


200 MARKET

Coming Soon



200 Market Street | Downtown Portland, Oregon | 97201

An aerial photograph of the 200 Market building, a modern glass skyscraper in Downtown Portland. The building is surrounded by greenery, including a large rooftop garden with a circular lawn and various plants. A paved plaza with a central circular garden is visible in the foreground. The image is used as a background for the text overlay.

A fixture in Downtown Portland's skyline, 200 Market is a 389,000 square foot, 19-story, LEED Certified, Class-A office tower located in the Fountain District just three blocks from Tom McCall Waterfront Park. Home to premier national and local businesses, and adjacent to Portland State University, 200 Market has positioned itself as a prestigious and well-located choice for those who want to be in Downtown Portland's Central Business District.

Restaurant Space Available

- 1,855 SF

N&N Real Estate Services
700 SW 5th Avenue, #4000
Portland, Oregon 97204
503.922.0600
www.n-nres.com

N & N

REAL ESTATE
SERVICES, LLC

Area Statistics

	0.25 Mi	0.5 Mi	1 Mi	2 Mi
Population	3,348	11,585	26,583	86,640
Projected Population ('22)	3,741	12,442	28,465	93,803
Estimated Households	1,779	6,496	14,750	48,332
Median Age	29.6	31.7	34.8	35.8
Bachelor's Degree +	68.14%	62.29%	60.27%	66.60%
Average Household Income	\$74,625	\$66,189	\$66,995	\$85,517
Median Household Income	\$55,719	\$36,200	\$33,640	\$51,980
Area Businesses	680	1,944	6,248	12,468
Daytime Population Workers	12,178	52,495	128,831	221,612
Daytime Population Total	13,516	57,734	124,775	255,864

***17 data, unless specified*

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Downtown Portland

The Central Business District

is an employment hub for a 2.3 million person metro area that is home to city, county, and federal offices. Over 100,000 employees work within the Central Business District, where 200 Market is home to Northwestern Mutual, Cambia Health Solutions, Cushman & Wakefield, and the Portland Business Alliance.

Portland State University

is adjacent to the 200 Market Building in Downtown Portland. It is Oregon's largest university with 2017-2018 enrollment of 27,600 and faculty of 7,200.

Keller Auditorium

is a 2,992-seat performing arts center that stages Broadway productions, ballet, opera, concerts, comedy, family events, and more.

Oregon Health and Science University

is Oregon's only medical school, with 4,000 students, interns, and residents, and 16,000 medical staff and employees treating almost 600,000 patients each year.

MAX Light Rail & Portland Streetcar

are part of Portland's preeminent public transit system, which combined to serve almost 814,000 local riders in February 2018. All five MAX Light Rail Lines and all three Portland Streetcar Lines have stops within one mile of the 200 Market Building.



WEST END

GOOSE HOLLOW

UNIVERSITY DISTRICT

SOUTHWEST HILLS

CENTRAL BUSINESS DISTRICT

PIONEER PLACE

CENTRAL EASTSIDE

OLD TOWN/CHINATOWN

SOUTH WATERFRONT

BROOKLYN

200 MARKET

OREGON HEALTH & SCIENCE UNIVERSITY

ZIDELL YARDS DEVELOPMENT SITE

OMSI

OMSI MASTERPLANNED CAMPUS SITE

26

99E 99E

99E

TARGET

TJ-MAX

NORDSTROM

MARIO'S

REGAL CINEMAS

PORTLAND STATE UNIVERSITY

Portland State University

H&M J.CREW LV kate spade
TUM CAMPER GAP FOREVER 21
TIFFANY & CO. REGAL CINEMAS Microsoft SCOTCH & SODA

REGENERATION

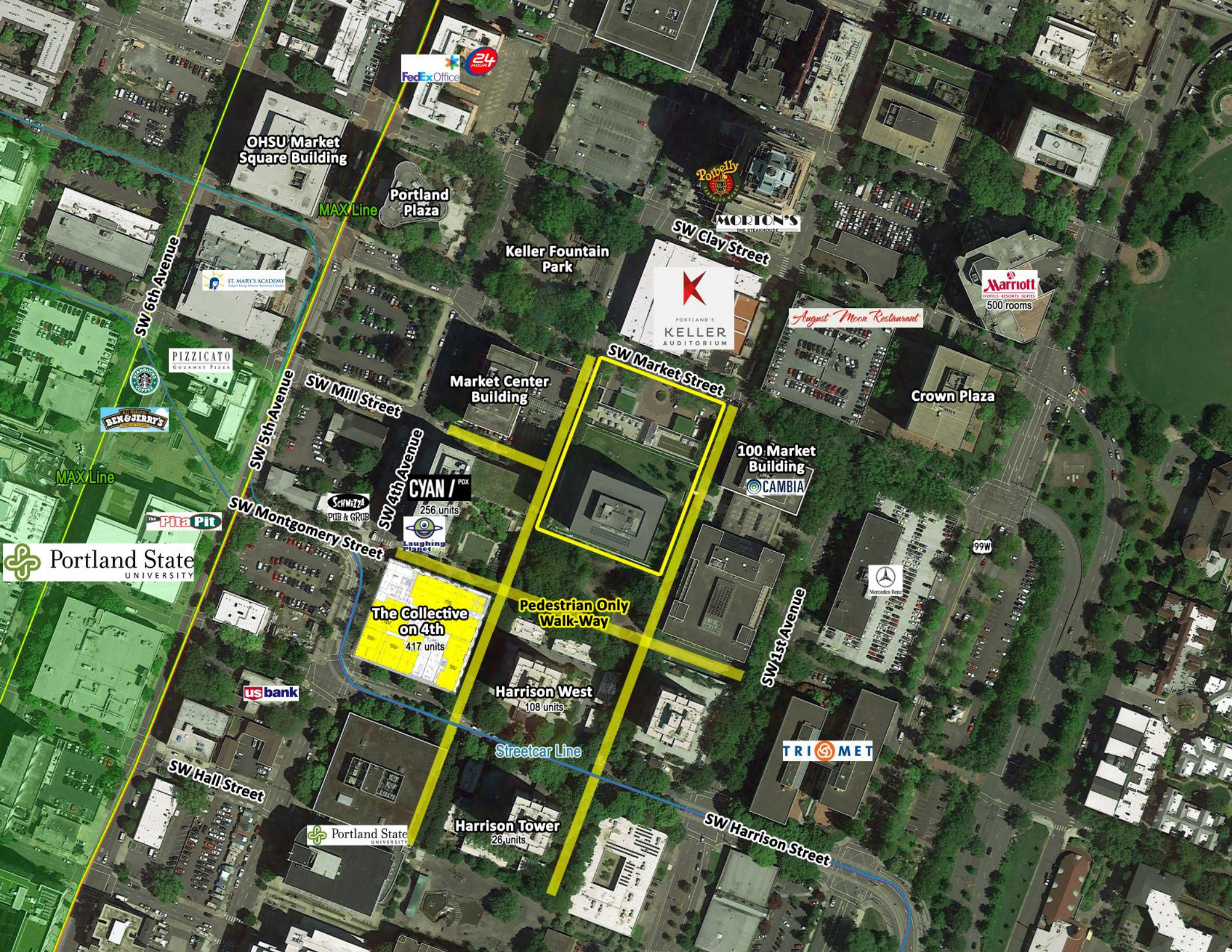
GRAND CENTRAL

MARKET CHOICE

Orchard

OREGON HEALTH & SCIENCE UNIVERSITY

OREGON HEALTH & SCIENCE UNIVERSITY



OHSU Market Square Building

MAX Line

Portland Plaza

Keller Fountain Park

Pott belly

MORTON'S

SW Clay Street

PORTLAND'S
KELLER
AUDITORIUM

Marriott
HOTELS RESORTS SUITES
500 rooms

August Moon Restaurant

Crown Plaza

SW 6th Avenue

ST. MARY'S ACADEMY

PIZZICATO
GOURMET PIZZA

BEN & JERRY'S

MAX Line

Pita Pit

SW Montgomery Street

SW Mill Street

Market Center Building

SW Market Street

100 Market Building
CAMBIA

SW 4th Avenue

CYAN /
256 units
Laughing Planet

SW 3rd Avenue
PUB & GRUB

The Collective
on 4th
417 units

Pedestrian Only
Walk-Way

Harrison West
108 units

Harrison Tower
26 units

Streetcar Line

SW 2nd Avenue

TRI MET

SW Harrison Street

SW Hall Street

us bank

Portland State
UNIVERSITY

Portland State
UNIVERSITY

Restaurant Space Available

- Restaurant space available on ground floor, facing Market Street
- Restaurant and kitchen improvements are currently in planning stages
- 1,855 SF restaurant spaces available

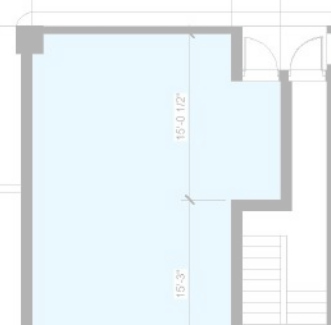
Restaurant Amenities

- Operable, glazed walls facing Market Street
- Visual presence facing Keller Auditorium
- Outdoor seating spills onto the plaza
- Distinct bar and restaurant zones
- Satellite bar joins architecturally with stairs
- Existing exhaust hood and grease trap
- Outdoor bocce ball court
- Valet parking

The Fountain District

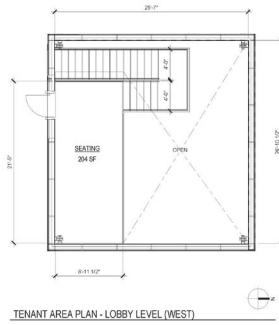
- 200 Market is a 389,000 square foot, 19-story, Class-A Office Tower located in Portland's Fountain District
- LEED Certified
- Adjacent to Portland State University and 1.5-miles from OHSU's South Waterfront clinics and campus
- Across the street from Keller Auditorium
- Next door to Pettygrove Park and Keller Fountain Park
- Two blocks from Lovejoy Fountain Park and three blocks from Tom McCall Waterfront Park



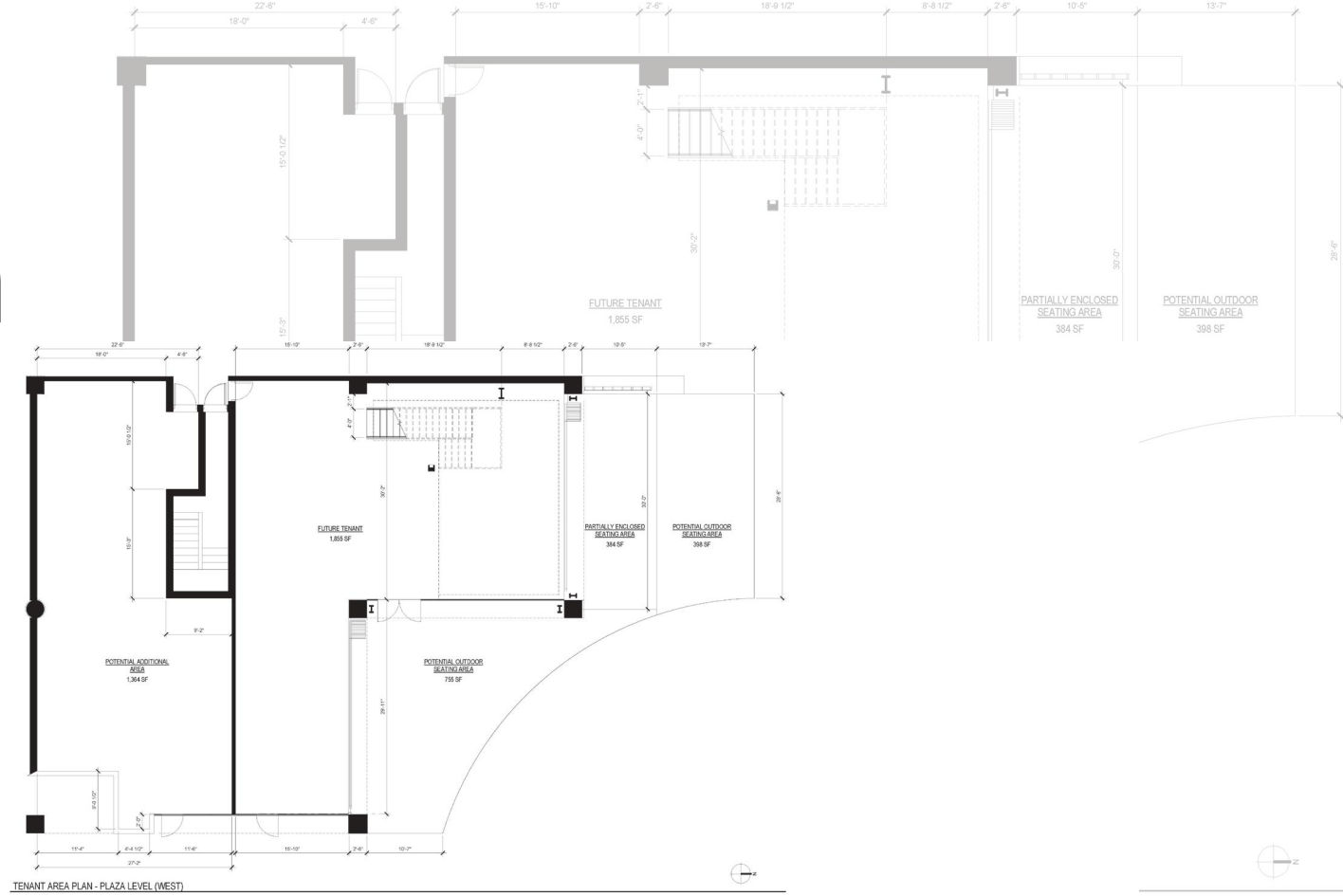


FUTURE TENANT
881 SF

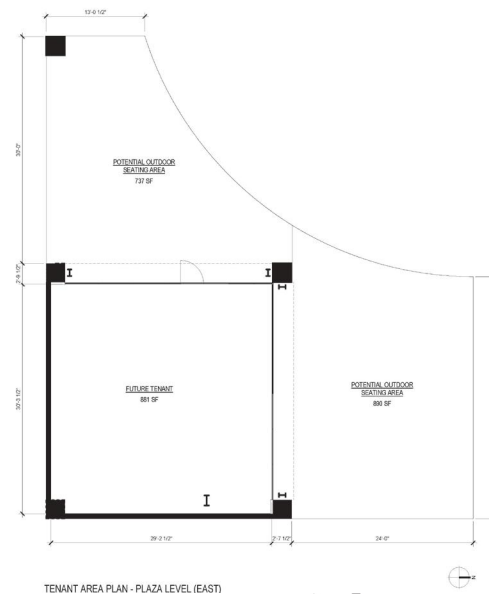
Architectural floor plan of a room. The plan shows a rectangular room with a central staircase. Dimensions are indicated: 25'-7" for the overall width, 4'-0" for the staircase width, and 4'-0" for the staircase depth. A door is shown on the right wall. The text "Detail Floor Plan" is overlaid in large, bold, black letters.



TENANT AREA PLAN - LOBBY LEVEL (WEST)



TENANT AREA PLAN - PLAZA LEVEL (WEST)



TENANT AREA PLAN - PLAZA LEVEL (EAST)



200
MARKET

For Leasing Information:

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