

FOR LEASE OFFICE

SIXTH AVENUE CENTER

535 SW Sixth Avenue
Portland, Oregon 97205

12,160 RSF Available on 2nd Floor



Highlights:

- The entire 2nd floor and part of the 1st floor
- Floor to Ceiling Windows – 10'5"
- 28' Vaulted Ceiling at Entrance
- Close to shops, restaurants and hotels
- Abundant onsite parking – Alder Street Garage
- Excellent street exposure, signage
- Ideal for creative services firms
- One block from light rail station, Pioneer Courthouse Square



For more information and inspection please contact:

TOM USHER
503.279.1777
tom.usher@cushwake.com

MARK CARNESE
503.279.1764
mark.carnese@cushwake.com



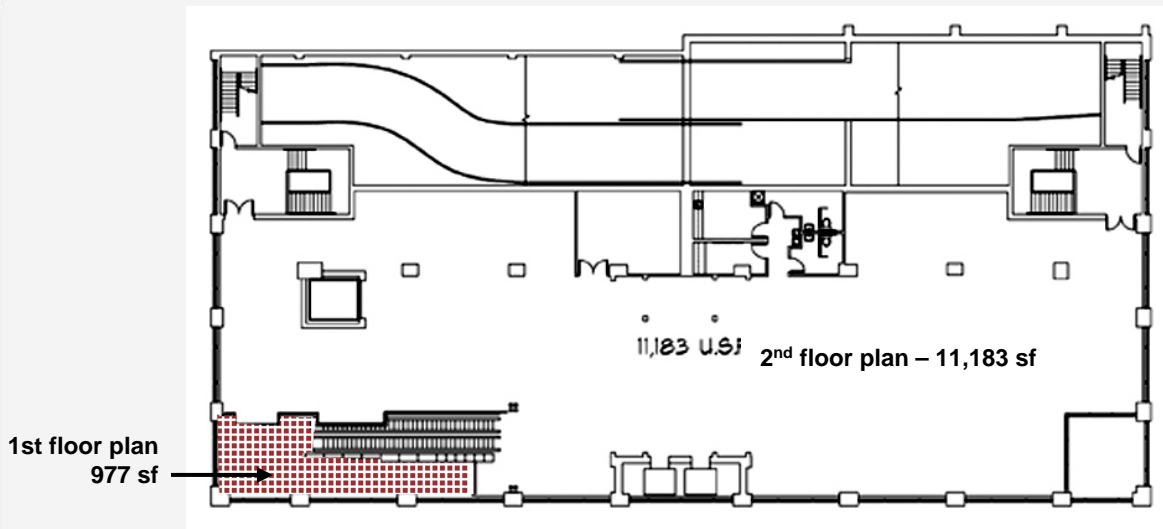
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200 SW Market, Suite 200, Portland, OR 97201
503-279-1700

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Access:

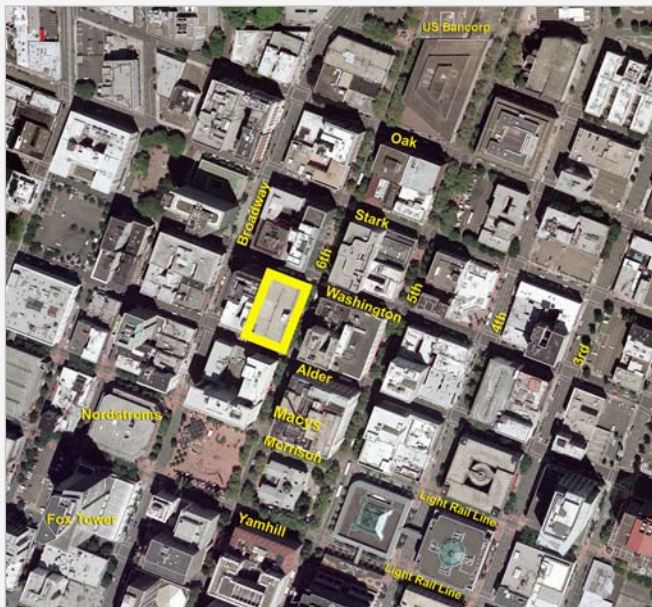
The Alder Street Center is located on the corner of SW Sixth Avenue and Alder in the core of downtown Portland. This location is located one block south of the Morrison Street light rail line. Additionally, the parking garage within the Alder Street Center offers 486 parking spaces.

Accommodations:

Located within blocks of the Alder Street Center are numerous hotels including: Marriott City Center, Benson Hotel, Hilton Hotel, Westin Hotel, Hotel Lucia, Hotel Monaco and the new Starwood hotel *The Nines* (scheduled to open Spring 2008).

Visibility:

This space has tremendous floor to ceiling windows, allowing excellent visibility from Sixth Avenue and Alder, diagonally across from the new Macy's.



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