

# 50 PINE BUILDING

50 SW PINE STREET | PORTLAND, OR 97204

FOR LEASE



## Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.*

MARCH 2026

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

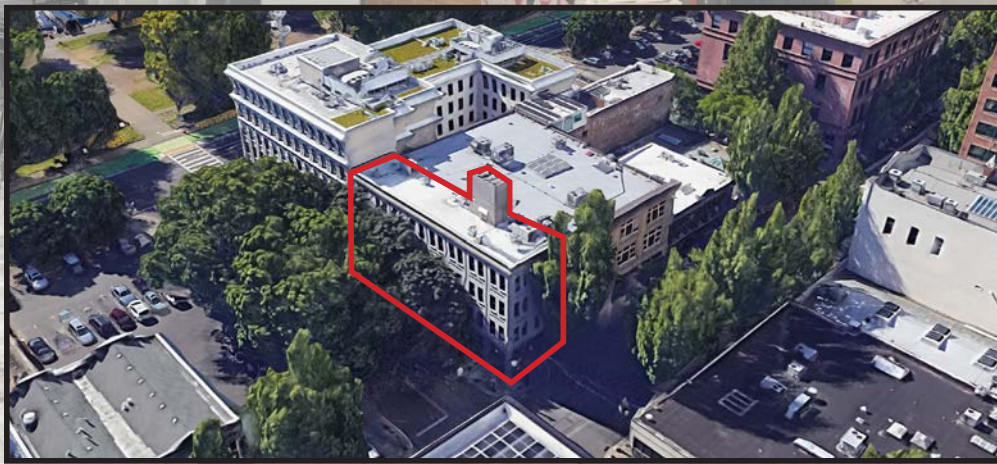
The 50 Pine building is a classic urban office near the waterfront. Located near several TriMet stops, it is surrounded by Portland hotspots including the Pine Street Market, LeChon, and many others. The available spaces include a 2,500 SF office space with an abundance of natural light, and a 978 SF retail suite with an entrance off the building's lobby.

**LOCATION:** A prime location with easy access to major roads, bridges, public transportation, and one block away from waterfront park.

**FLOOR SPACE:** The property features an ideal floor plan to accommodate different business needs with combination of open area and private offices. The office space includes elevators that open to the suite, a kitchenette, and classic accents such as the original brickwall.

**NATURAL LIGHTING:** Ample natural light contributing to a more pleasant and productive workspace in the office suite. The retail space is equipped with an abundant glassline.

**BUILDING FEATURES:** There is extra storage available in basement. The first floor offers The Lobby event space and lounge for Lechon and Kale' Japanese restaurant.



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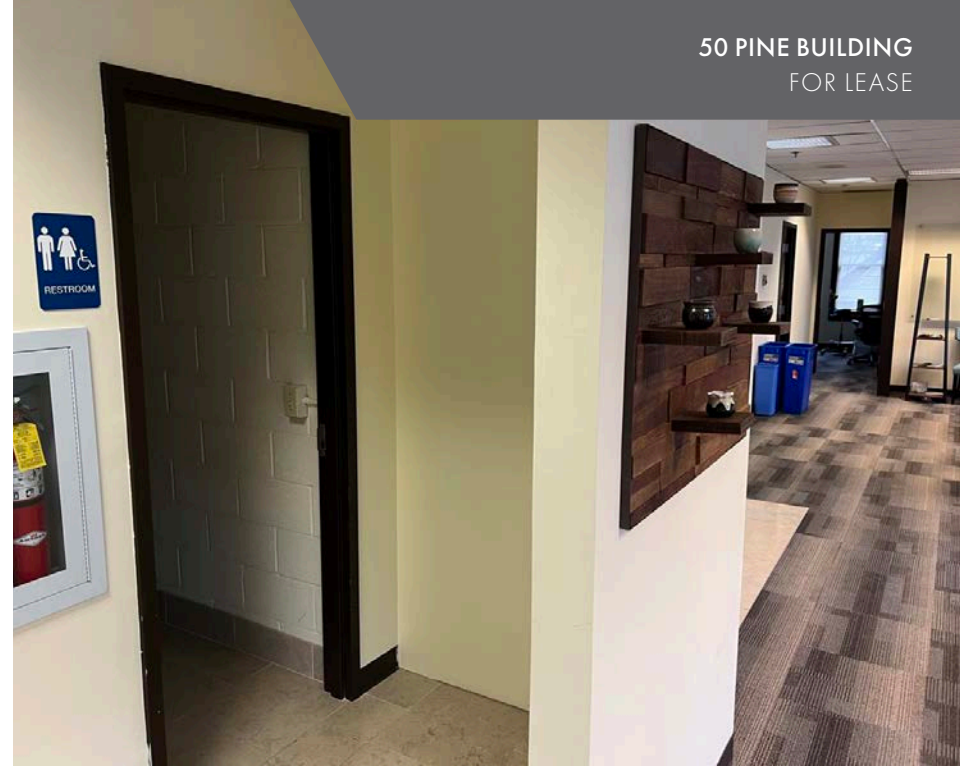
<b>Address:</b>	50 SW Pine Street
<b>City/State/Zip Code:</b>	Portland, OR 97204
<b>County:</b>	Multnomah
<b>Available Spaces:</b>	± 2,500 SF Office ± 978 SF Retail
<b>Building Size:</b>	± 10,000 SF
<b>Land Size</b>	± 0.06 AC
<b>Floors:</b>	4
<b>Zoning:</b>	CX
<b>Year Built:</b>	1983 Renovated 2020
<b>Lease Rate (Office):</b>	\$15 PSF, MG
<b>Lease Rate (Retail):</b>	\$29 PSF, NNN

For more information visit [WILLAMETTEVISTAPROPERTIES.COM](http://WILLAMETTEVISTAPROPERTIES.COM)



# 2ND FLOOR OFFICE

± 2,500 SF Available



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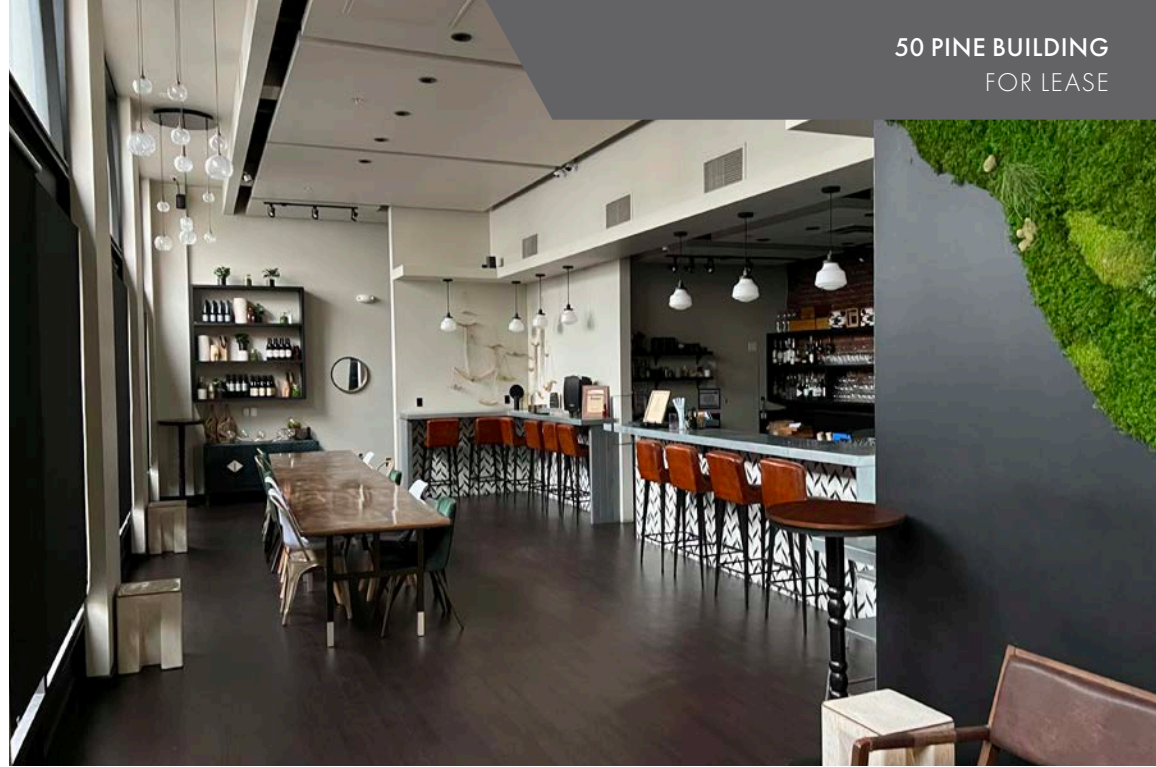
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## RETAIL SPACE



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## RETAIL SUITE

- ± 978 SF Available
- Available April 1<sup>st</sup>, 2024
- Features include:
  - Abundant glassline
  - Entrance off the building lobby
  - Updated finishes



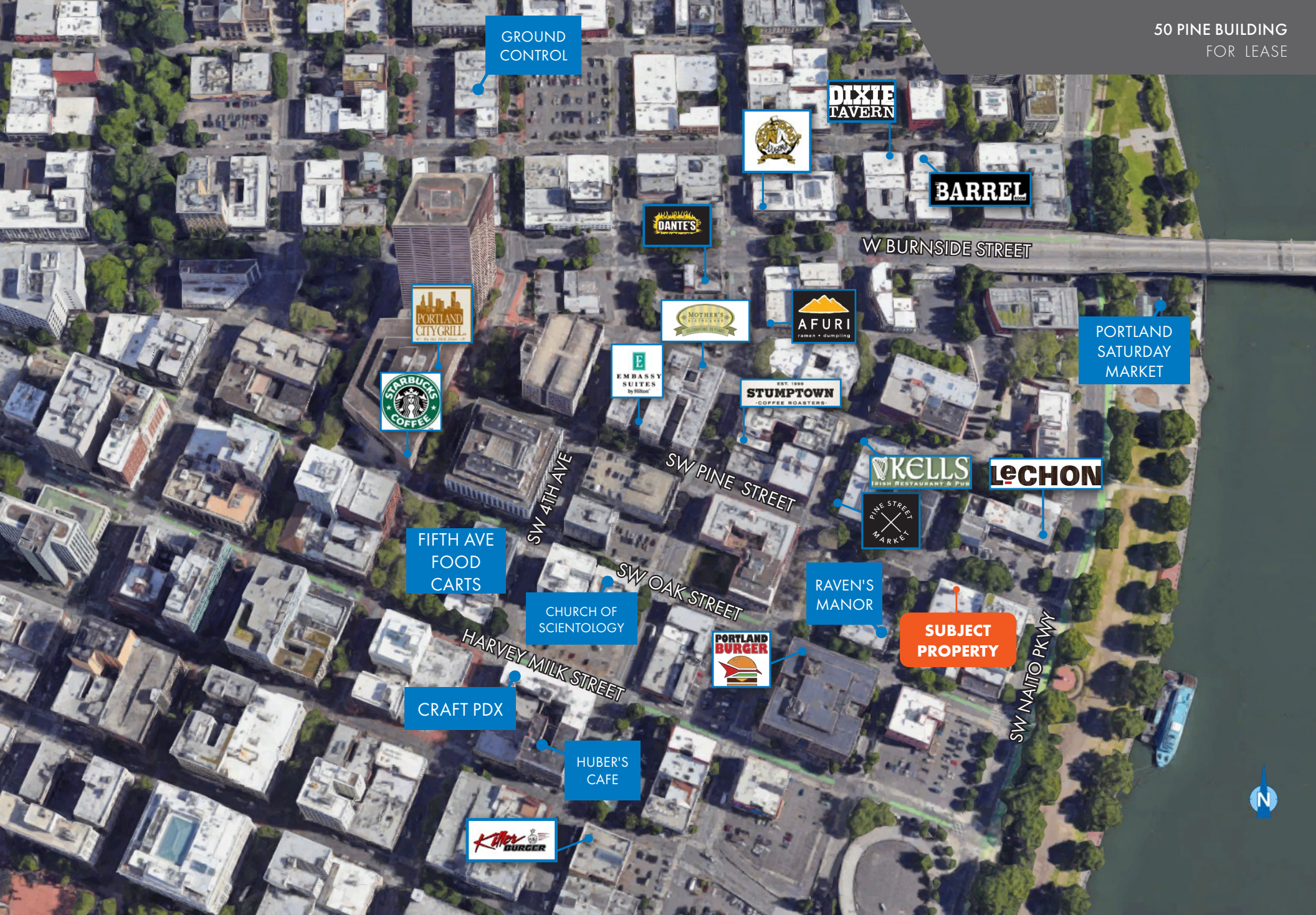
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GROUND CONTROL

DIXIE TAVERN

BARREL

DANTE'S

W BURNSIDE STREET

PORTLAND SATURDAY MARKET

PORTLAND CITY GRILL

MOTHER'S RESTAURANT

AFURI ramen + dumpling

STARBUCKS COFFEE

EMBASSY SUITES by Hilton

EST. 1999 STUMPTOWN COFFEE ROASTERS

FIFTH AVE FOOD CARTS

SW 4TH AVE

SW PINE STREET

KELLS IRISH RESTAURANT & PUB

LeCHON

PINE STREET MARKET

SW OAK STREET

RAVEN'S MANOR

SUBJECT PROPERTY

SW NAITO PKWY

CHURCH OF SCIENTOLOGY

PORTLAND BURGER

HARVEY MILK STREET

CRAFT PDX

HUBER'S CAFE

Killer BURGER



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