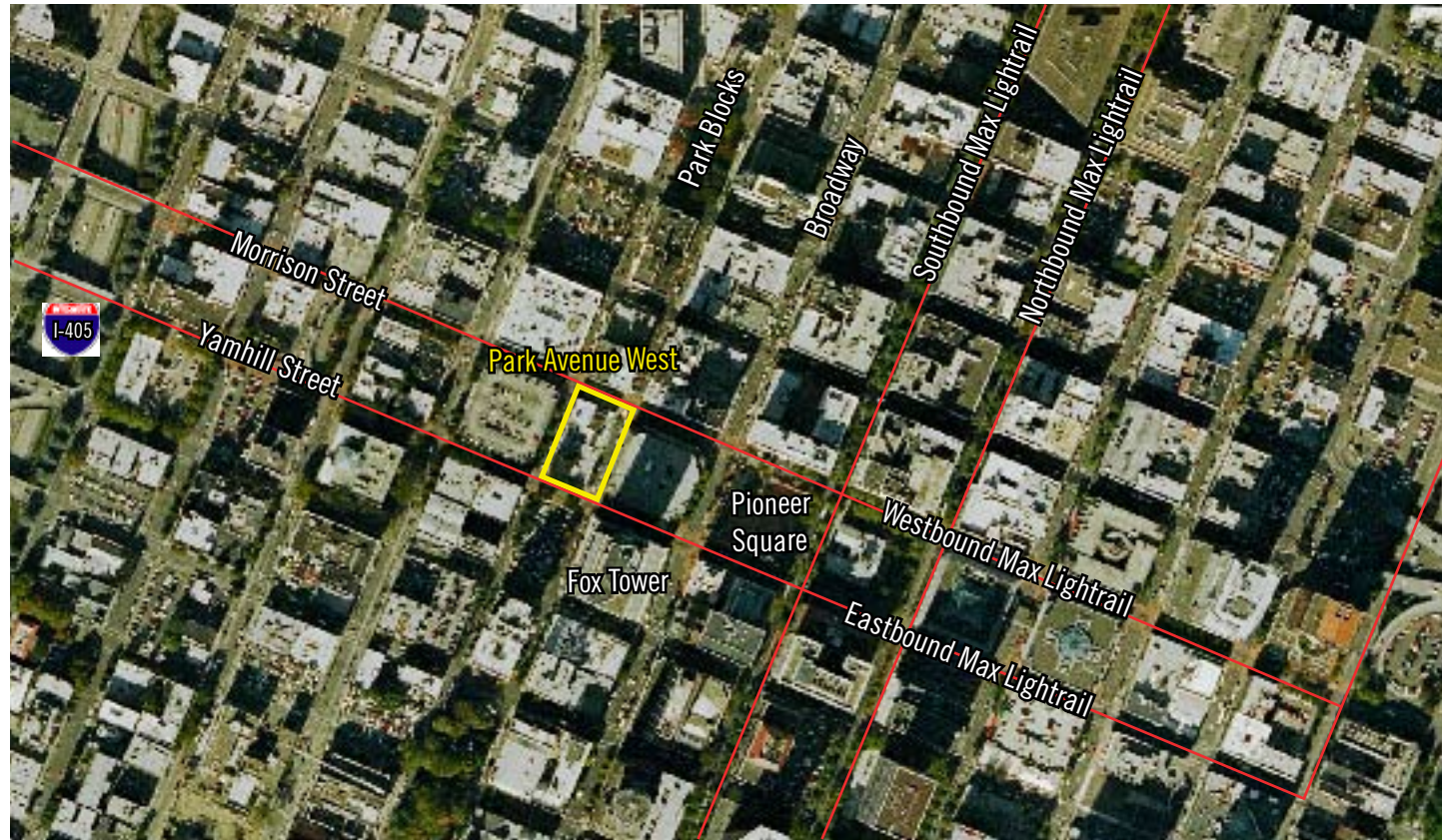


PARK AVENUE WEST

700 SW NINTH AVENUE
PORTLAND, OR



FOR LEASE

PREMIER OFFICE SPACE

PARK AVENUE WEST

700 SW NINTH AVENUE
PORTLAND, OR

Contact:

JEFF FALCONER, SIOR
jeff@capacitycommercial.com

SCOTT MADSEN, SIOR
scott@capacitycommercial.com

Contact:

JEFF FALCONER, SIOR
503-542-4346

SCOTT MADSEN, SIOR
503-542-4352



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

CAPACITY COMMERCIAL GROUP, 805 SW BROADWAY SUITE 700, PORTLAND, OR 97205

• **RENTAL RATE:** \$25.00-\$28.00 NNN

• **TENANT IMPROVEMENT ALLOWANCE:** \$45.00

• **PARKING:** 1:1,250 under building connected to a 667 stall underground parking garage

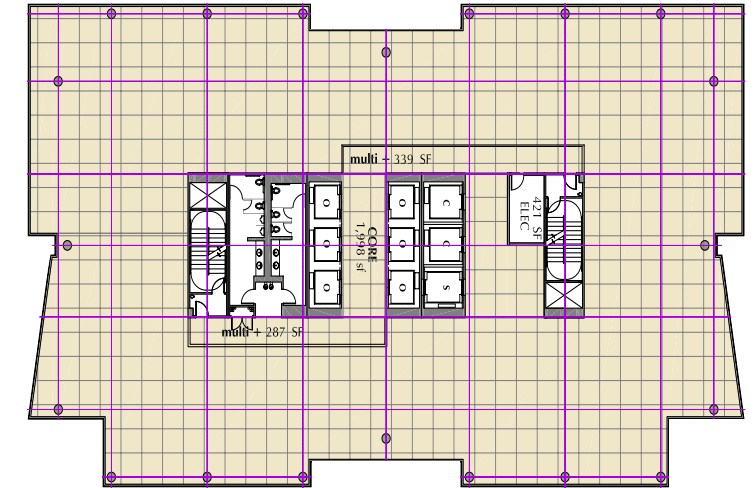
- **AMENITIES:**
- Ground floor national retailers
 - Efficient and flexible floor plates
 - Pursuing LEED Platinum Certification
 - Local responsive ownership
 - 10'6" high ceilings boasting 7 foot tall windows
 - Gracious lobby and common areas
 - Opens to world class park with cafe
 - Light rail stop on SW Yamhill and SW Morrison and close to bus lines and trolley
 - Across from Nordstrom, Mario's, Banana Republic, Brooks Brothers
 - Adjacent to Portland's finest hotels and restaurants

• **GROUND BREAKING:** 2nd Quarter 2008

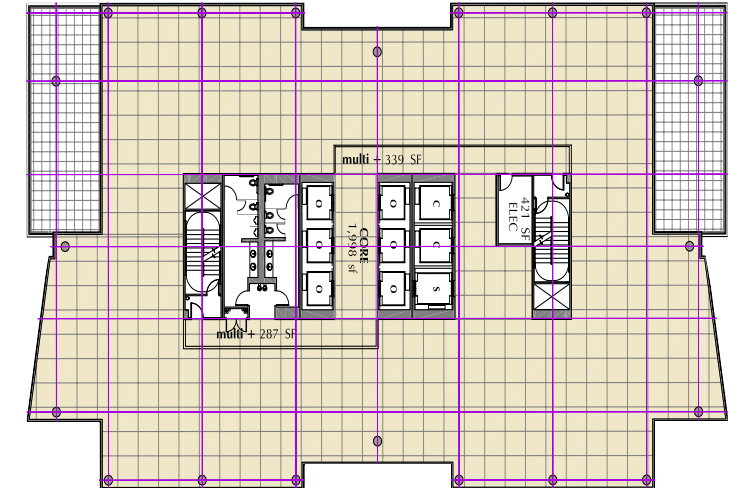
• **AVAILABLE:** 1st Quarter 2011



Floors Three through Five



Floor Eight



Floors Nine through Twelve

