



ONE FINANCIAL CENTER



PORTLAND, OR

ADDRESS

121 SW Morrison Street | Portland, OR

AVAILABLE SPACE

- SUITE 100: 2,331 RSF
- SUITE 125: 4,047 RSF
- SUITE 130: LOBBY AMENITY - 563 SF (turnkey, micro space)
- SUITE 170: 2ND GEN SERVICE RETAIL - 6,733 RSF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

SW Alder St – 17,182 ADT ('22)

SW 2nd Ave – 12,584 ADT ('22)

HIGHLIGHTS

- Centrally located at the west end of the Morrison Bridge
- Excellent opportunities for move-in ready space, ideal for retail/service/medical
- 24/7 on-site security located within building lobby
- Monthly and hourly parking available in building + validation opportunity for customer parking!"
- A major building remodel was recently completed. Updates included adding amenities such as fireplace room, meeting areas, small conference rooms, etc. in the 1st & 2nd floor lobbies and constructing a tenant lounge, outdoor area and large conference center off the Building's 4th floor garden.
- Lobby coffee/amenity space will be delivered in turnkey condition, and has exterior signage opportunity.
- Available now!



**COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC**

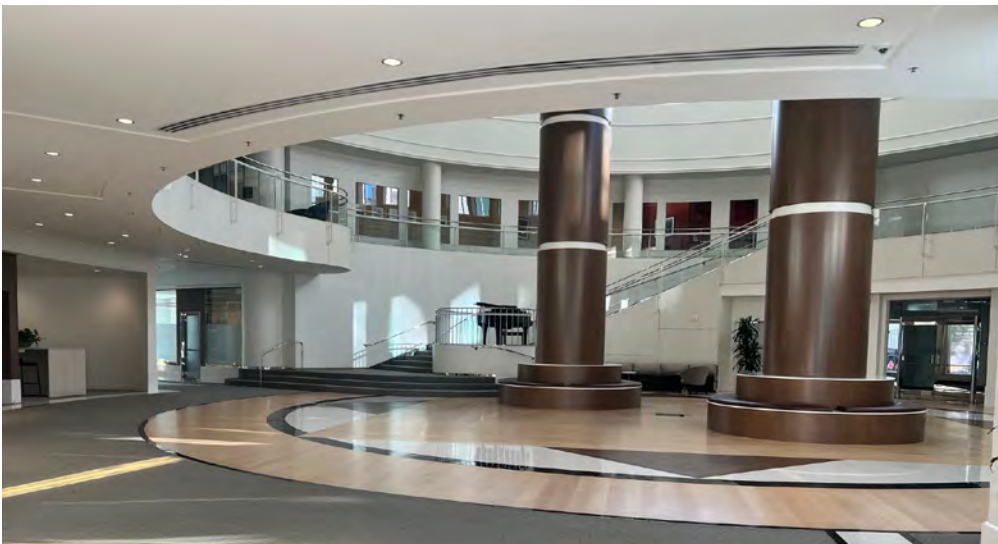
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Kathleen Healy | kathleen@cra-nw.com

503.274.0211
www.cra-nw.com



ONE FINANCIAL
CENTER
121 SW Morrison St
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RENOVATED LOBBY PHOTOS



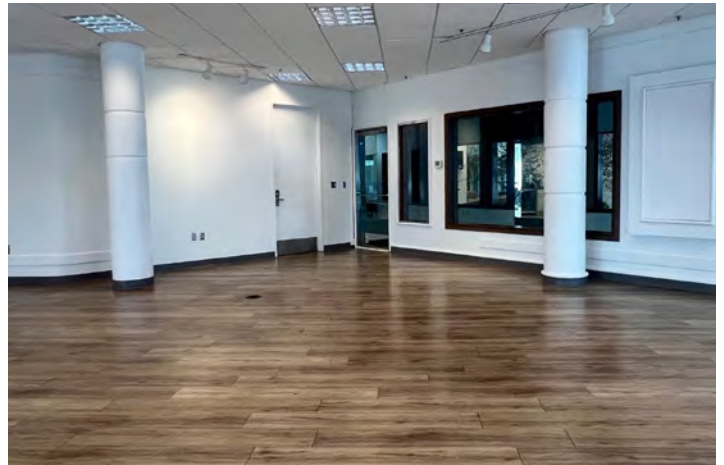
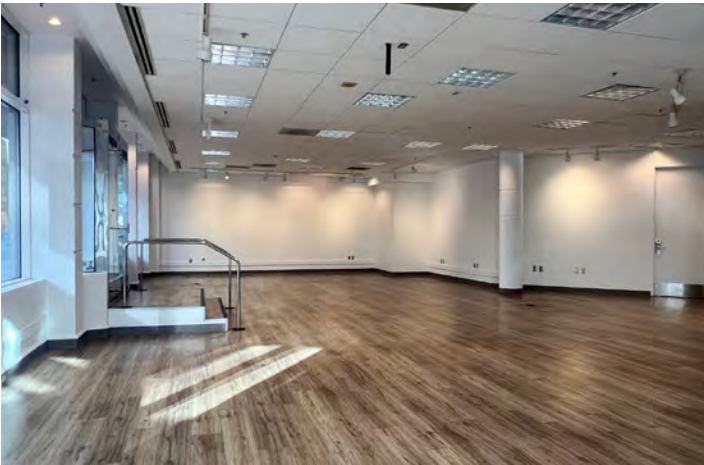
The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.



ONE FINANCIAL
CENTER

**2ND GENERATION SERVICE
INTERIOR IMAGES - SUITE 100 (2,331 SF)**

**121 SW Morrison St
PORTLAND, OR**





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**2ND GENERATION SERVICE
INTERIOR IMAGES - SUITE 170 (6,733 SF)**

**121 SW Morrison St
PORTLAND, OR**

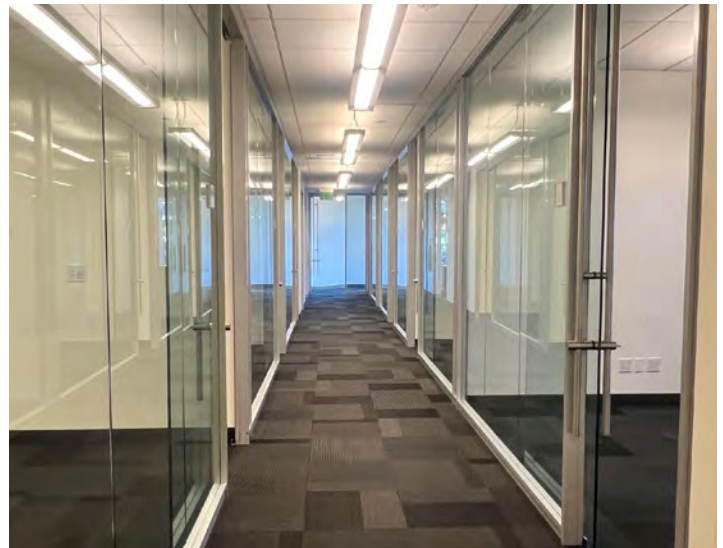




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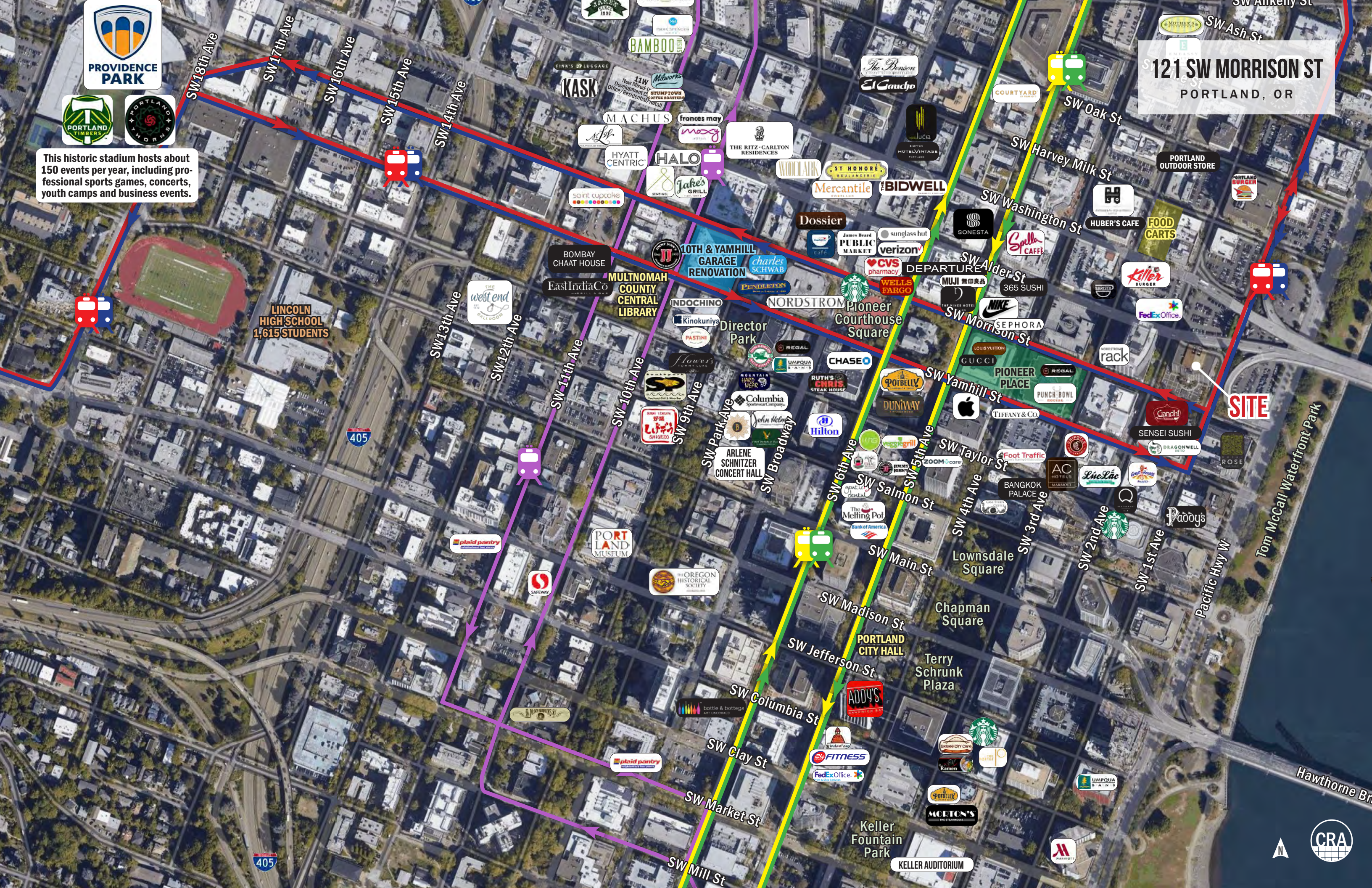
**2ND GENERATION SERVICE
INTERIOR IMAGES - SUITE 125 (4,047 SF)**





This historic stadium hosts about 150 events per year, including professional sports games, concerts, youth camps and business events.

121 SW MORRISON ST
PORTLAND, OR



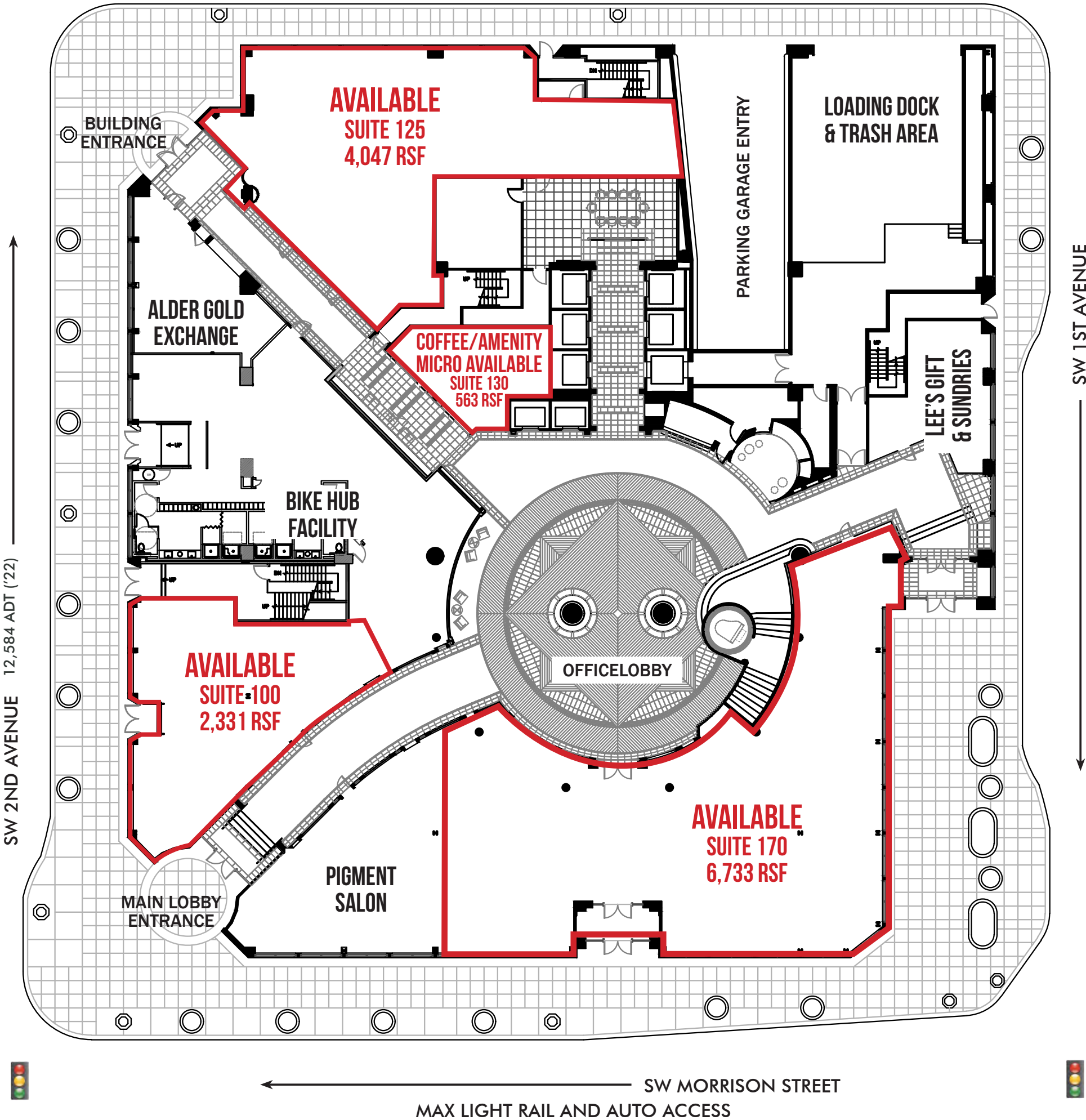
SITE PLAN



ONE FINANCIAL
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121 SW Morrison St
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MORRISON STREET BRIDGE TO CENTRAL EASTSIDE I-84/1-5 37,813 ADT ('22)



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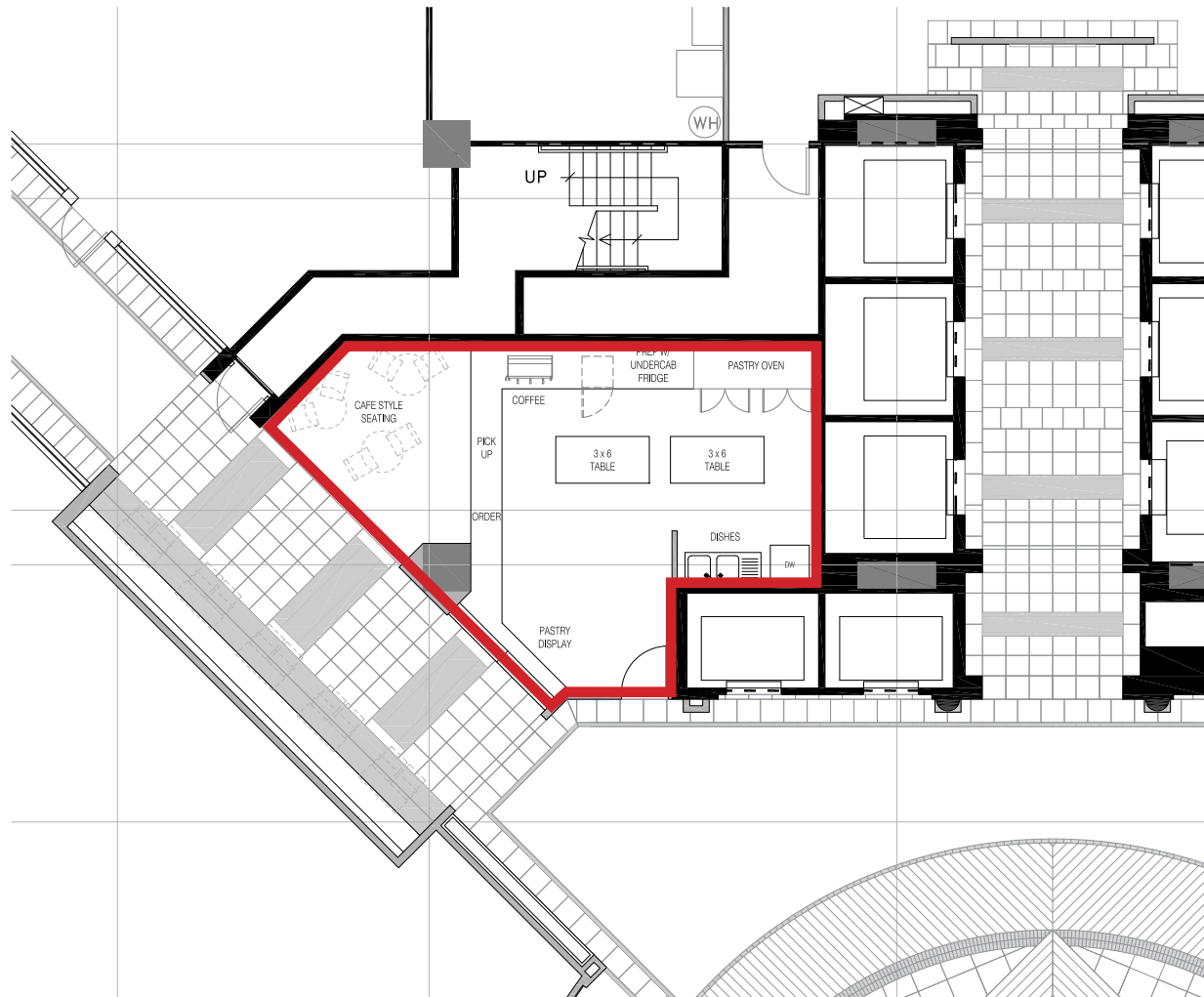


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121 SW Morrison St
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**AMENITY/COFFEE OPPORTUNITY
FLOOR PLAN (563 SF)**





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PORTLAND, OR

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2025)

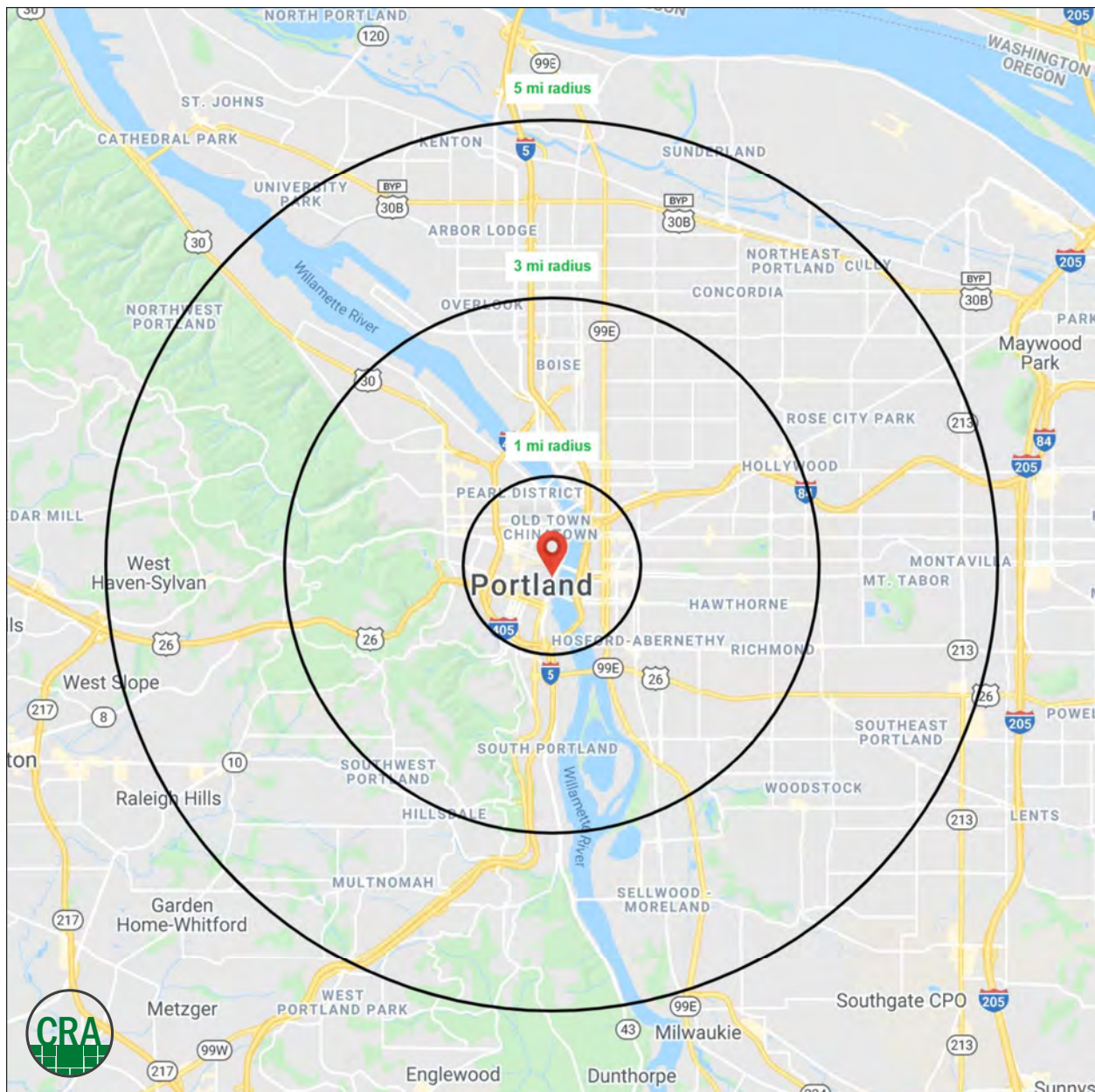
	1 MILE	3 MILE	5 MILE
Estimated Population 2024	47,921	208,155	448,553
Average HH Income	\$104,347	\$142,992	\$145,862
Median Home Value	\$594,040	\$717,249	\$656,187
Daytime Demographics 16+	123,725	276,942	432,667
Some College or Higher	78%	85.7%	84.9%
Median Age	39.2	38.6	39.1

\$717,249

Median Home Value
3 MILE RADIUS

123,725

Daytime Demographics
Age 16 Years or Over
1 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5182/-122.6738

One Financial Center Portland, OR 97204	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	47,921	208,155	448,553
2029 Projected Population	48,506	205,891	439,668
2020 Census Population	33,696	197,848	446,804
2010 Census Population	28,290	162,253	390,944
Projected Annual Growth 2024 to 2029	0.2%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	5.0%	2.0%	1.1%
2024 Median Age	39.2	38.6	39.1
Households			
2024 Estimated Households	24,831	108,332	212,839
2029 Projected Households	25,942	108,372	210,064
2020 Census Households	21,866	103,343	207,959
2010 Census Households	16,905	82,594	178,989
Projected Annual Growth 2024 to 2029	0.9%	-	-0.3%
Historical Annual Growth 2010 to 2024	3.3%	2.2%	1.4%
Race and Ethnicity			
2024 Estimated White	71.0%	75.4%	75.4%
2024 Estimated Black or African American	6.4%	5.4%	5.2%
2024 Estimated Asian or Pacific Islander	8.9%	7.0%	7.1%
2024 Estimated American Indian or Native Alaskan	1.2%	0.8%	0.7%
2024 Estimated Other Races	12.5%	11.5%	11.5%
2024 Estimated Hispanic	11.5%	10.1%	10.2%
Income			
2024 Estimated Average Household Income	\$104,347	\$142,992	\$145,862
2024 Estimated Median Household Income	\$70,670	\$103,786	\$108,886
2024 Estimated Per Capita Income	\$54,936	\$74,826	\$69,543
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.1%	1.5%	1.8%
2024 Estimated Some High School (Grade Level 9 to 11)	4.1%	2.3%	2.4%
2024 Estimated High School Graduate	14.8%	10.4%	10.9%
2024 Estimated Some College	19.4%	15.3%	16.2%
2024 Estimated Associates Degree Only	5.7%	5.4%	5.9%
2024 Estimated Bachelors Degree Only	28.5%	37.1%	37.0%
2024 Estimated Graduate Degree	24.4%	27.9%	25.7%
Business			
2024 Estimated Total Businesses	8,873	23,616	37,960
2024 Estimated Total Employees	105,060	220,440	313,763
2024 Estimated Employee Population per Business	11.8	9.3	8.3
2024 Estimated Residential Population per Business	5.4	8.8	11.8

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.