



FOR LEASE

# THE COLLECTIVE

1818 SW 4TH AVENUE, PORTLAND, OR

**km** Kidder Mathews



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# The Collective

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**THE COLLECTIVE** is a 15-floor mixed use tower containing over 400 units of premium market grade apartments, as well as retail and office space. Located at the confluence of SW 4th & Harrison, The Collective provides a rare opportunity to lease an office in downtown with park views, access to an outdoor patio area, and abundant on-site parking accommodations. What's more, The Collective is conveniently located right on the MAX & Portland Streetcar lines, and is only a 4 block walk to Portland's Waterfront Park! Finally, located within only 1-2 blocks are restaurants, bars, and numerous food cards, not to mention PSU and even the City of Portland's Bureau of Development Services (for planning and zoning needs).

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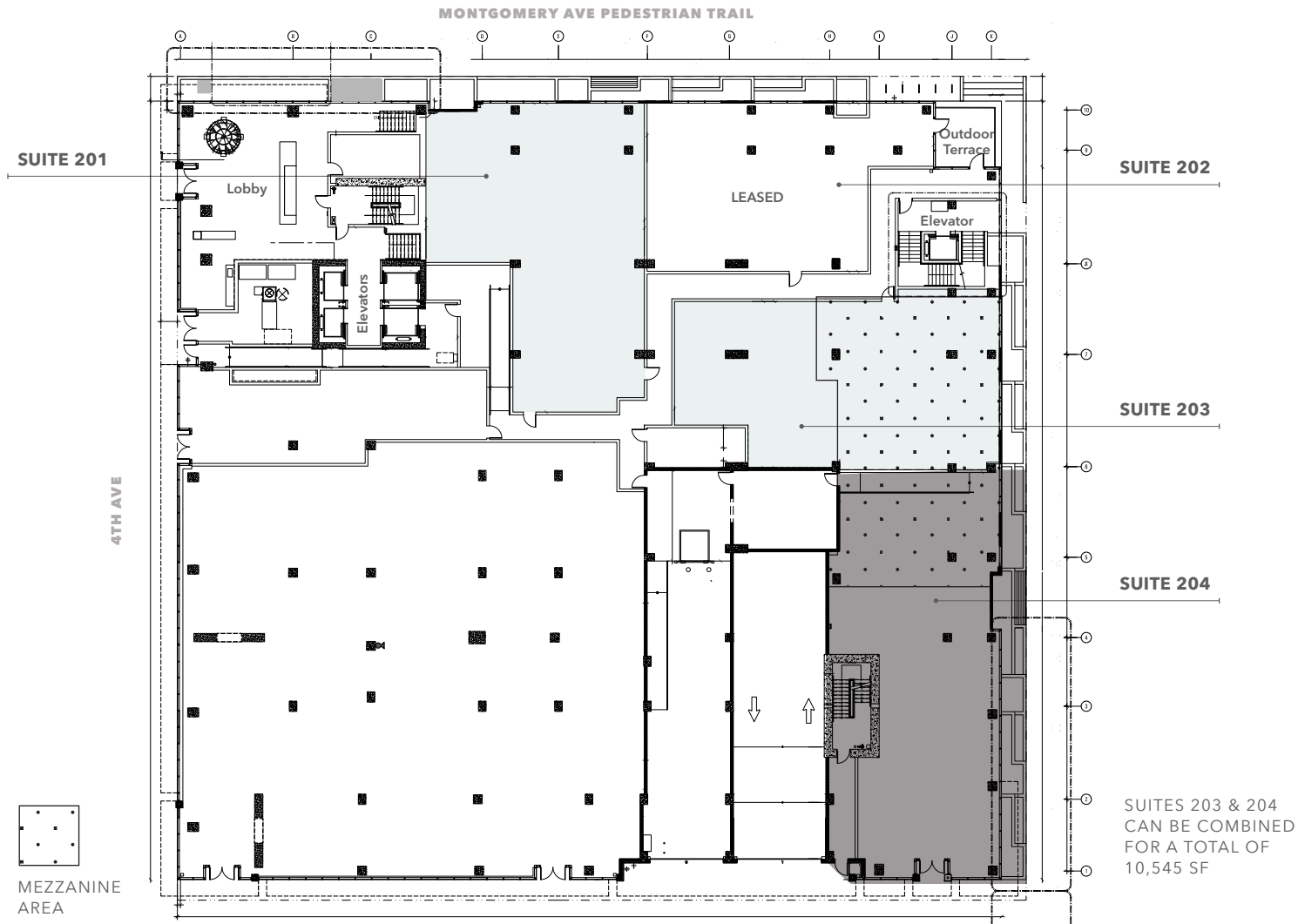


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## First Floor Plan



### RATE

**\$30.00 NNN**

### AVAILABILITIES

#### SUITE 201

**4,338 SF**

#### SUITE 202

**LEASED**

#### SUITE 203

**5,630 SF**

#### SUITE 204

**4,915 SF**

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**FIRST GENERATION** Class "A" office space

**BEAUTIFUL & EXPANSIVE** curtain wall glass lines

**CEILING HEIGHTS** of 22'4" on main levels and 10'0" on mezzanine levels

**ELEGANT BUILDING ENTRY** and lobby area with private elevator to office level

**1/1,000** parking ratio with other potential accommodations

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