

# FOR LEASE

URBAN  
WORKS

## PROMINENT DOWNTOWN LOCATION

CAFE / RESTAURANT | 2,200 SF

DENTAL / SERVICE SPACE | 3,624 SF



## FIRST & MAIN

### 100 SW MAIN ST

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# FIRST & MAIN



|                |                                       |
|----------------|---------------------------------------|
| <b>Address</b> | 101 SW Main St                        |
| <b>Area</b>    | Downtown / CBD                        |
| <b>Uses</b>    | Restaurant / Cafe / Medical / Service |

First & Main is a 16 story, Class-A, LEED Certified building featuring over 346,000 SF of office space with 14,590 SF of retail space and three levels of secured, underground parking with 300 stalls accessible via Second Ave.

The building is situated conveniently at the gateway to Downtown Portland's Central Business District at the base of the Hawthorne Bridge.



## Second Generation Cafe / Restaurant - 2,200 SF

Corner opportunity with great exposure.

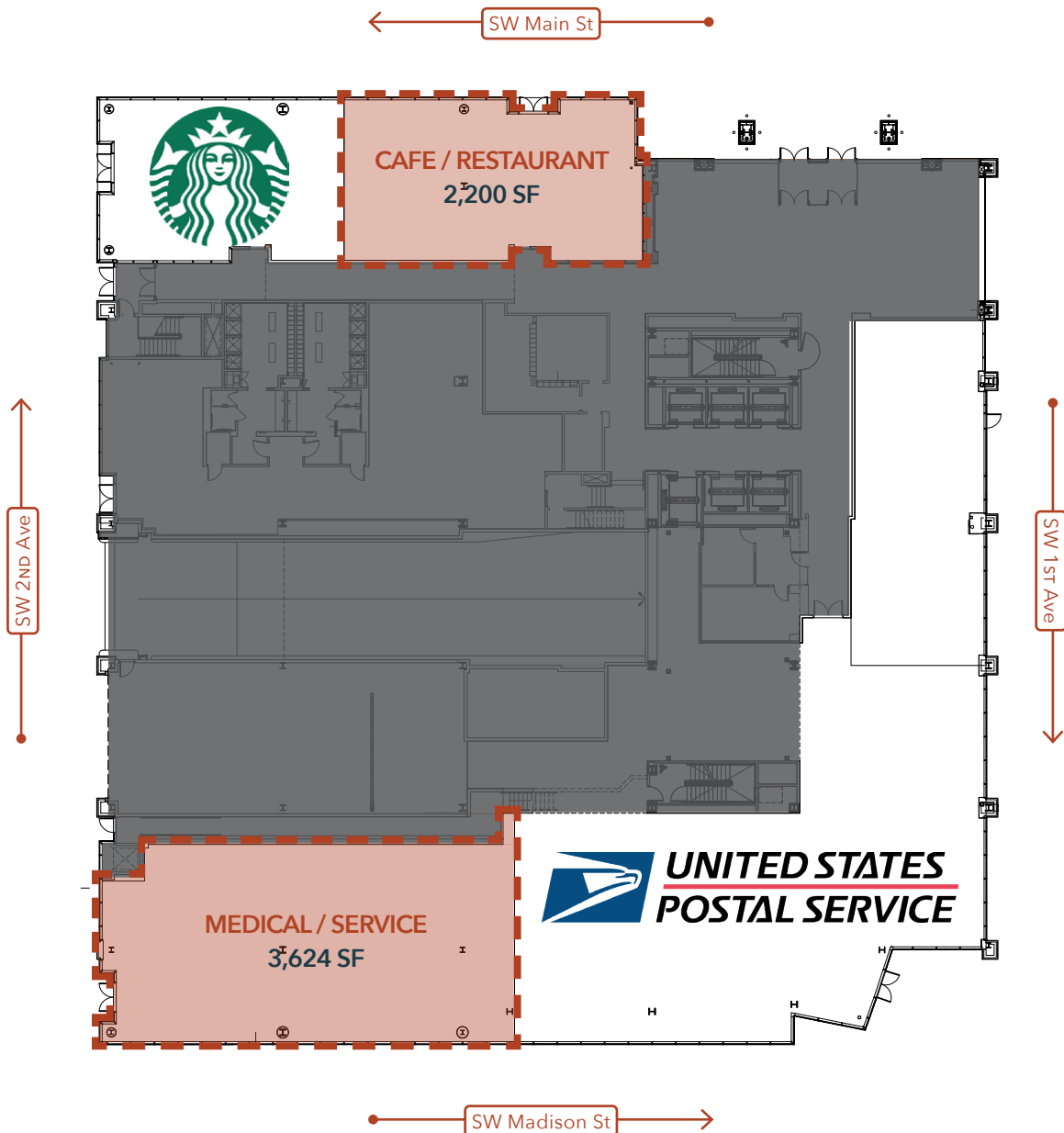


## Medical / Service - 3,624 SF

Second generation dental office with bright reception area and built-out treatment rooms.



# SITE PLAN





# NEIGHBORHOOD



| Demographics            | ¼ Mile   | ½ Mile   | 1 Mile   |
|-------------------------|----------|----------|----------|
| 2025 Population         | 1,058    | 9,175    | 45,990   |
| Total Employees         | 24,981   | 57,982   | 101,562  |
| Total Businesses        | 1,785    | 4,256    | 8,652    |
| Median Household Income | \$84,150 | \$72,712 | \$74,066 |
| Median Age              | 39.2     | 41.6     | 39.3     |
| Any College             | 88.2%    | 84.3%    | 80%      |

