BUILDING

444 SW FIFTH AVENUE
Portland, OR 97204

EXCELLENT ACCESS



100
Walk Score



96
Transit Score



98
Bike Score

The site is located at the crossroads of commuter heaven

being on the transit mall with MAX light rail and bus access, and the nearby Morrison Bridge is the primary bike commuter bridge from close-in east side neighborhoods. Blocks away is Naito Parkway offering access to I-5 and Barbur Boulevard. The waterfront park also has cycling and walking paths for commuters who come from the Northeast and Pearl District neighborhoods.



46,000 SF / VALUE ADD OR OWNER-USER POTENTIAL



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CBD OFFICE OPPORTUNITY



VALUE-ADD HIGHLIGHTS

- CREDIT TENANT OCCUPANCY **26%**
- IN-PLACE NET RENT **\$404,370**
- SQUARE FOOTAGE **45,685**

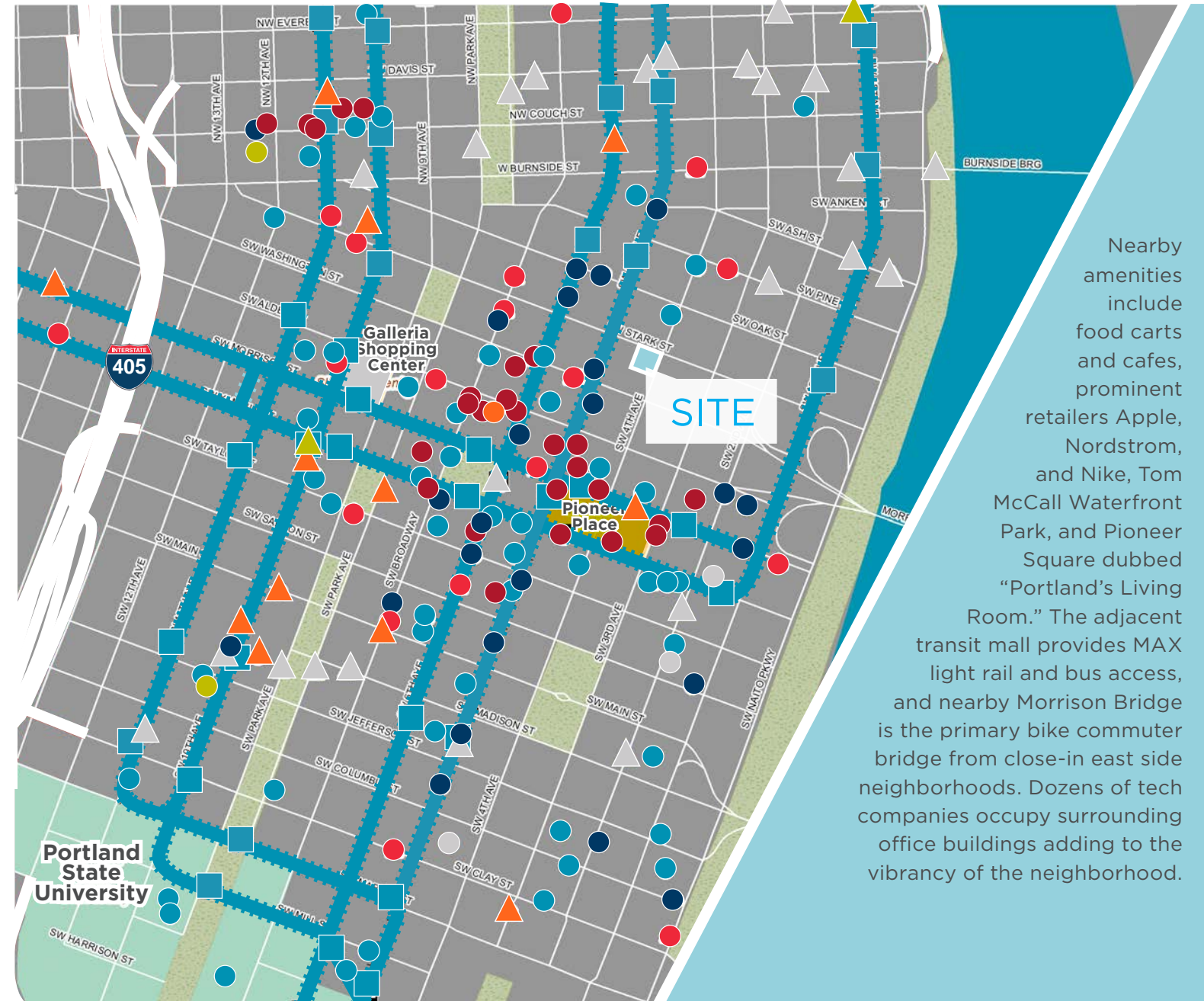
- 26% occupied by credit tenancy: KeyBank until April 2019, Verizon (S&P rated BBB+) long-term
- In-place net rent of \$404,370
- 33,920 SF of existing vacancy represents significant repositioning opportunity
- Open floor plans
- Floor-to-ceiling glass lines
- ± 12' slab-to-slab ceiling height
- Roof deck opportunity
- Highly visible branding opportunity
- Building expansion potential

The existing 45,685 square foot, 7-story building represents an outstanding value-add or owner-user opportunity. Key Bank has vacated, but currently leases the ground floor through April 2019. Verizon leases the basement on a long term basis as the location for their mission critical "dial tone" for all of Portland and the 911-Emergency Response switching center. **Consequently, a buyer will have the luxury of a steady cash flow from these credit tenants, while repositioning the building.**

444 SW 5th Avenue (Quarter Block)

Parcel Size	10,000 SF
Parcel Number	R246123
Zoning	CX(d) – Central Commercial
Usable Square Footage	± 45,685 SF usable, gross building area of 50,850 SF per Realquest
Year Built	1965
Stories	7 stories including mezzanine above the retail branch, plus basement
Construction	Steel frame with glass curtain wall
Price	\$10,000,000

ABUNDANT AMENITIES



Nearby amenities include food carts and cafes, prominent retailers Apple, Nordstrom, and Nike, Tom McCall Waterfront Park, and Pioneer Square dubbed "Portland's Living Room." The adjacent transit mall provides MAX light rail and bus access, and nearby Morrison Bridge is the primary bike commuter bridge from close-in east side neighborhoods. Dozens of tech companies occupy surrounding office buildings adding to the vibrancy of the neighborhood.

- MAP KEY**
- Banking
 - Retail
 - Gym/Fitness
 - Restaurants
 - Hotels
 - Drug Stores
 - Grocery Stores
 - Entertainment
 - Library
 - Tourist Attraction
 - Rail/Streetcar Line
 - Rail/Streetcar Stop