

FOR LEASE OFFICE/RETAIL

M
MELVIN MARK
EST. 1945



UNION BANK BUILDING

707 SW Washington Portland, Oregon 97205

Office or Retail Opportunity Available July 1, 2021

Ground Floor 28,915 - 33,258 RSF

\$35.00-\$39.00 Full Service

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EXPLORE THE SPACE
WITH A VIRTUAL TOUR ▶

OUR COVID BUILDING &
TOURING PROTOCOL ▶

UNION BANK BUILDING FOR LEASE



BUILDING HIGHLIGHTS

- 35-Foot high lobby ceiling with slate and teak features
- New building exercise facility, showers and lockers
- Strategically positioned in Portland's business and financial district with easy access to bridges, airport and transit
- 24/7 Secured Building
- 1.5 per 1,000 parking ratio
- Wired Certified Platinum featuring best-in-class connectivity



At the epicenter of Portland's business and financial districts, the 15-story, Class A building sets the standard of excellence in high performance work environments.



CREATIVE
WORK SPACE
AVAILABLE



CLASS
A SPACE
AVAILABLE



PROFESSIONAL
SERVICES



RETAIL SPACE
AVAILABLE



SUSTAINABLE
PRACTICES



BIKE
ACCESSIBILITY



COFFEE
SHOP(S)
WITHIN .1 MILE



DINING
WITHIN .1 MILE



MANAGED BY
MELVIN MARK



CENTRAL
LOCATION

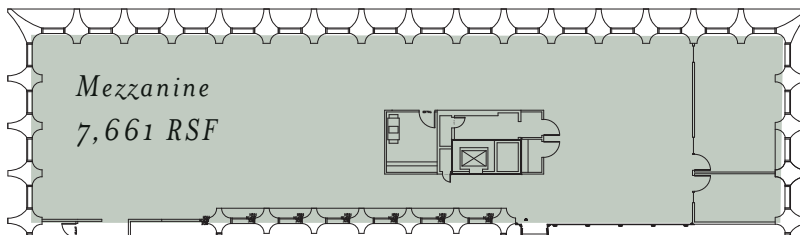
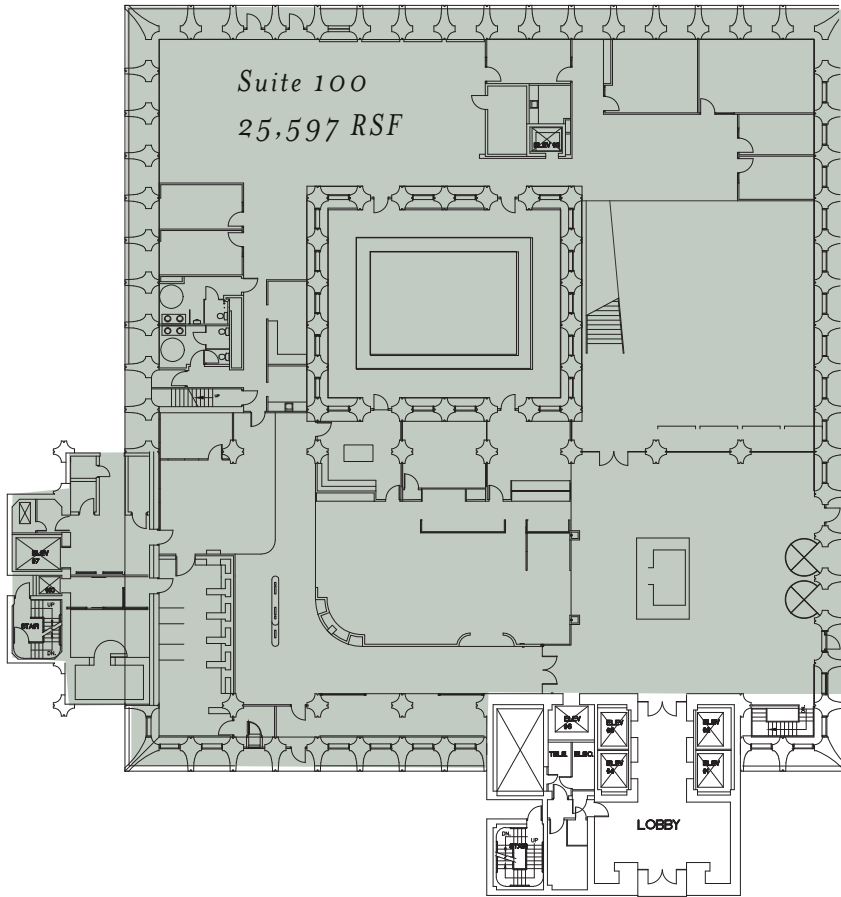


PARKING
AVAILABLE



SPACE HIGHLIGHTS

- Building signage rights available
- 30 foot ceilings
- Private interior outdoor fountain and atrium
- 18 market rate reserved parking spaces with separate unique access
- In-suite kitchen and restrooms
- Two separate unique building entrances
- Private loading dock



SUITE 100 28,915 - 33,258 RSF (approx.)

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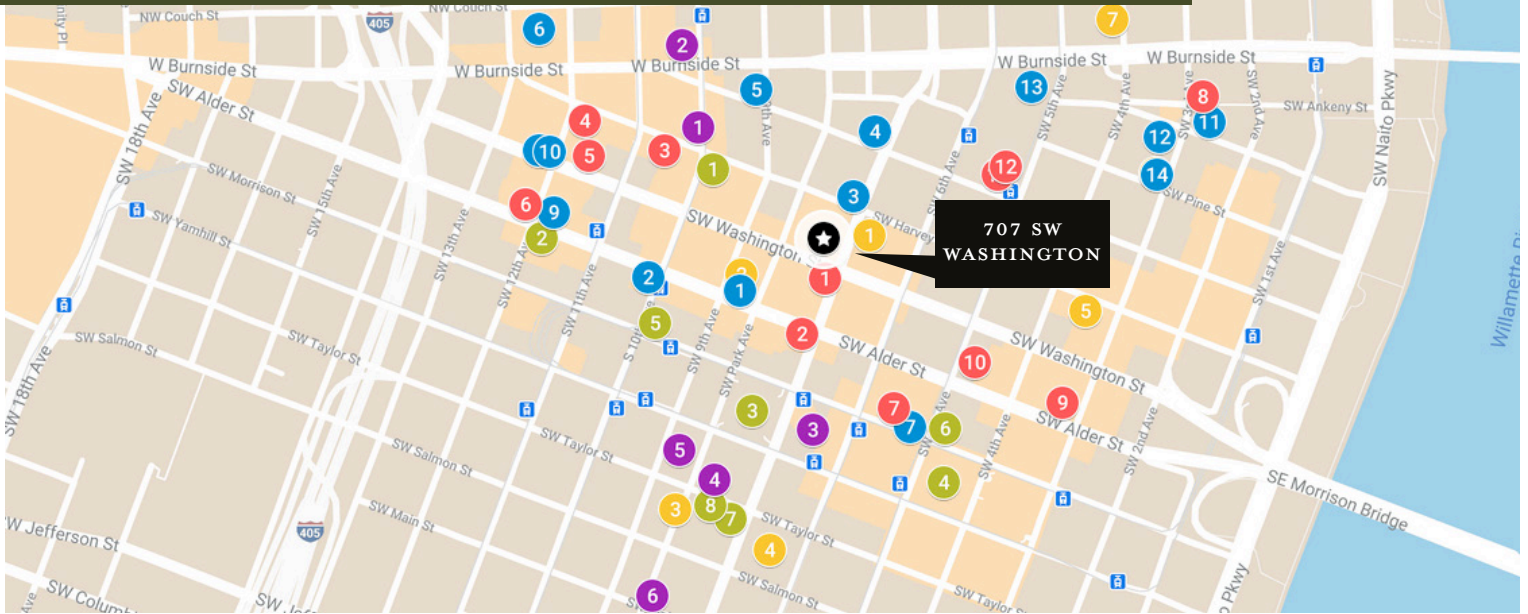
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RESTAURANTS

1. Bullard
2. Jake's Grill
3. El Gaucho
4. The Independent Sports Bar & Grill
5. Thai Peacock Restaurant
6. Whole Foods Market
7. Departure
8. Grassa
9. Toki
10. Lardo
11. AFURI Ramen + Dumpling
12. Mother's Bistro & Bar
13. Portland City Grill
14. Kingsland Kitchen

CAFES

1. St. Honoré Bakery
2. Public Domain
3. Stumptown Coffee Roasters
4. Kure Juice Bar
5. Heart Coffee
6. Never Coffee
7. Upper Left Roasters
8. Voodoo Doughnut
9. Barista
10. Spella Cafe
11. Starbucks
12. Pop Bagel

ATTRACTIONS

1. Living Room Theaters
2. Powell's Books
3. Pioneer Courthouse Square
4. Regal Cinemas Fox Tower 10
5. Director Park
6. Arlene Schnitzer Concert Hall

RETAIL

1. Wildfang
2. Frances May
3. Nordstrom
4. Pioneer Place
5. Target
6. Nike
7. Columbia Sportswear
8. Mountain Hardwear


HOTELS

1. Hotel Lucia
2. Woodlark
3. Paramount Hotel
4. Hilton Hotel (299 rooms)
5. Hi-Lo Hotel
6. Embassy Suites by Hilton Portland Downtown
7. The Hoxton (119 rooms)

NOTABLE TENANTS

- New Relic
- Puppet Labs
- Survey Monkey
- Guidespark
- Airbnb
- Aruba Networks
- Sq1
- Tripwire
- University of Oregon, Portland Campus

 **100**
WALK SCORE
"Walker's Paradise"

 **97**
BIKE SCORE
"Biker's Paradise"

 **97**
TRANSIT SCORE
"Rider's Paradise"

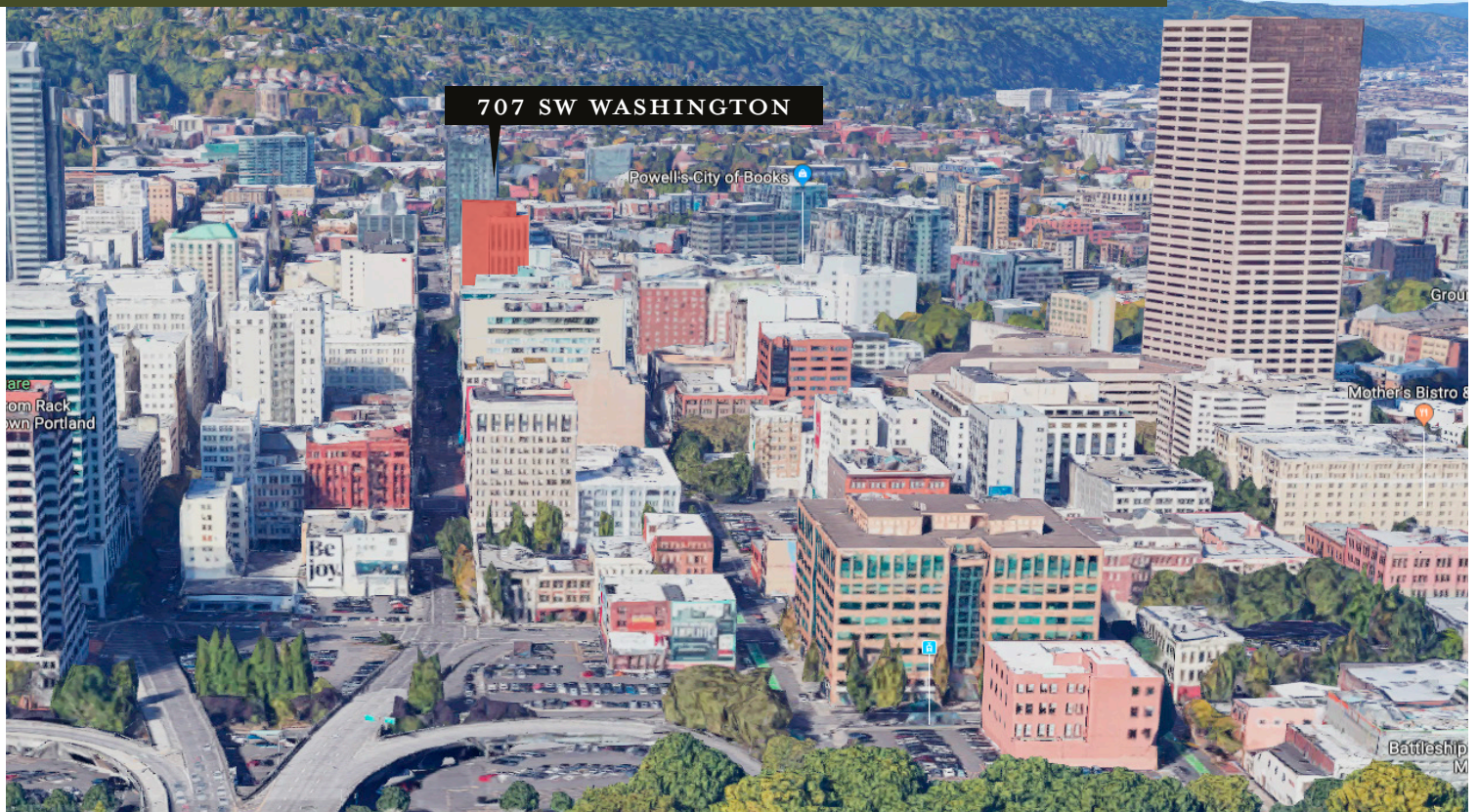
IN GOOD COMPANY



**STUMPTOWN
COFFEE ROASTERS**



UNION BANK BUILDING FOR LEASE



LOCATION HIGHLIGHTS

- Central downtown location, convenient to public transit system and freeway access
- Full complement of urban services, amenities and retail within blocks
- Direct freeway and bridge access means less congestion
- Near TriMet bus route, MAX light rail and Portland Streetcar lines
- Technology companies in the neighborhood include **New Relic, Puppet Labs, Survey Monkey**



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