

URBAN
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REAL ESTATE

FOR LEASE | *DOWNTOWN*



Umpqua Bank Plaza

ONE SW COLUMBIA STREET, SUITE 002

FOR LEASE | +/- 978 & 1,010 SF OF GROUND FLOOR STOREFRONT SPACE



Owned & Managed by Shorenstein Realty Services, L.P.

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UMPQUA BANK PLAZA

LOCATION | SW Naito Parkway & Jefferson Street, Central Business District

AVAILABLE | Approximately 978 & 1,010 SF retail/office space fronting SW Jefferson & Naito Parkway

PARKING | Monthly parking available for tenant and nearby short term Smart Park garage

TIMING | Available now!



AREA | Umpqua Bank Plaza is situated conveniently at the gateway to downtown Portland's Central Business District, at the intersection of Naito Parkway and Jefferson Street near the highly trafficked Hawthorne Bridge. Over 60 neighboring restaurants and retailers and over 5,600 employees are located within a three-block radius. More than 360 short-term parking spaces are located one block north at the Smart Park Garage, and on-street parking is available on Jefferson Street and First Avenue.

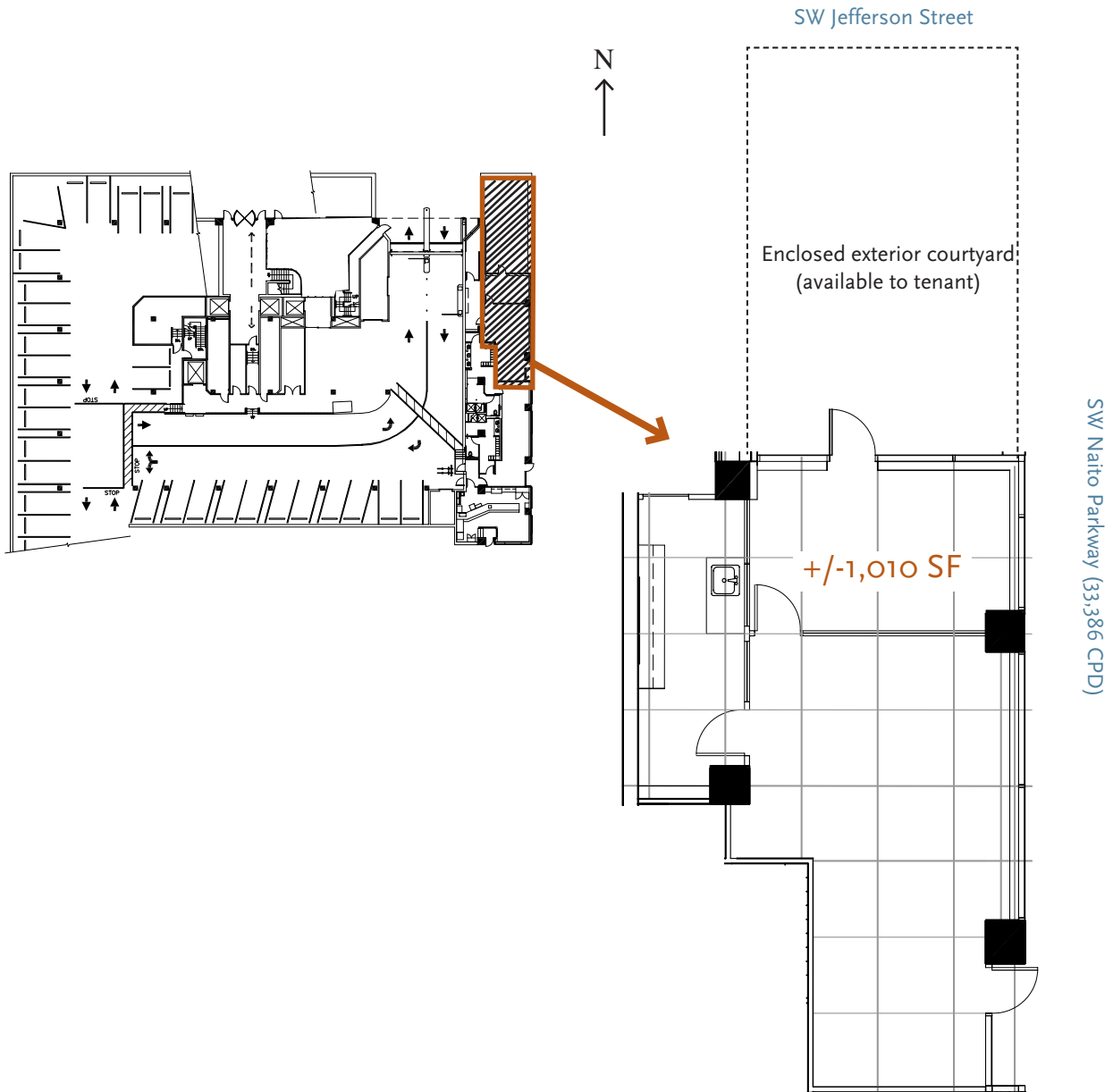
BUILDING | The Umpqua Bank Plaza is home to over 277,000 square feet of class A office space and a 204 stall underground parking garage. Ground floor retail tenants include Plaza Deli, Starbucks, and Dean's Sundries. The property is one block north of the Marriott Hotel and within walking distance to downtown's cultural attractions, notable restaurants, and the RiverPlace Marina.



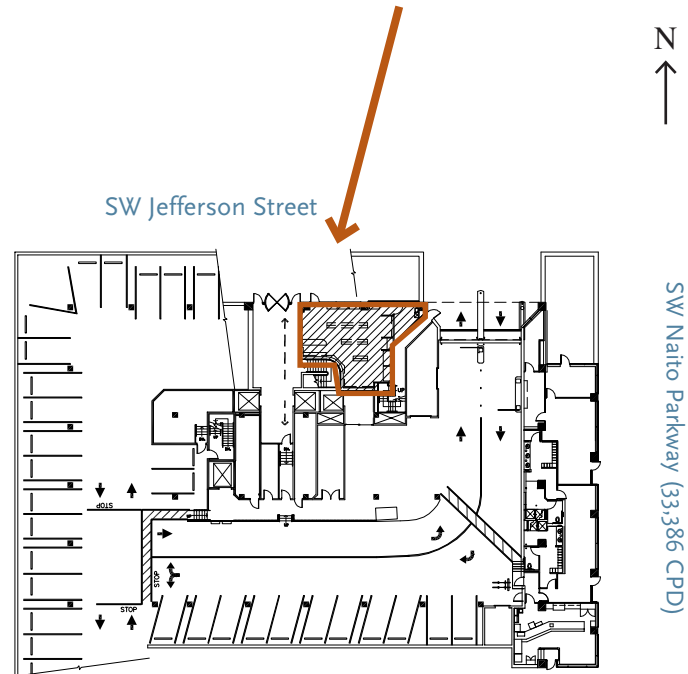
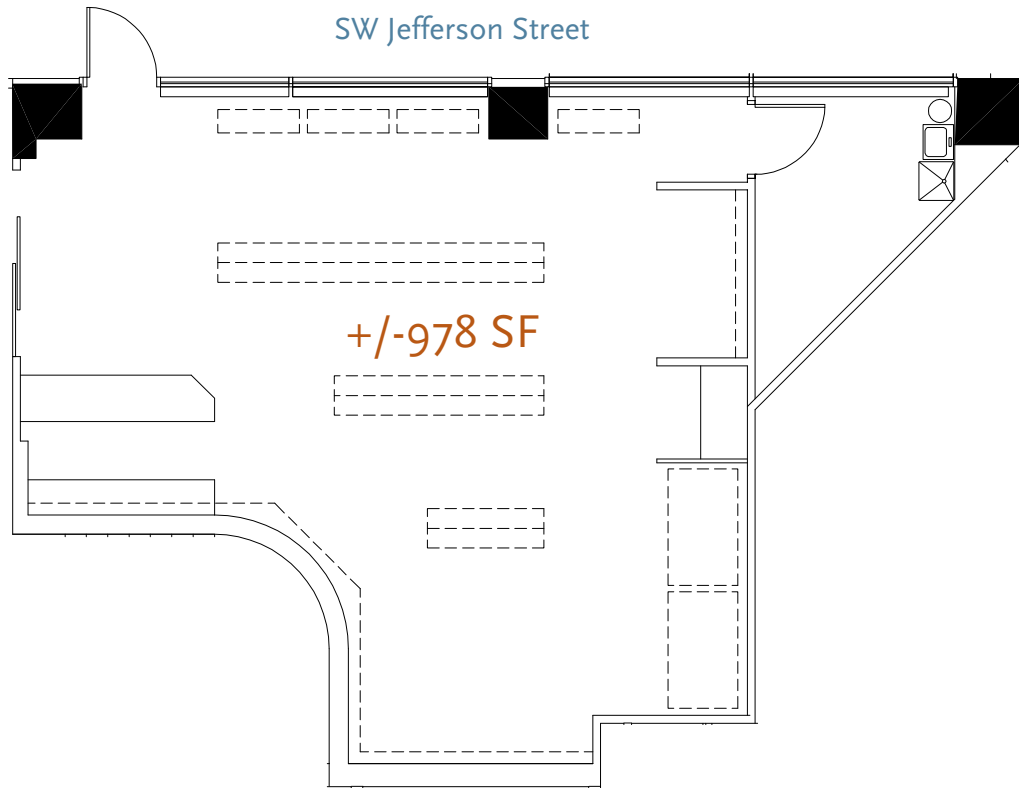
AVAILABLE SPACE | The two spaces feature abundant storefront glass with highly visible main entrances and signage opportunities on Naito Parkway and Jefferson. The spaces will be delivered in a vanilla shell condition with electrical, plumbing and mechanical systems in place. The current configuration of the 1,010 SF space is ideal for an office/service retail tenant with a private office/conference room, small kitchen/workroom and front reception area as well as use of the adjacent secured courtyard patio. The 978 SF space would be ideal for a retail or service retail tenant. Tenants will have access to common area restroom and garbage facilities located in the parking garage on Jefferson Street.



SITE PLAN



SITE PLAN



CLOSE-IN AERIAL



AREA DEMOGRAPHICS

2011 Demographics

	.5 mile	1 mile	2 miles
POPULATION	6,521	23,069	78,022
MEDIAN AGE	40.5	38.4	36.4
AVERAGE HH INCOME	\$48,417	\$53,399	\$66,208
DAYTIME POPULATION	41,831	116,126	232,378
EDUCATION: COLLEGE	41.4%	46.6%	54.1%

Traffic Counts: SW Naito Parkway @ Jefferson St.: 33,386 CPD



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