

The logo for Urban Works, featuring the words "URBAN" and "WORKS" stacked vertically in a bold, sans-serif font, enclosed within a white circular border.

URBAN
WORKS

MEIER & FRANK BLDG

PDX

CURRENT AVAILABILITY

GROUND FLOOR FLAGSHIP RETAIL OPPORTUNITIES IN
DOWNTOWN PORTLAND'S ICONIC MEIER & FRANK BUILDING

CORNER SPACE
+/- 10,000 SF (DIVISIBLE)



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Rendering | Corner of SW 6TH Ave & Morrison St

Meier & Frank Building

The Meier & Frank Building is a historic, glazed terra cotta structure that originally held the headquarters of the Meier & Frank department store chain. The building is one of Downtown Portland's most notable structures, featuring 16-stories with 208,520 rentable square feet. The property encompasses an entire city block across from the vibrant Pioneer Courthouse Square and Pioneer Square Mall.

KBS, in conjunction with Sterling Bay, redeveloped the first 5 floors of the building into a best-in-class, mixed-use, asset encompassing space that includes street level retail and creative office.

Floors 6-16 of the property are home to The Nines Hotel, one of downtown Portland's most luxurious hotels, which includes Departure Restaurant & Lounge and Urban Farmer Steakhouse.

Neighboring Retail & Dining Includes:



Address

621 SW 5th Ave

Area

Downtown / CBD

Available Space

+/- 10,000 SF (Divisible)

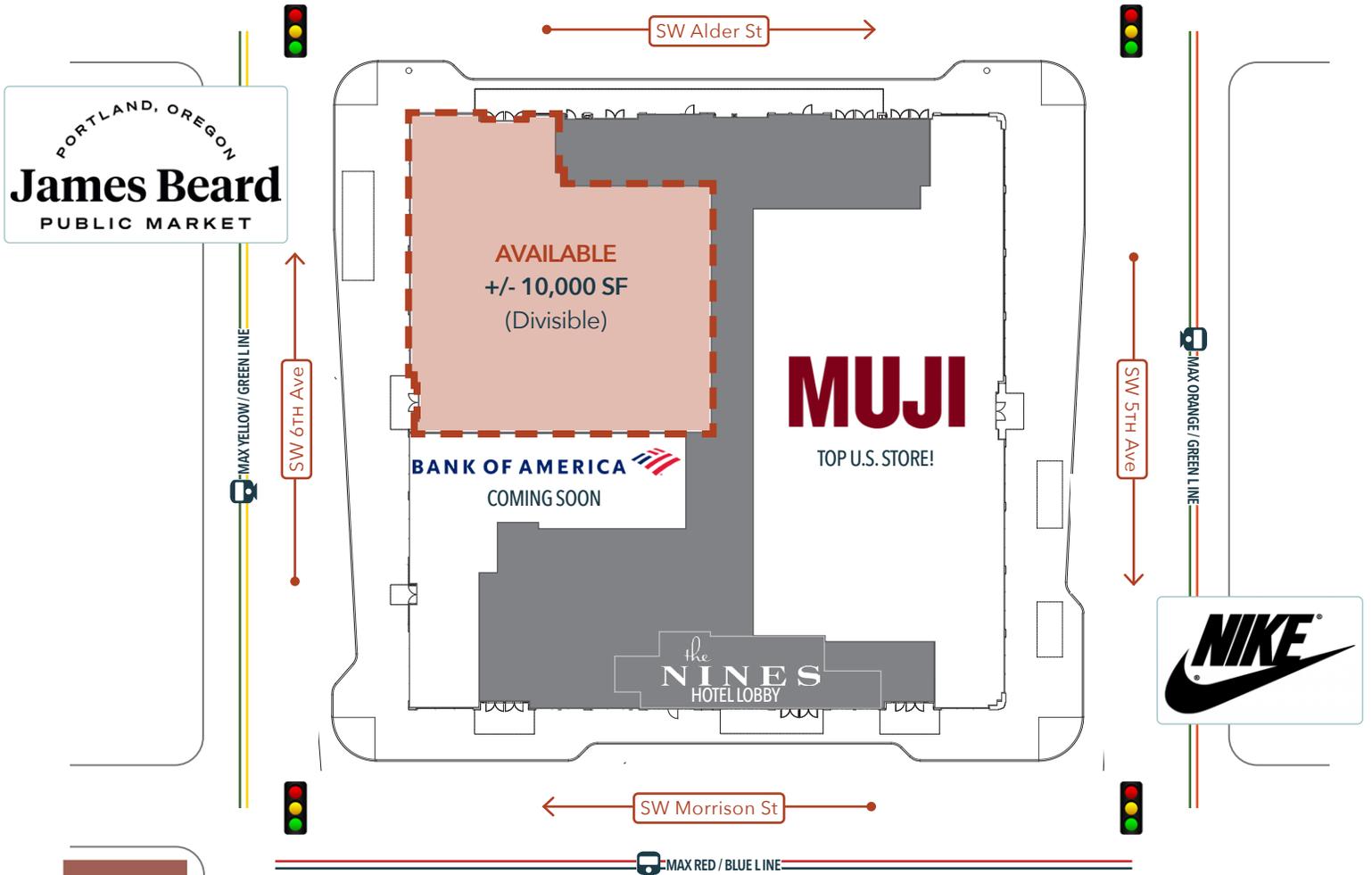
Uses

Flagship Retail Opportunity

Retail Highlights:

- The building's retail tenants include Bank of America (coming soon) & Muji (top performing US location)
- Kitty-corner to Pioneer Courthouse Square, nicknamed "Portland's Living Room", home to many events throughout the year
- Adjacent to the new James Beard Public Market, scheduled to open in 2027
- Across from the epicenter of Portland's Public Transit System, where all MAX Light Rail lines intersect
- Located among intersections with the highest pedestrian counts in Downtown Portland
- Over 2,000 hotel rooms within two surrounding blocks of the building

SITE PLAN



NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2025 Population	2,455	21,359	55,726
Total Employees	30,869	64,245	103,647
Total Businesses	2,500	5,199	9,068
Avg. Household Income	\$61,996	\$97,835	\$111,525
Median Age	45.8	43.3	38.9
Any College	75.3%	77.5%	81.4%

