

# UNITUS PLAZA

1300 SW 6th Avenue, Portland, OR 97201

For More Information, Contact:

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



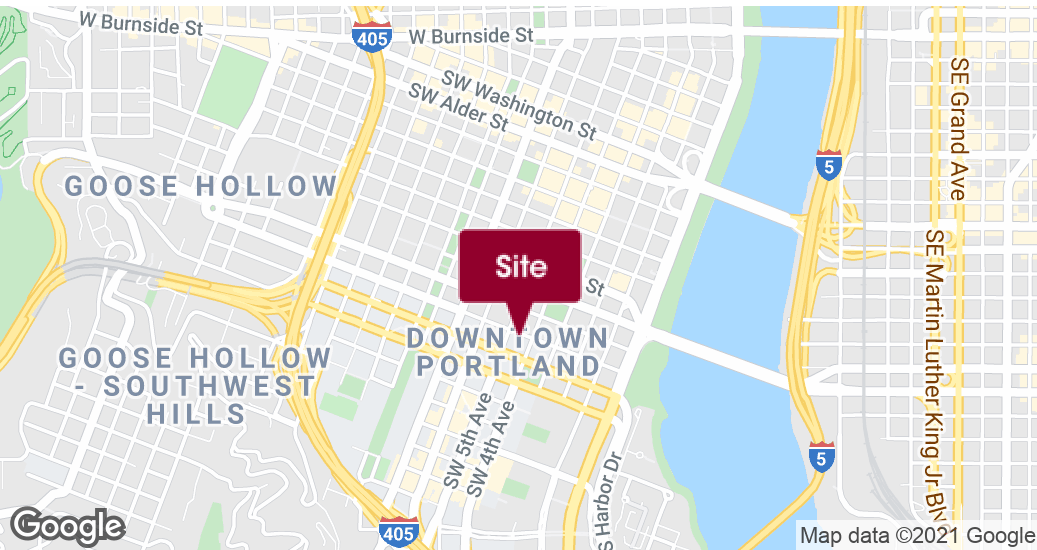
**Video Tour  
Available**

**FOR  
LEASE**

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE

1300 SW 6th Avenue, Portland, OR 97201



## PROPERTY DESCRIPTION

Situated on a full city block between 5th and 6th, and SW Columbia and Jefferson, Unitus Plaza is perfectly positioned in the heart of downtown Portland. The building hosts a wonderful gym and shower facility, a large below-grade parking lot, an onsite café, and a truly unique front plaza. The property is outfitted with state-of-the-art security technology and on-site personnel.

Locally owned by Menashe Properties, offering good communication and willingness to work with tenants for mutual outcomes.

**Brokers touring qualified tenants will receive a \$50 gift card**



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### ONSITE UNDERGROUND PARKING GARAGE

- Parking ratio is 3/1000 and is \$199/mo per space, reserved

Unitus Plaza features a large underground parking structure available to all tenants. The lot is secured and offers elevator access directly from the building into the parking structure. Safety, security, privacy, and access become an increasing priority as employees return to the office, Unitus Plaza has made it a priority to affordably accommodate all forms of commuting including on-site bike storage.



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## ONSITE CAFE & FOOD CARTS

Tenants have access to Katie's Cafe on the ground floor of the building for meals, coffee, snacks. There are also two food carts parked outside the lobby entrance open for lunch and afternoon dining.

## GYM AND LOUNGE

The ground floor also features gym space available for all tenants. With limited occupancy, frequent cleaning, and on-site shower and changing amenities, the gym provides a safe opportunity to bike to work, or squeeze in a morning or lunch workout.

All Menashe tenants also have access to the Electric Lounge in the Historic 621 Electric Building. The lounge provides the unique ability to schedule events, attend a yoga class, set up a happy hour, exercise, or enjoy one of the many Portland Pop-ups that come to showcase their local business.



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### MENASHE PREMIERE CONCIERGE SERVICES

Menashe Properties is proud to introduce exclusive, complimentary, first-class Concierge Service, designed to offer the valued tenants the type of personal concierge services that you would normally only enjoy as a guest in a five-star resort! The concierge team has been professionally trained to coordinate all of the services listed in the Directory of Services. They are ready to assist with errand running, preferred dinner reservations, golf tee times, travel arrangements, and much more.

### COVID MEASURES

The building is professionally cleaned and offers hand sanitizer stations and cleaning products throughout the building. Air is filtered to maintain clean air throughout the building. Security measures assure that only tenants and guests enter the building. Main entry and individual suite access controlled by touchless key fob systems, allowing tenants the ability to go from parking structure to office space contact-free.

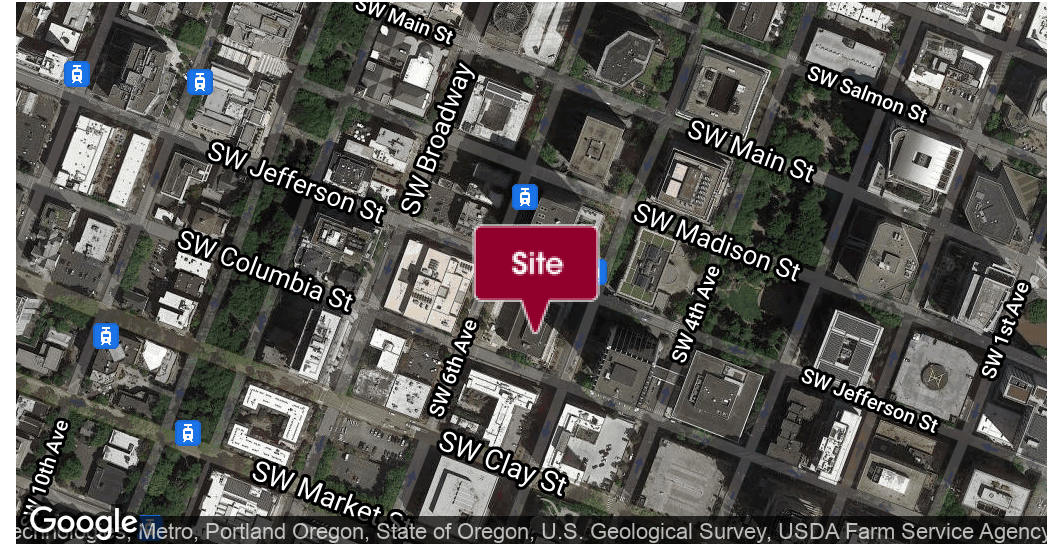


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## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Full Service)
Available SF:	2,198 - 4,997 SF
Lot Size:	1 Acres
Building Size:	83,188 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 170	\$24.00 SF/yr	2,198 SF
Suite 190	\$24.00 SF/yr	2,700 SF
Suite 310	\$24.00 SF/yr	4,997 SF



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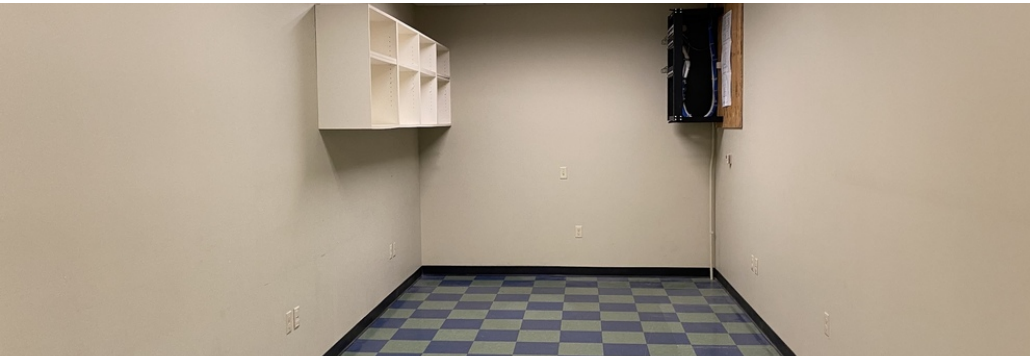
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## SUTIE 170

- Located at the center of the building
- Can be accessed from the hallway directly off the elevators
- Every ground floor entrance can take you to the space quickly
- Ideally suited for classroom or educational uses.



### SUITE 190

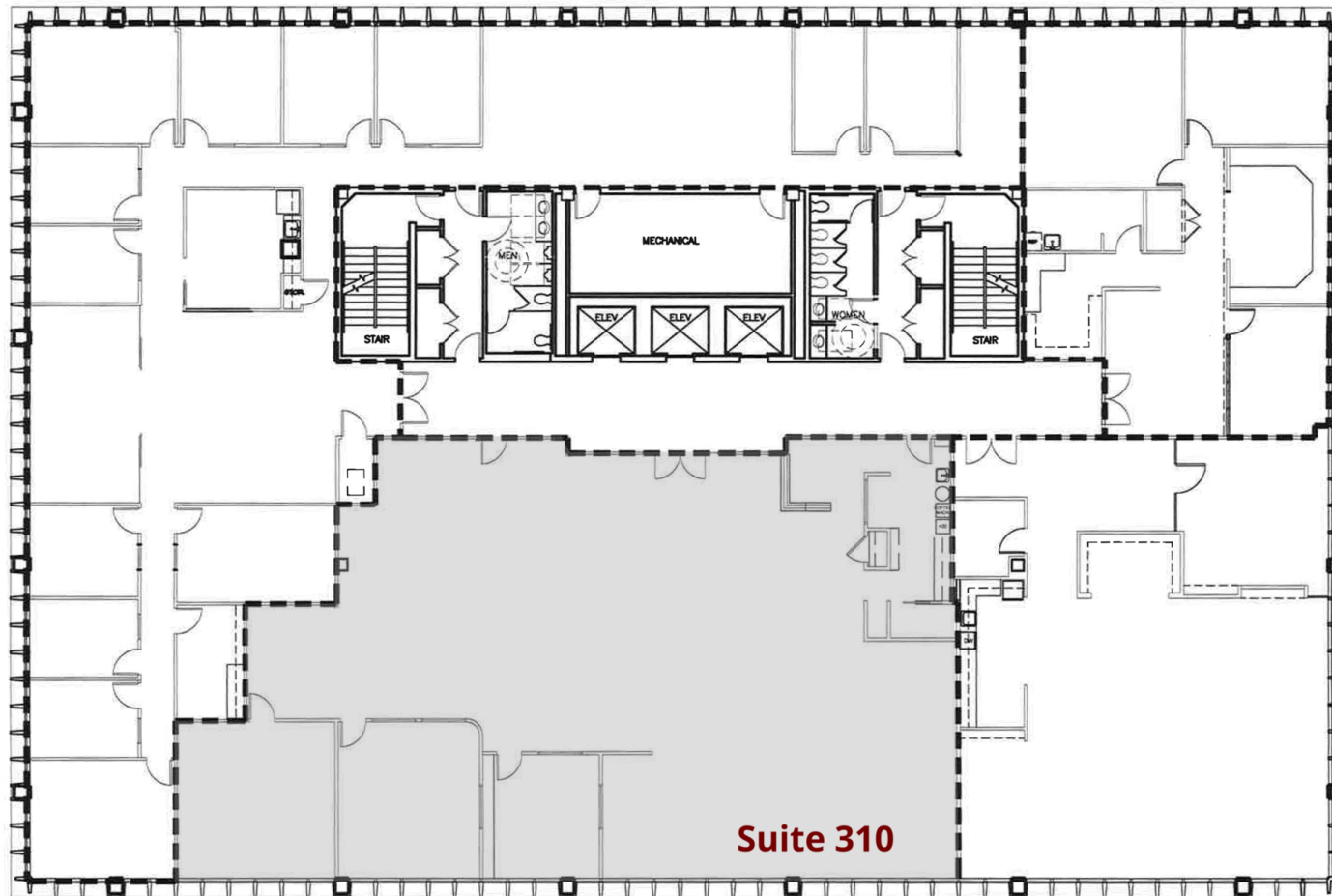
- Space features excellent natural light
- Visibility at a corner of an iconic Portland intersection, bordering both SW 5th and SW Columbia
- The creative open floorplan allows for a variety of uses and buildouts
- Currently equipped with breakroom and plumbing



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## Third Floor Availabilities



### LEGEND

- Available



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**SUITE 310**

- Features a full window line along SW Sixth Avenue
- The current buildout is functional but can be changed to accommodate a desired floorplan
- The space is accessed directly across the elevators on the third floor
- Features city views and excellent natural light





## LOCATION OVERVIEW

Conveniently located next to the MAX line and surrounded by some of Portland's finest restaurants, Unitus Plaza is extremely well located, nestled in between Wells, PacWest, Amazon, Ebay, Radison, etc. The property is in close proximity to 24 Hour Fitness, Portland State University, Portland Art Museum, and Hotel Modera.

Map data ©2021 Google Imagery ©2021, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA Farm Service Agency



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