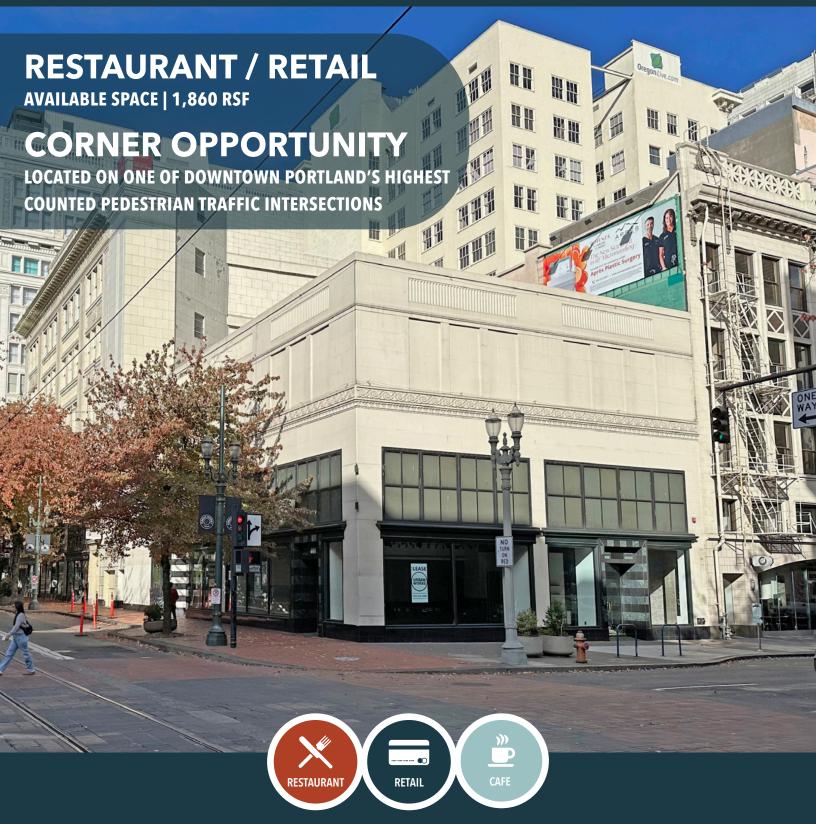
ELEASE WORKS



401 SW MORRISON ST

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SW 4TH & MORRISON





Aa	ar	ess		

401 SW Morrison St

Space

1,860 SF

Area

Downtown / CBD

Uses

Restaurant / Retail

About the Space

Rare corner availability in the heart of Portland's CBD. The space is highly visible and located in the same building as Nike's flagship store and Sephora. The building is one block away from Apple and directly across from Pioneer Place Mall, home to luxury stores like Louis Vuitton, Gucci and more.

Highlights

- Prominent corner glass line
- Great ceiling heights
- Plentiful public parking available within a few blocks radius of the site
- Grease interceptor in place
- Outdoor seating
- Strong traffic and pedestrian counts
- Nearby retailers include:





SITE PLAN



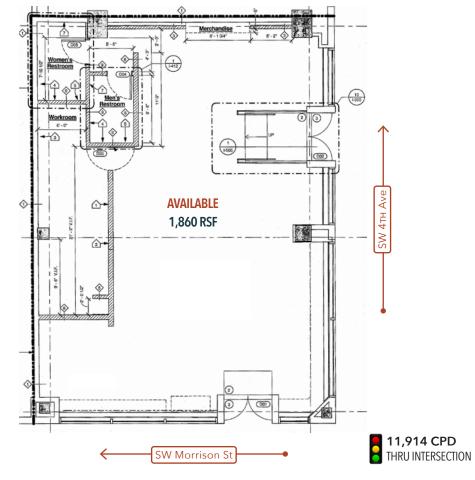




SPACE PLAN







NEIGHBORHOOD



Demographics	¼ Mile	½ Mile	1 Mile
2024 Population	929	10,449	41,355
Total Employees	29,780	66,898	104,244
Total Businesses	2,200	5,046	8,915
Median Household Income	\$33,425	60,987	\$70,910
Median Age	42.9	42.1	37.7
Any College	67%	73.5%	80.9%

National Retail Corridor | This area of Downtown is home to Portland's highest concentration of retail tenants and includes the highest foot traffic counts in the district.





FOOT TRAFFIC DATA PROVIDED BY DOWNTOWN PORTLAND CLEAN AND SAFE

