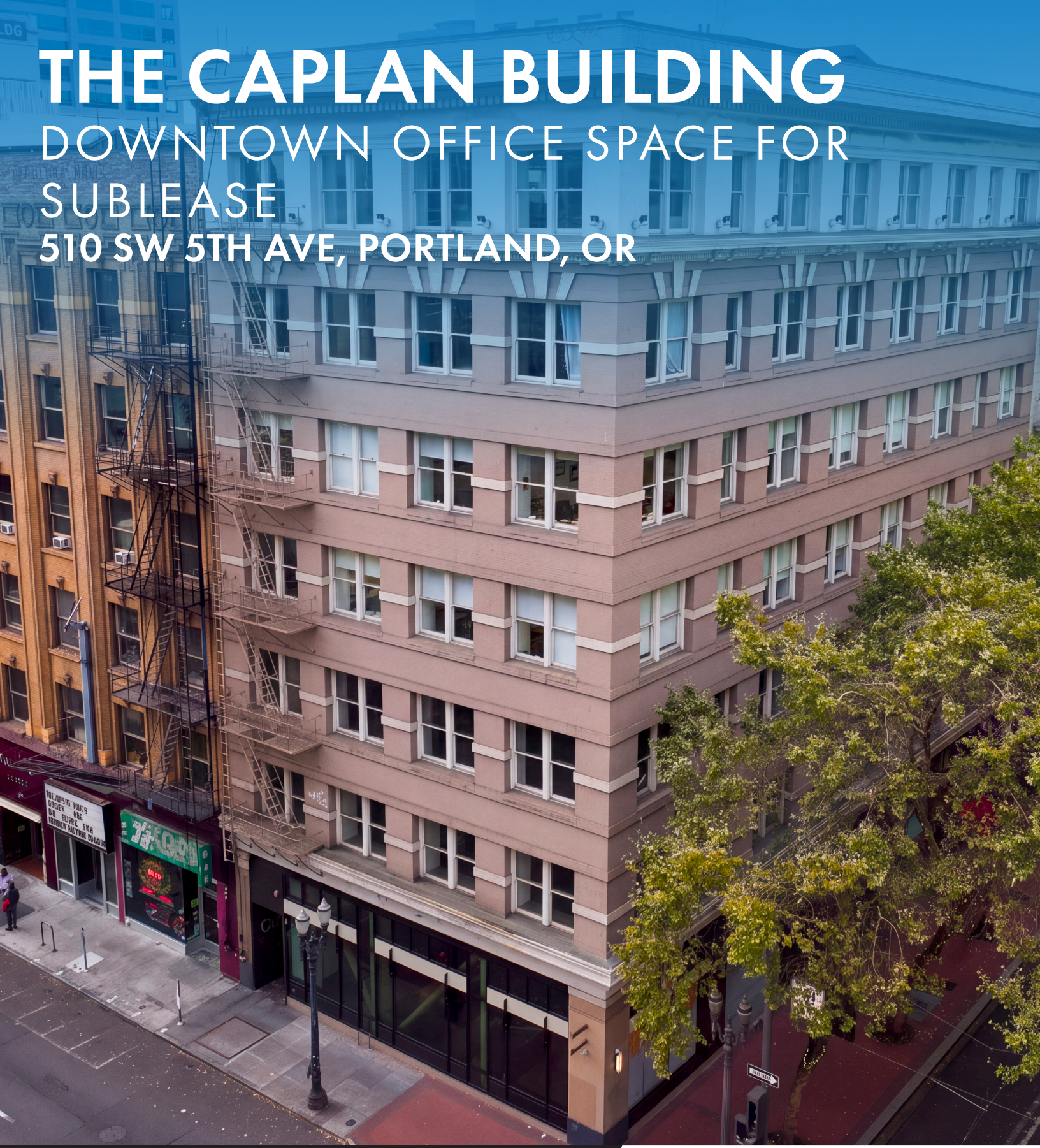
THE CAPLAN BUILDING

DOWNTOWN OFFICE SPACE FOR SUBLEASE

510 SW 5TH AVE, PORTLAND, OR



MATT LYMAN
503.225.8454 (O) | 503.507.4880 (C)
MattL@norris-stevens.com

MATT MOLLER
503.225.8488 (O) | 503.896.4324 (C)
MollerM@norris-stevens.com

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue · 17th Floor · Portland, OR 97204
503.223.3171 · norris-stevens.com

THE CAPLAN BUILDING

510 SW 5th Avenue | Portland, Oregon 97204

FOR SUBLEASE

SPECIAL OFFER: 12 MONTHS FREE ON A 5-YEAR LEASE



DETAILS

- **Available Space:** Full 6th Floor
- **Rentable Area:** ±5,000 RSF
- **Asking Rate:** $20.00/RSF/YR, NNN
- **Free Rent:** 12 months on a 5-year lease
- **Availability:** Immediate - space is vacant
- **Term:** 5 years
- **Lease Type:** Sublease
- **Parking:** No dedicated parking; multiple garages within one block



FEATURES

- **Full sixth floor** - single-tenant identity, no shared corridors
- **Turnkey and move-in ready** - no tenant improvement allowance required, no construction timeline
- **Custom millwork throughout** - cherry and walnut casework, built-in storage, stainless steel counters
- **Private perimeter offices** with operable windows and natural light
- **Glass-front conference and meeting rooms**
- **Open collaborative work areas** with built-in workstations
- **Full kitchen and break area** - cabinetry, dishwasher, microwave, stainless appliances, butcher-block bar seating
- **Finished reception** with feature wall and built-in casework
- **Polished concrete, cork and carpet tile flooring**
- **Natural light on multiple exposures** from a corner position

11.09.2026

For more information or a property tour, please contact:

MATT LYMAN
503.225.8454 (O) | 503.507.4880 (C)
MattL@norris-stevens.com

MATT MOLLER
503.225.8488 (O) | 503.896.4324 (C)
MollerM@norris-stevens.com

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue · 17th Floor · Portland, OR 97204
503.223.3171 · norris-stevens.com

TCN WORLDWIDE REAL ESTATE SERVICES
AMO

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.

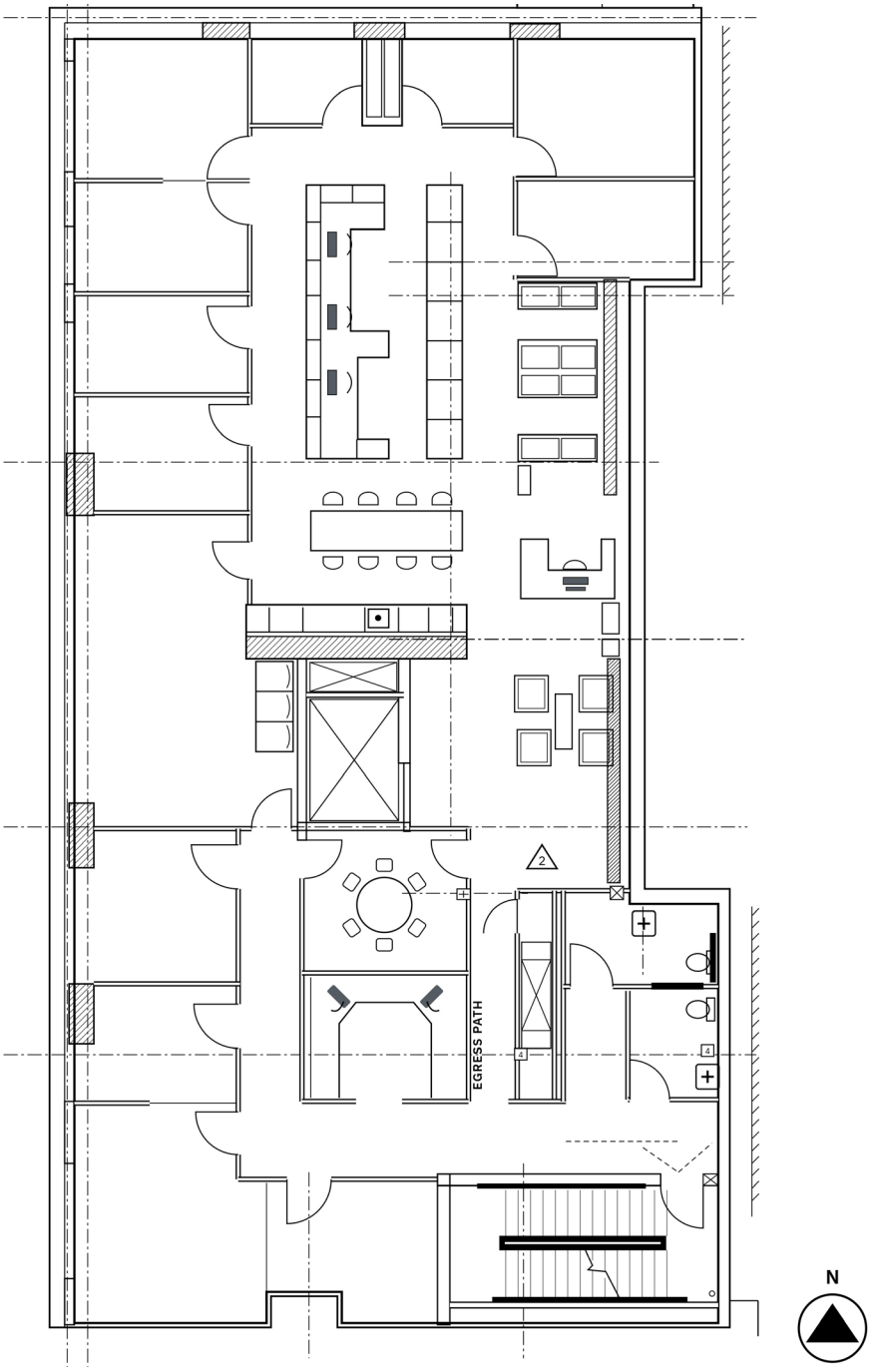
THE CAPLAN BUILDING

510 SW 5th Avenue | Portland, Oregon 97204

FOR SUBLEASE

FLOOR PLAN - FULL 6TH FLOOR | ±5,000 RSF

Reception and waiting area at the elevator lobby. Private offices along the perimeter glass line. Central open work area with built-in workstations. Two enclosed conference rooms. Full kitchen and break area with bar seating. Dedicated storage and copy areas. Restrooms on floor.



WHO IT FITS

Built for a law firm and it reads that way - heavy on private offices and meeting space with a polished front of house. A natural fit for legal, accounting, financial advisory, architecture and design, consulting, or a nonprofit headquarters.

Comfortably supports 15 to 30 people depending on density.



11.09.2026

For more information or a property tour, please contact:

MATT LYMAN
503.225.8454 (O) | 503.507.4880 (C)
MattL@norris-stevens.com

MATT MOLLER
503.225.8488 (O) | 503.896.4324 (C)
MollerM@norris-stevens.com

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue · 17th Floor · Portland, OR 97204
503.223.3171 · norris-stevens.com

TCN WORLDWIDE REAL ESTATE SERVICES AMO

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.

THE CAPLAN BUILDING

510 SW 5th Avenue | Portland, Oregon 97204

FOR SUBLEASE

THE OPPORTUNITY

The entire sixth floor of The Caplan Building is available for sublease - approximately 5,000 rentable square feet of finished, move-in ready office space in the center of downtown Portland.

This is not a shell. The space was built out by a law firm that spared nothing: custom cherry and walnut millwork throughout, stainless steel work surfaces, glass-front conference rooms, private perimeter offices with operable windows, and a full kitchen and break area. Reception, meeting rooms, open work areas and private offices are all in place and ready to occupy.

For a tenant that needs space now, the math is straightforward. A comparable build-out runs $80 to $120 per square foot and six months of construction. Here the work is done, the space is vacant, and the first year is free.

The sixth floor is a separately owned condominium unit, and the owner has already relocated. That means no master landlord in the consent chain, a clean negotiation, and immediate availability.









For more information or a property tour, please contact:

MATT LYMAN
503.225.8454 (O) | 503.507.4880 (C)
MattL@norris-stevens.com

MATT MOLLER
503.225.8488 (O) | 503.896.4324 (C)
MollerM@norris-stevens.com

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue · 17th Floor · Portland, OR 97204
503.223.3171 · norris-stevens.com

TCN WORLDWIDE REAL ESTATE SERVICES AMO

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.

THE CAPLAN BUILDING

510 SW 5th Avenue | Portland, Oregon 97204

FOR SUBLEASE

LOCATION

DOWNTOWN CORE. TRANSIT AT THE DOOR.

The Caplan Building sits on SW 5th Avenue in the heart of Portland's central business district, directly on the transit mall. MAX light rail and TriMet bus service stop at the front door, and the Portland Streetcar is two blocks west. For an office that runs on people getting to work without a car, there isn't a better-served address downtown.

Steps away:

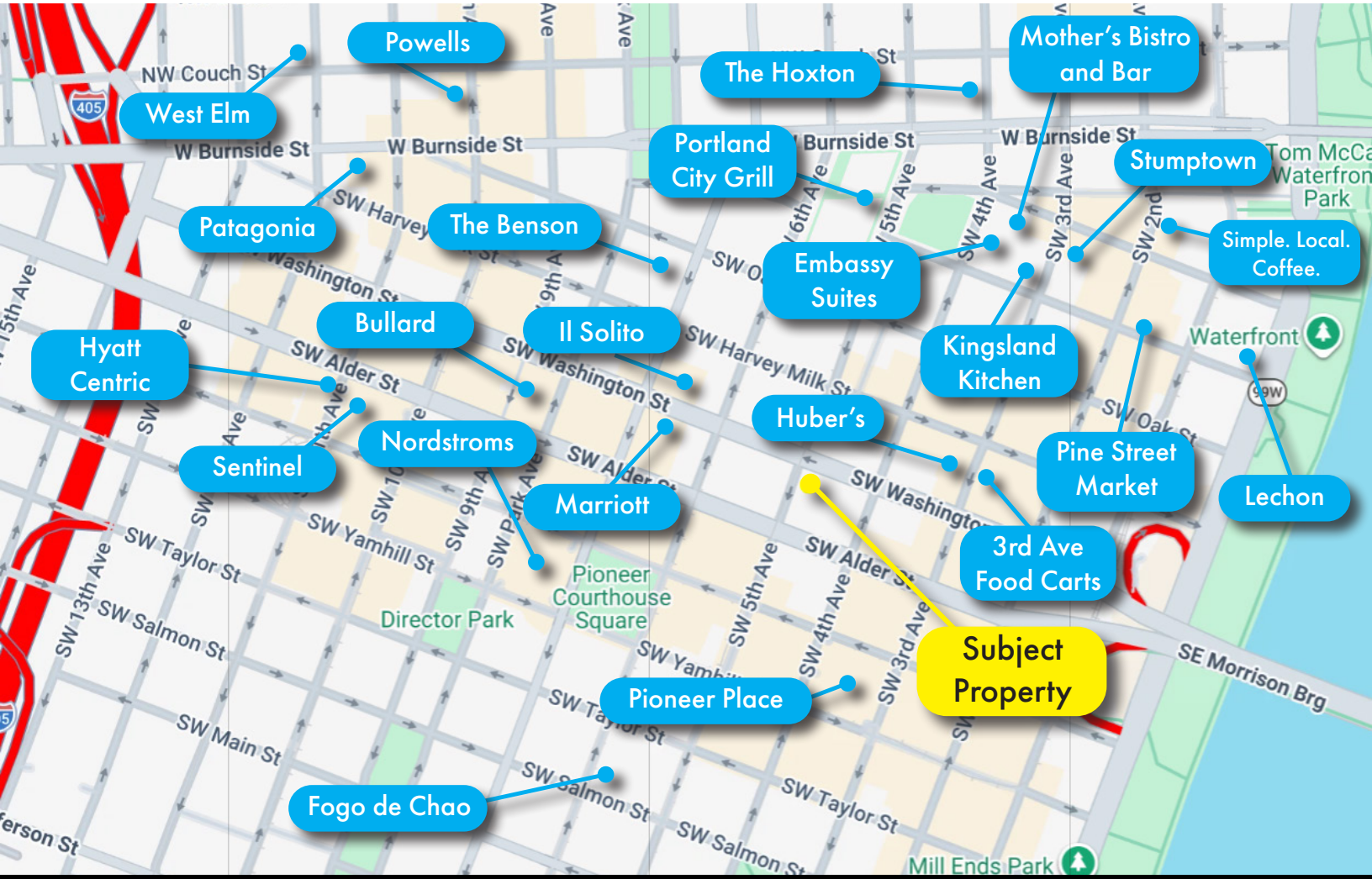
Shopping & Retail - Pioneer Place, Nordstrom, Powell's Books, Patagonia, Anthropologie, West Elm

Dining - Portland City Grill, Huber's, Mother's Bistro & Bar, Le Chon, Kingsland Kitchen, Bullard, Il Solito, Pine Street Market, 3rd Ave Food Cart Pod, Fogo de Chao

Coffee - Stumptown, Starbucks, Simple Local Coffee

Hotels - The Benson, Portland Marriott, Embassy Suites, The Hoxton, Sentinel, Hyatt Centric

Parks & Public Space - Director Park, The South Park Blocks, Pioneer Courthouse Square



For more information or a property tour, please contact:

MATT LYMAN
503.225.8454 (O) | 503.507.4880 (C)
MattL@norris-stevens.com

MATT MOLLER
503.225.8488 (O) | 503.896.4324 (C)
MollerM@norris-stevens.com

Norris & Stevens
INVESTMENT REAL ESTATE SERVICES

900 SW 5th Avenue · 17th Floor · Portland, OR 97204
503.223.3171 · norris-stevens.com

TCN WORLDWIDE REAL ESTATE SERVICES AMO

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.