



# For Lease

# 2 & TAYLOR

## ABOUT THE BUILDING

### LOCATION

135 SW Taylor Street  
Portland, Oregon 97204

### RETAIL

2nd Avenue: 2,501 RSF

### RATES

\$32/SF NNN 2nd Generation Restaurant Space

### AREA

The 250 Taylor 10 story Class A office + retail development

The new 16-story, four star Porter Hotel under construction on SW Second & SW Jefferson (completion 2017)

The recently opened 12-story AC Marriott

### FEATURES

Join:

- 40 LBS Coffee Bar
- Fuel Yoga Workouts
- Q Restaurant & Bar

Existing hood

7.5 ton HVAC distributed

Shared grease trap

Shared restrooms

All new entry and window systems

Complete exterior and interior rebranding

Exposed ceilings throughout, combined with steel and glass

Two Green Globes awarded by the Green Building Initiative 2015



## FOR MORE INFORMATION:

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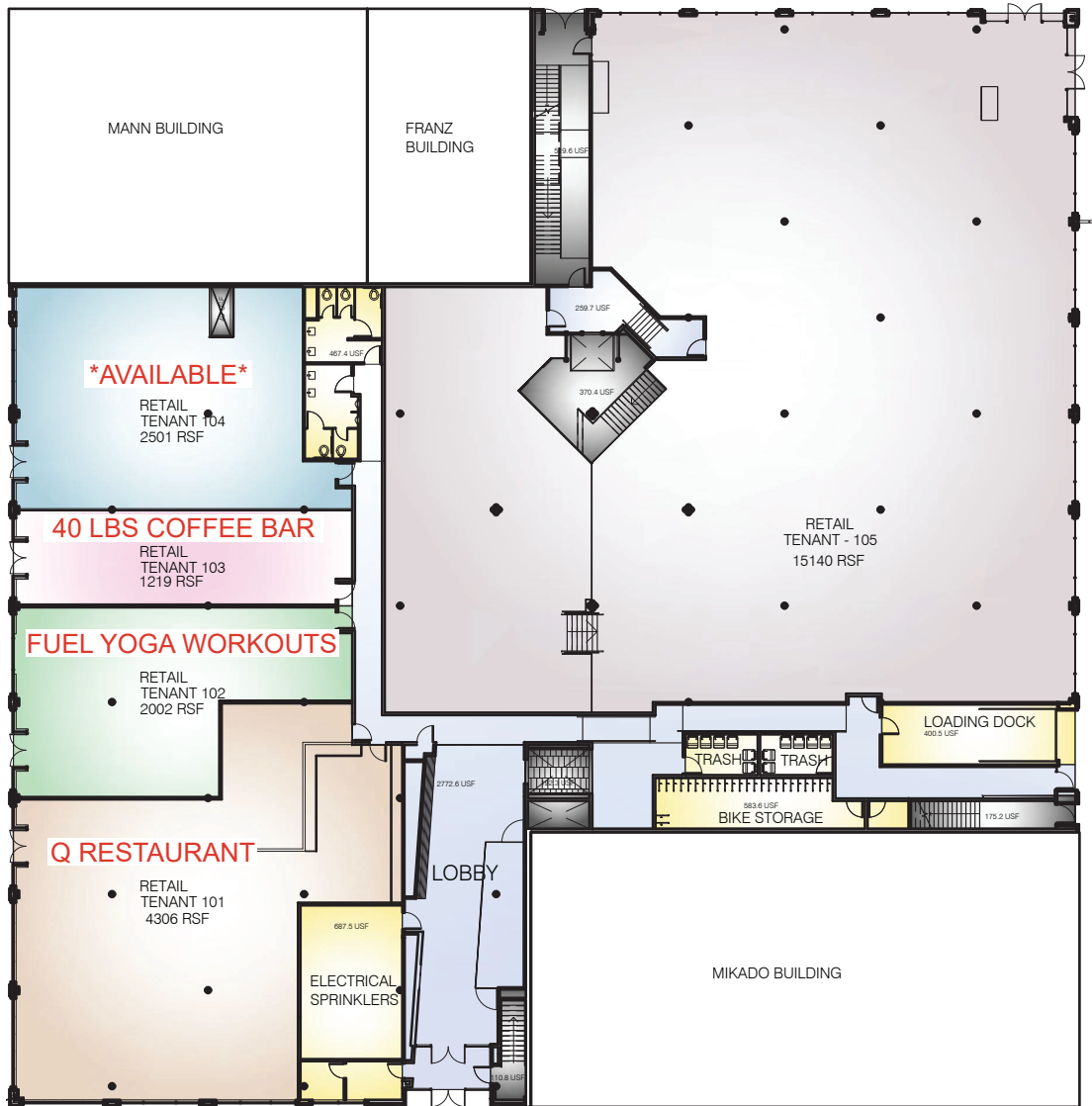
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## FLOOR 1



Hennebery Eddy  
Architects



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## AREA DEMOGRAPHICS

	1 MILE	3 MILES
Population (2015)	32,587	173,823
Population (2020 Projection)	35,407	185,556
Population Growth (2015-2020)	8.65%	6.75%
Population by Occupation (2014): Civilian Employed Civilian Non-Labor Force	17081 (59.02%) 10,192 (35.22%)	99,804 (67.90%) 41,085 (27.95%)
Median Age	36 years	38 years
Median Household Income	\$28,219	\$54,715
Housing Units (2010): 5-19 Units 20+ Units	1,362 (6.35%) 18,450 (85.99%)	12,929 (13.62%) 36,671 (38.64%)
Education Level (2014) Associate Degree Bachelor Degree Advanced Degree	2,692 (9.41%) 7,631 (26.62%) 5,916 (20.64%)	12,638 (8.63%) 44,990 (30.71%) 35,266 (24.07%)
Traffic Counts (2014): SW Yamhill & SW Second Ave. SW Taylor & SW Third Ave.	17,966 22,363	
Pedestrian Counts (June 2013): SW Taylor & SW Second Ave. SW Morrison & SW Fourth Ave.	6,962 14,515	



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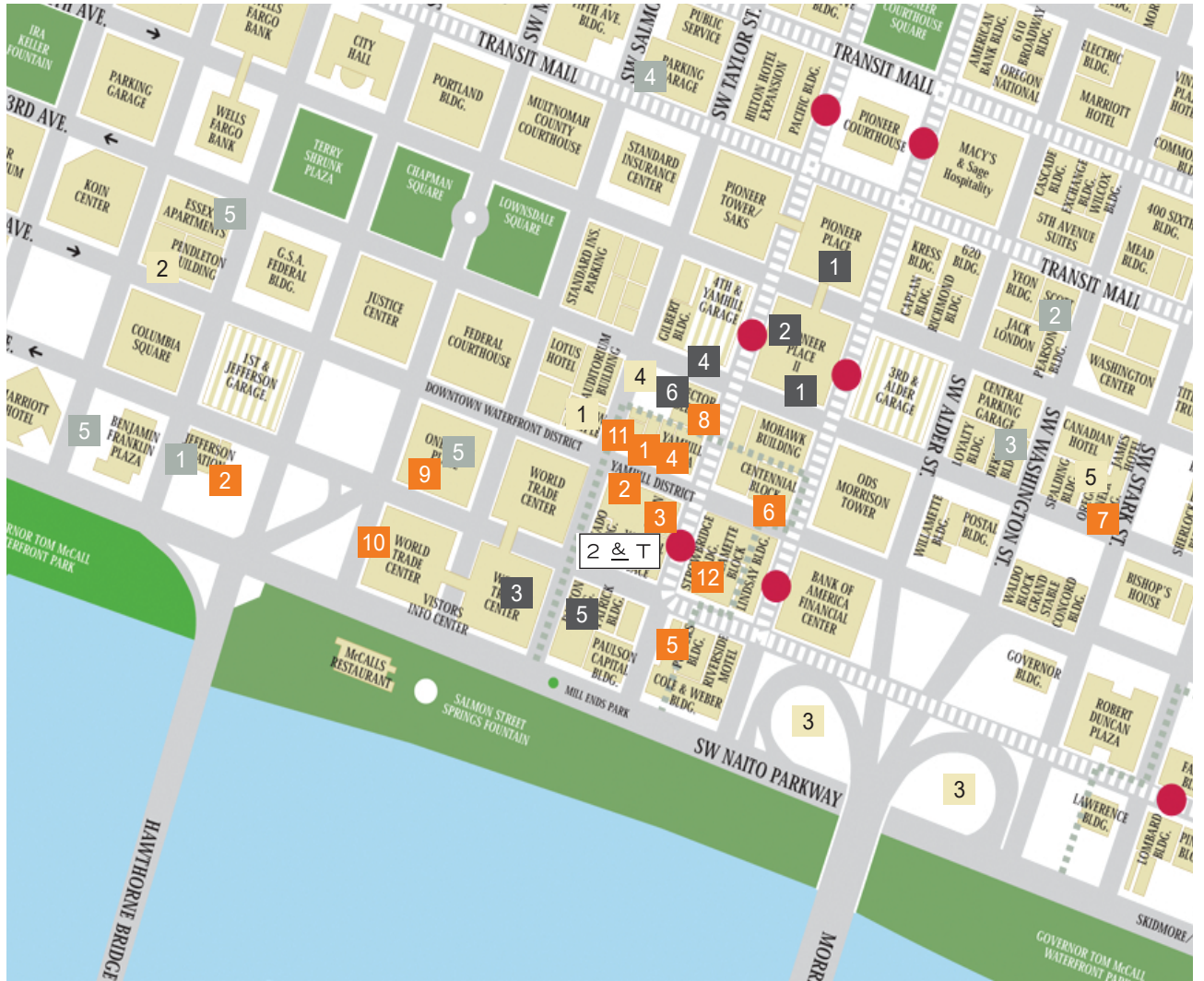
AC Marriott



250 Taylor



The Porter Hotel



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### RESTAURANTS

1. Luc Lac
2. Q Restaurant & Bar
3. Great Harvest Bread Co.
4. Portland Food Hall
5. Paddy's Bar & Grill
6. Rock Bottom Brewery
7. Huber's
8. Chipotle
9. Farm House Cafe
10. Freshii
11. Salad World
12. Dragonwell Bistro

### CAFES

1. Tom's First Avenue Bento
2. Spella Cafe
3. Barista SW
4. Kure Juice Bar
5. Starbucks

### SERVICES

1. Pioneer Place
2. Apple Store
3. Banner Bank
4. Microsoft Store
5. US Agencies Credit Union
6. The UPS Store

### DEVELOPMENTS

1. 250 Taylor (10 story creative Class A office + retail)
2. The Porter Hotel (30-story hotel to be complete 2017)
3. James Beard Public Market
4. Marriott AC Hotel (recently completed)
5. Hi Lo Hotel (recently completed)