

FOR LEASE

MELVIN MARK
EST. 1945

COLUMBIA SQUARE

111 SW Columbia Street, Portland, Oregon 97201

*Office Space Available
Up to 100,000 RSF*

\$29.95 - \$33.95 Full Service

TOM BECIC

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PAUL ANDREWS

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Melvin Mark Brokerage Co.
111 Southwest Columbia
Portland, Oregon 97201
P: 503.223.9203 | melvinmark.com

EXPLORE THE SPACE
WITH A VIRTUAL TOUR ▶

OUR COVID BUILDING &
TOURING PROTOCOL ▶

COLUMBIA SQUARE FOR LEASE

BUILDING HIGHLIGHTS

- Building lobby and common area renovations complete
- Remodeled multi-media conference center
- Fitness center, shower & locker rooms
- Secure bike storage
- Green Building Initiative awarded 4 Globes (highest rating)
- Local ownership and responsive property management

COLUMBIA SQUARE AVAILABILITY

Up to 100,000 RSF

Floor	Suite	RSF	FS Rate/RSF
15th & 14th		36,500	\$33.95
13th	1320	1,805	\$29.95
11th	1180	4,860*	\$29.95
	1100	5,011*	\$29.95
	1030	5,741*	\$29.95
10th	1080	3,081*	\$29.95
	1090	1,271*	\$29.95
	950	5,888*	\$29.95
9th	945	2,706*	\$29.95
	940	3,715*	\$29.95
	900	4,948*	\$29.95
8th	895	1,771	\$29.95
7th	710	1,548*	\$29.95
	705	1,963*	\$29.95
6th	650	12,000	\$29.95
5th	550	14,339	\$29.95
3rd & 4th		21,000	\$29.95



Click on the shaded space for virtuals tours

*Contiguous space



CREATIVE
WORK SPACE
AVAILABLE



CLASS
A SPACE
AVAILABLE



PROFESSIONAL
SERVICES



RETAIL SPACE
AVAILABLE



SUSTAINABLE
PRACTICES



BIKE
ACCESSIBILITY



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



MANAGED BY
MELVIN MARK



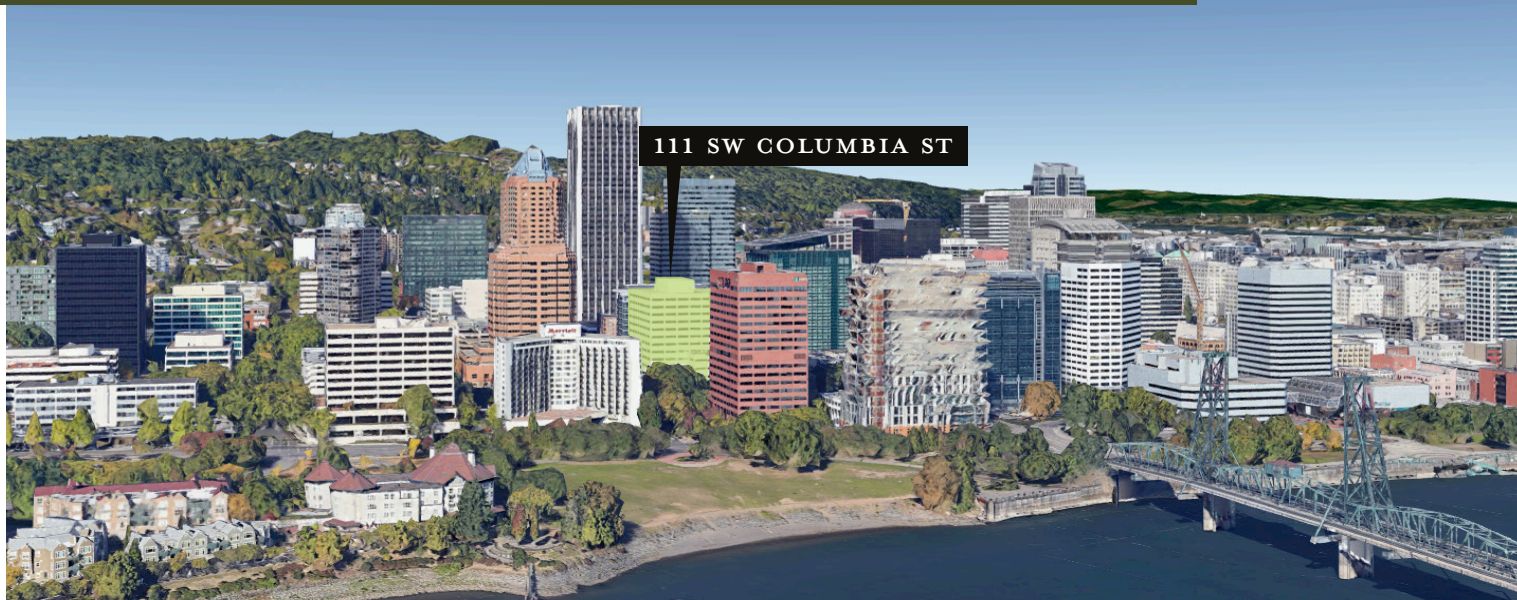
CENTRAL
LOCATION



PARKING
AVAILABLE



COLUMBIA SQUARE LOCATION



LOCATION HIGHLIGHTS

- Fountain District location
- Located one block from Waterfront Park
- Full complement of urban services and amenities within blocks
- Two childcare locations within two blocks of the building, Kindercare and CityKids
- Easy access to I-5 North/South, US 26, I-84, Hawthorne and Morrison Bridges
- Near fine dining, numerous cafes, and delis
- Close to Transit Mall, MAX light rail, bus routes, and Portland Streetcar lines
- Adjacent to the new Porter Hotel, Astoria Portland Apartments and Multnomah County Courthouse



STEPS FROM THE WATERFRONT



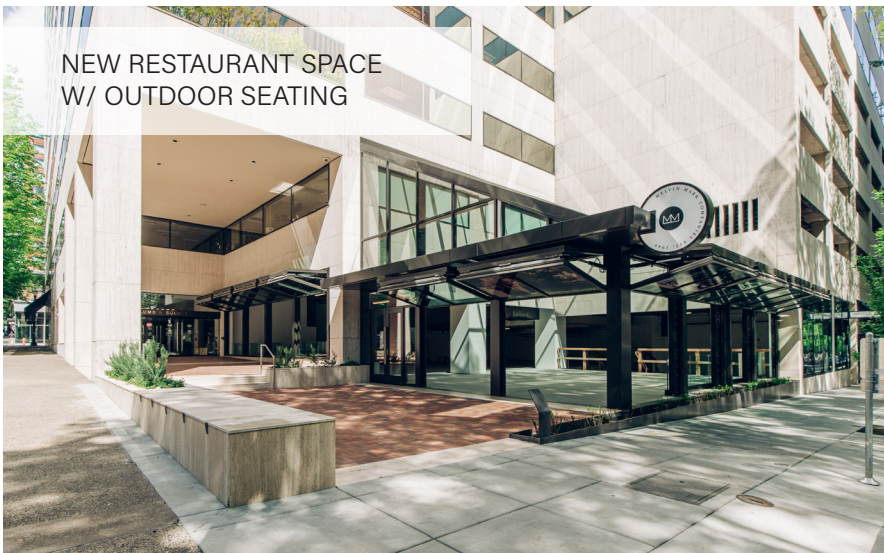
NEW MULTNOMAH COUNTY
CENTRAL COURTHOUSE



140 SW COLUMBIA:
20 STORY MIXED-USE



NEW RESTAURANT SPACE
W/ OUTDOOR SEATING



THE PORTER HOTEL



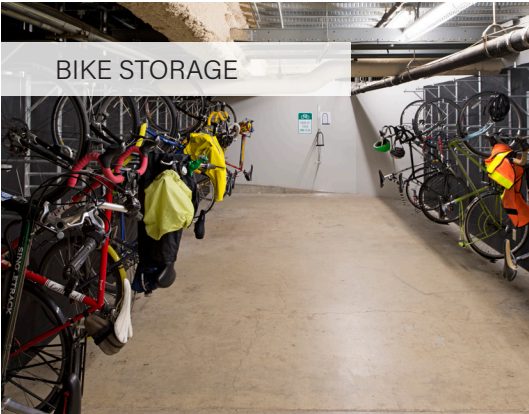
8TH FLOOR
CONFERENCE ROOM



FITNESS CENTER



BIKE STORAGE



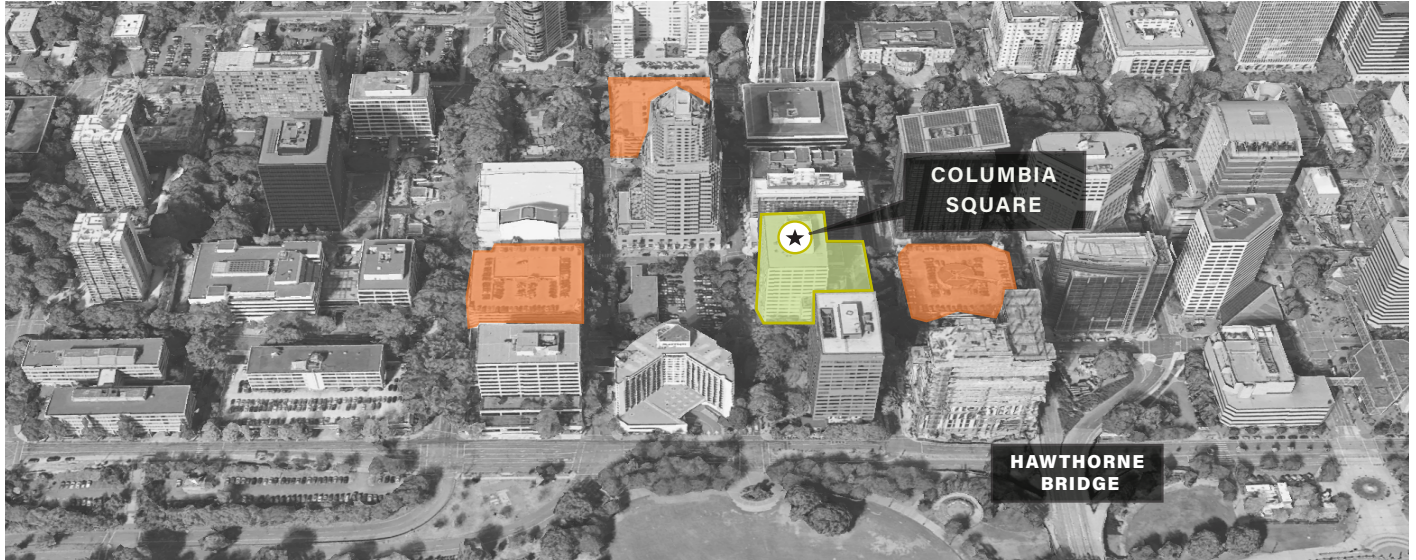
14TH & 15TH
FLOOR AVAILABILITY



COLUMBIA SQUARE NEIGHBORHOOD

PARKING GUARANTEED

Up to 4:1,000 RSF within one block



TRANSPORTATION



**INNER
EASTSIDE**
9 Minutes



**YAMHILL DISTRICT
MAX STATION**
1 Minute

TO BEAVERTON
33 Minutes



PIONEER SQUARE
6 Minutes

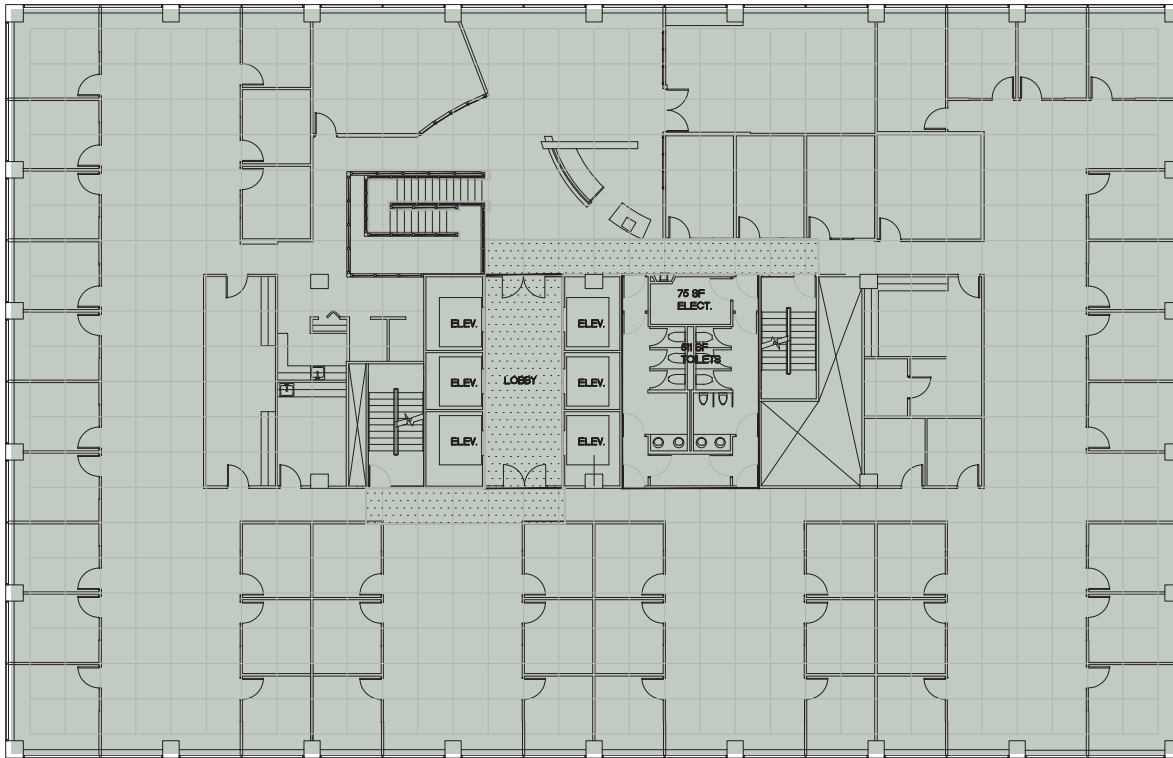
WATERFRONT PARK
1 Minute



PDX AIRPORT
15 Minutes

INNER EASTSIDE
5 Minutes





- Outstanding, panoramic views
- Dramatic skylight and staircase connection between floors
- Large, efficient floor plan with extensive window line
- Floors 14 & 15: up to 36,500 RSF and staircase connection to the 13th floor



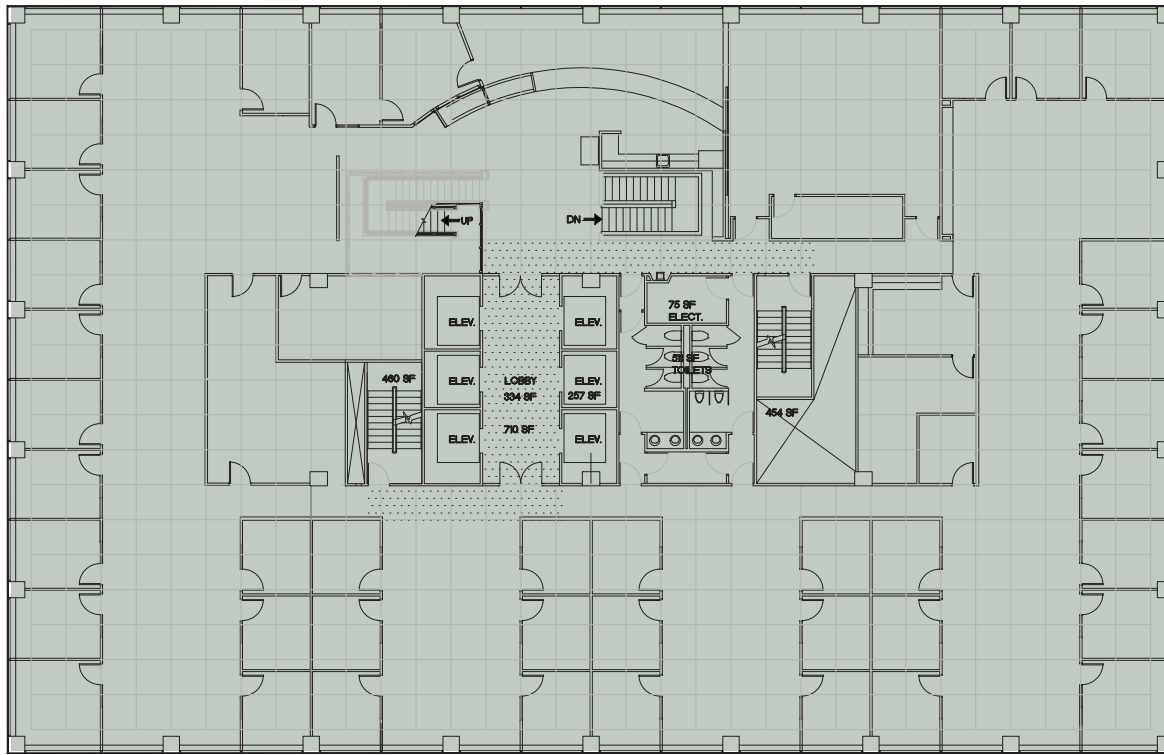
15TH FLOOR UP TO 36,500 RSF (approx.)

\$33.95 Full Service

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- Large, efficient floor plan with extensive window line
- Floors 14 & 15: up to 36,500 RSF and staircase connection to the 13th floor



14TH FLOOR UP TO 36,500 RSF (approx.)

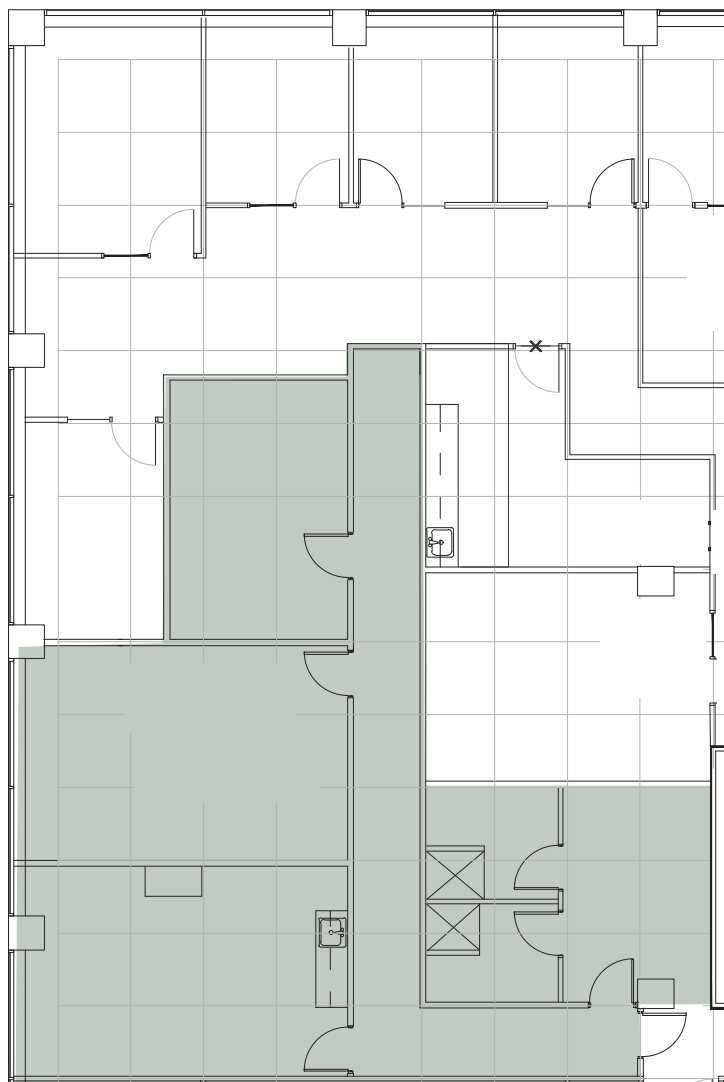
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- Supplemental space to the 14th & 15th floors
- Staircase connection to the 14th floor
- Private shower rooms
- Lockers
- Break room
- Server Room

SUITE 1320 1,805 RSF (approx.)

\$29.95 Full Service

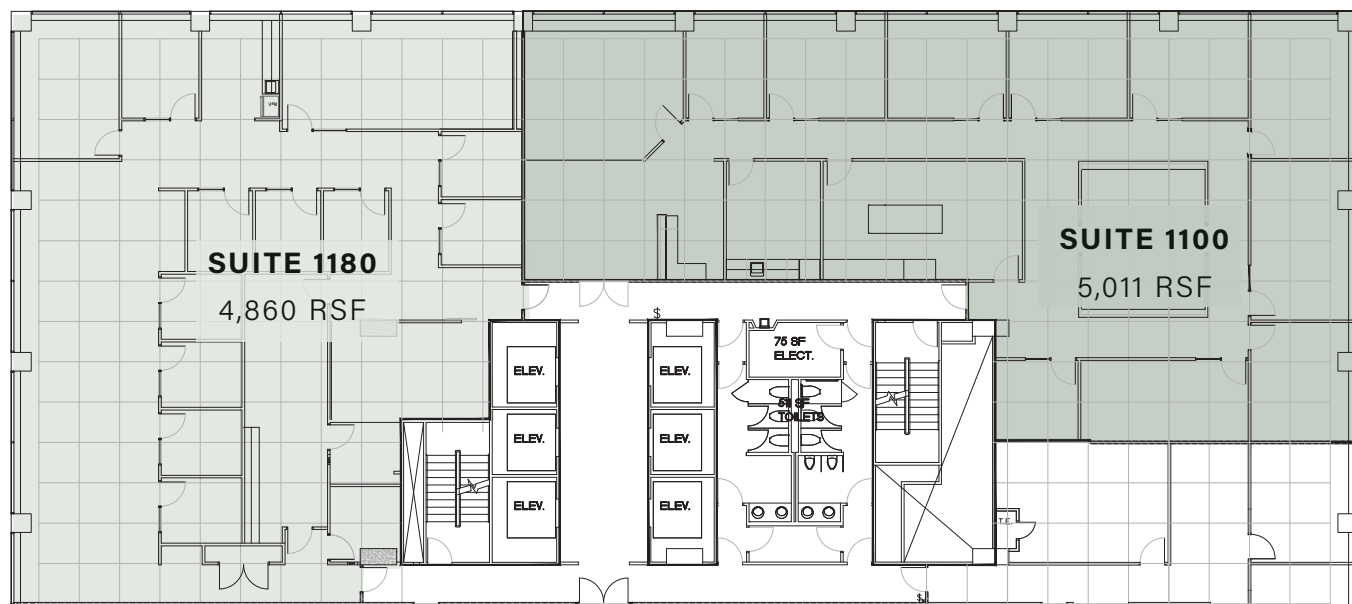
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SUITE 1180

- NW/SW corner views
- Break room
- Contiguous to Suite 1100 for up to 9,871 RSF

SUITE 1100

- Built-out for law firm
- Elevator lobby entrance
- Above standard improvements
- Mount St. Helens/Willamette River views
- Contiguous to Suite 1180 for up to 9,871 RSF



11TH FLOOR 4,860-9,871 RSF (approx.)

\$29.95 Full Service

EXPLORE SUITE 1100
WITH A VIRTUAL TOUR

EXPLORE SUITE 1180
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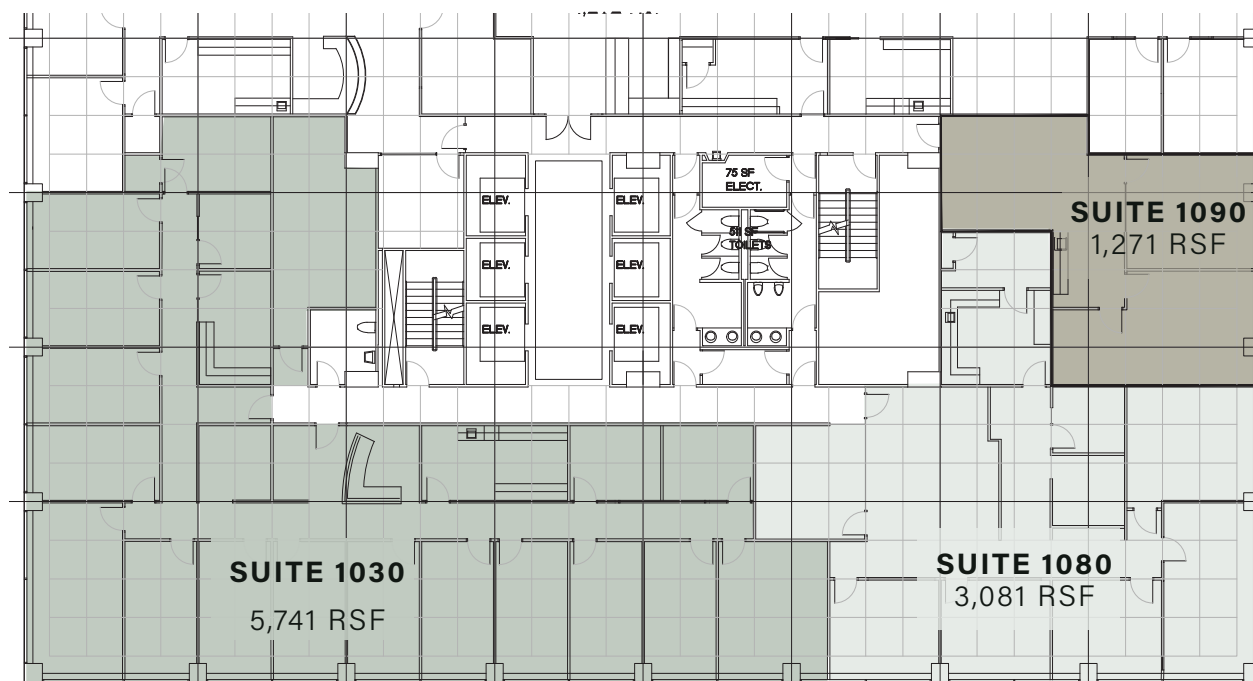
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SUITE 1030

- SW corner views
- Divisible to suit

SUITE 1080

- SE corner view of the Willamette River & Mt. Hood
- Break room
- Ready for move-in

SUITE 1090

- View of the Willamette River
- Ready for move-in



10TH FLOOR 1,271-10,093 RSF (approx.)

Available Now

\$29.95 Full Service

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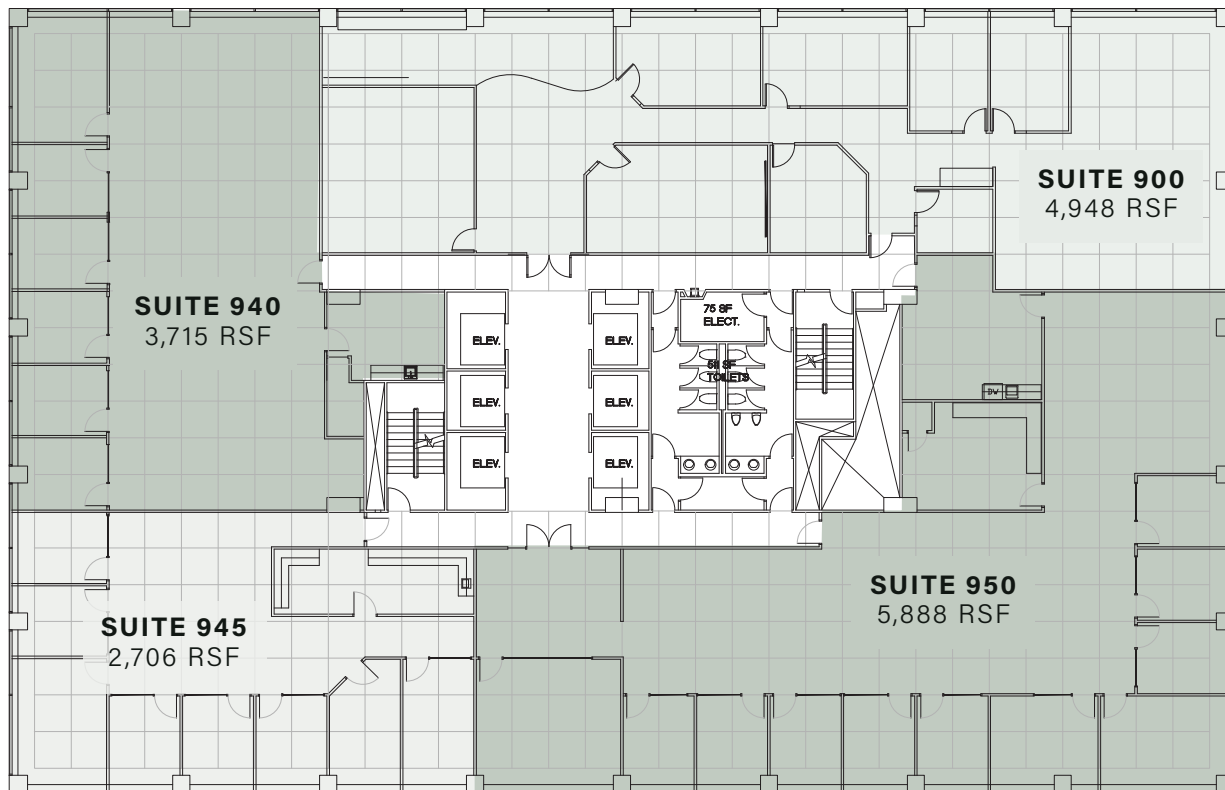
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- Elevator lobby entrances
- Built-out for professional services firm
- Divisible to suit
- Outstanding views including Mt. Hood, St. Helens and Willamette River

9TH FLOOR Up to 17,500 RSF (approx.)

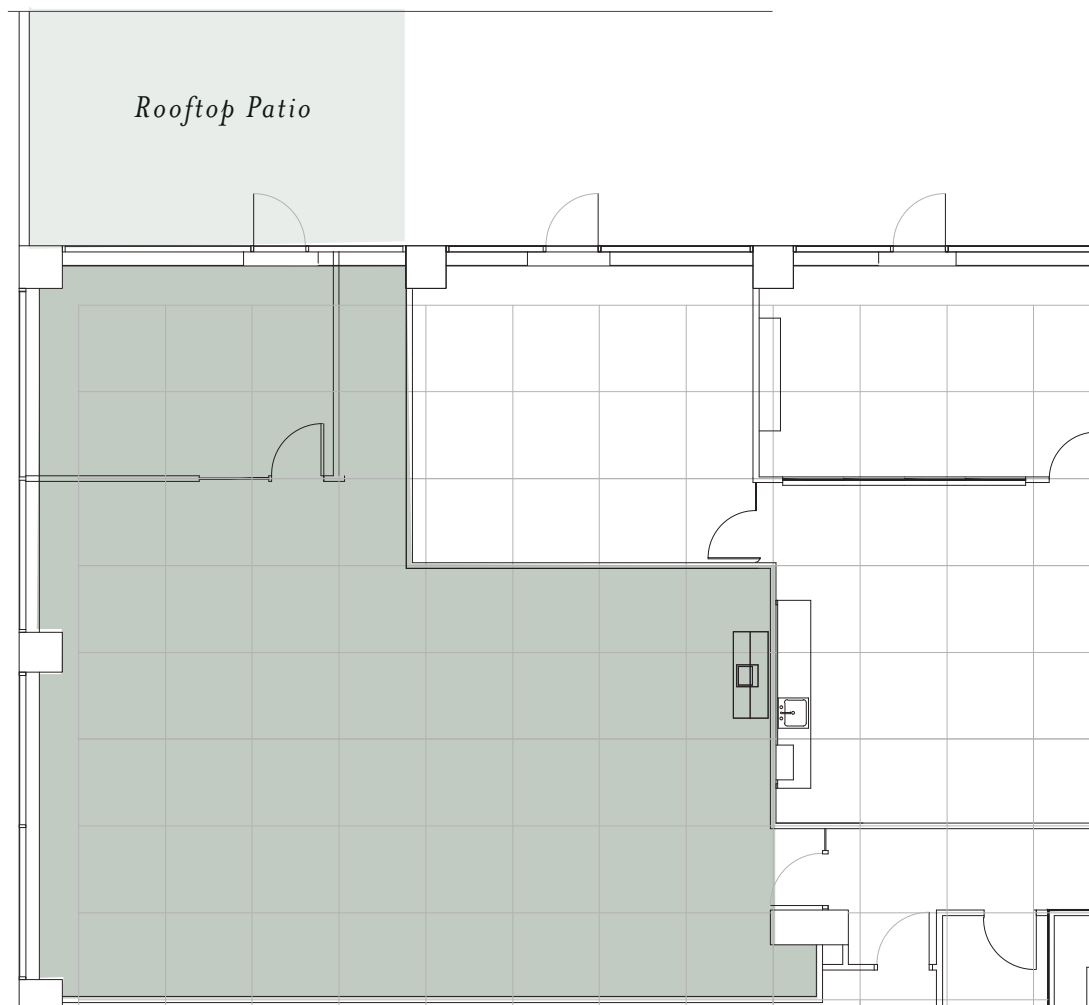
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- NW corner views
- Access to rooftop patio
- Coffee bar

SUITE 895 1,771 RSF (approx.)

Available Now

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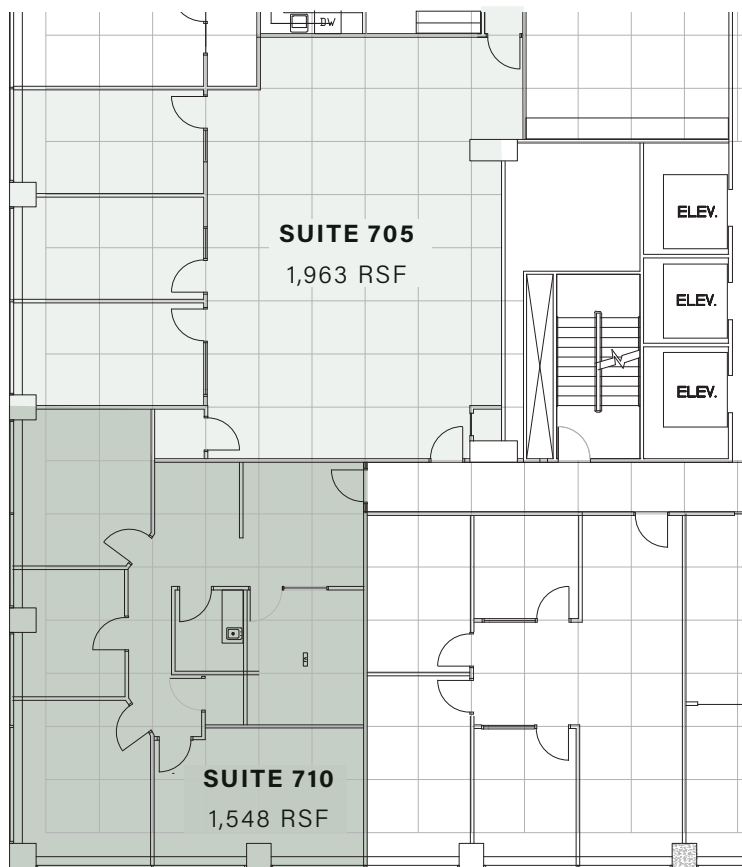
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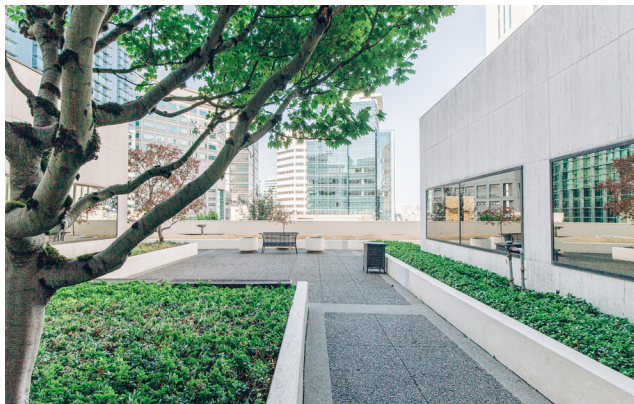


COLUMBIA SQUARE AVAILABILITY

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- Ideal for professional services firm
- SW corner office
- Access to the rooftop patio and private showers on the floor



7TH FLOOR 1,548-3,511 RSF (approx.)

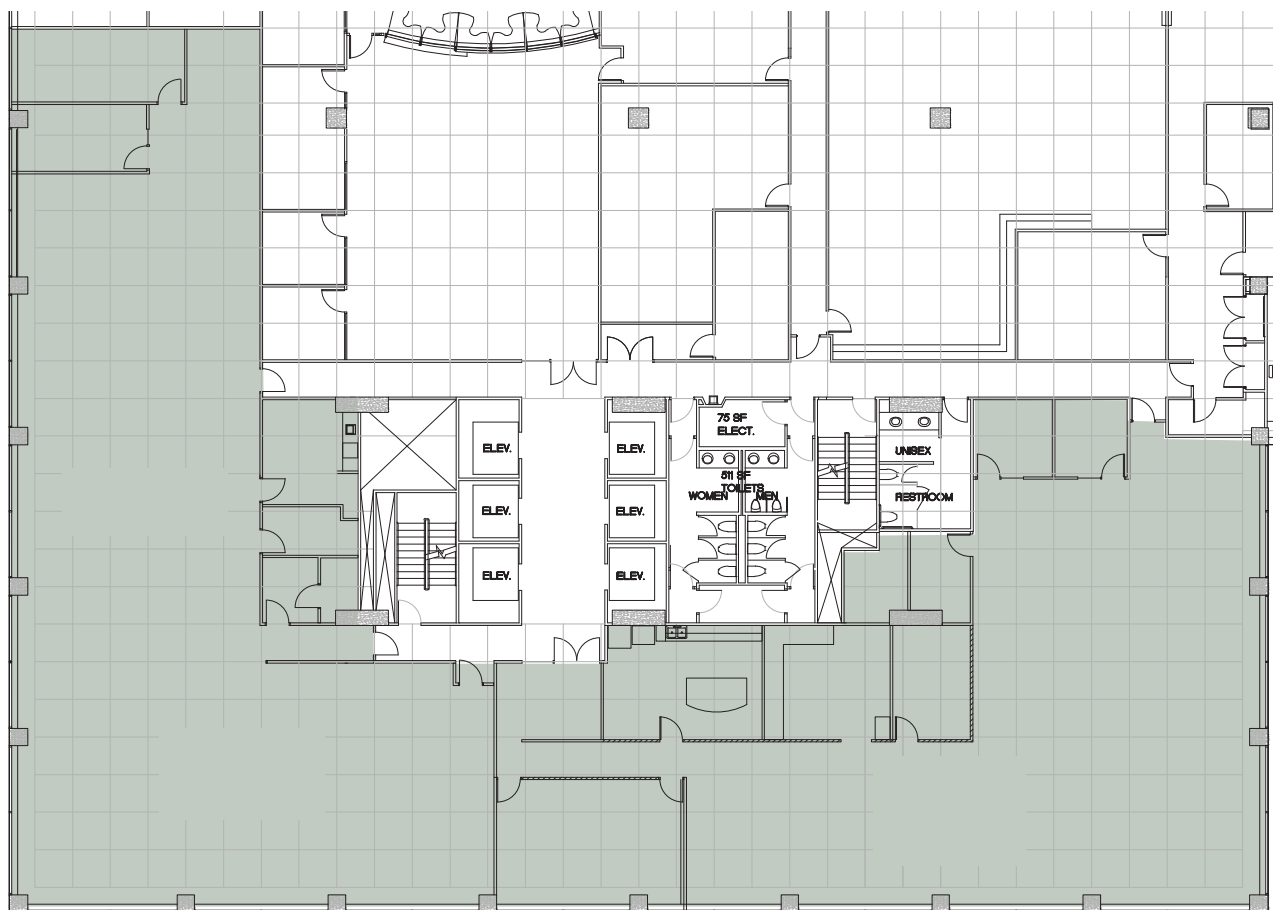
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SUITE 650 12,000 RSF (approx.)

Divisible to 5,000 RSF

\$29.95 Full Service

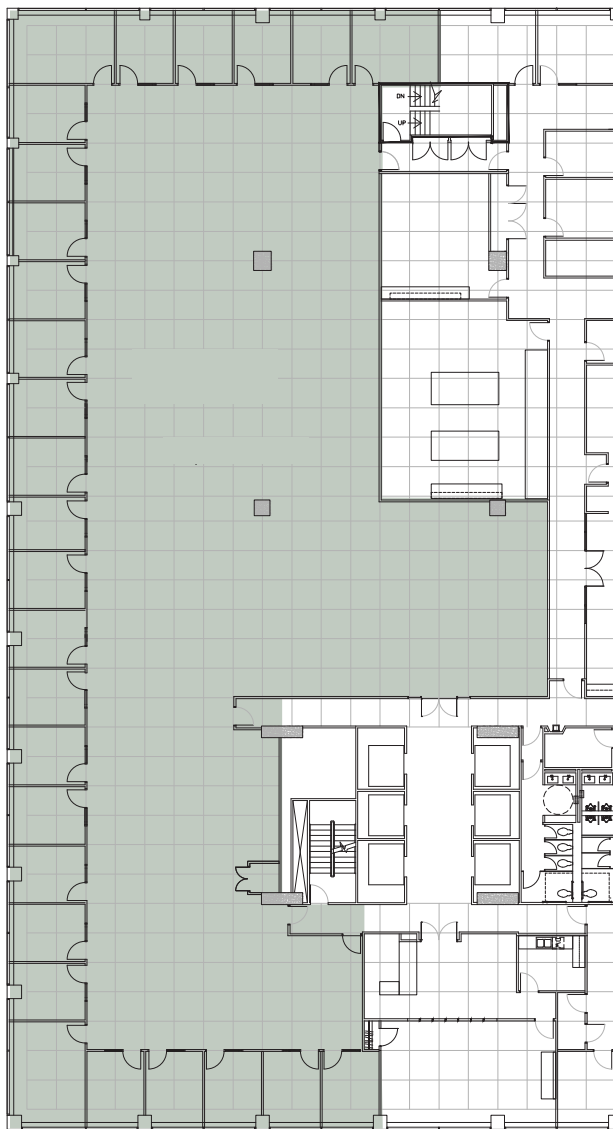
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FLOOR 5

- Elevator lobby entrance
- Large, efficient floor plan with extensive window line



SUITE 550 14,339 RSF (approx.)

Divisible to 10,000 RSF

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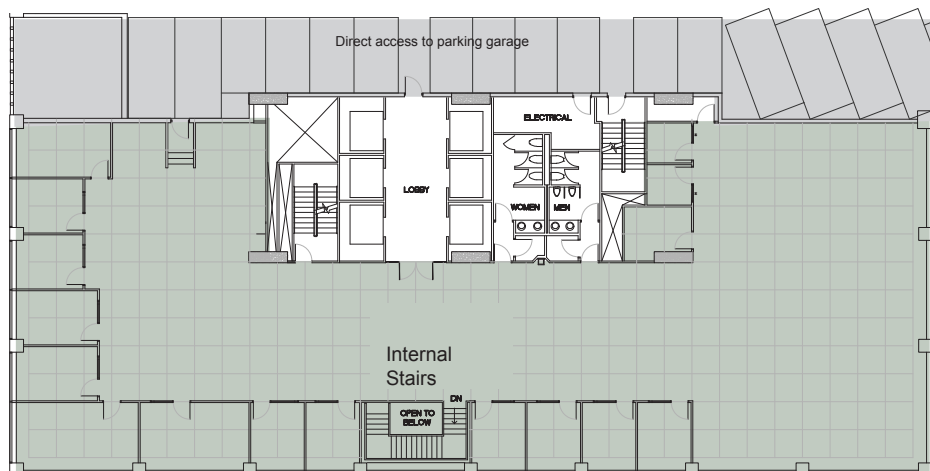
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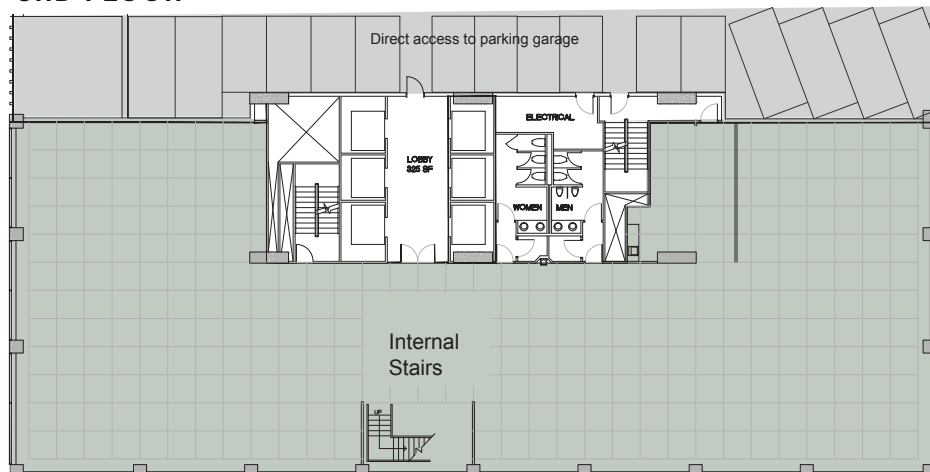
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4TH FLOOR

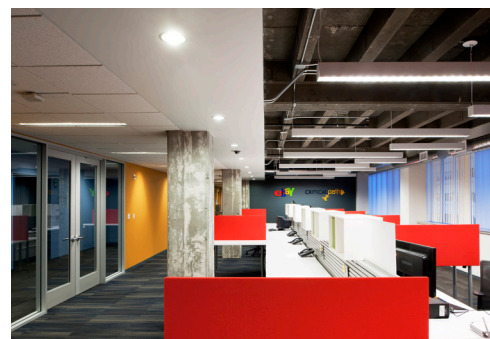
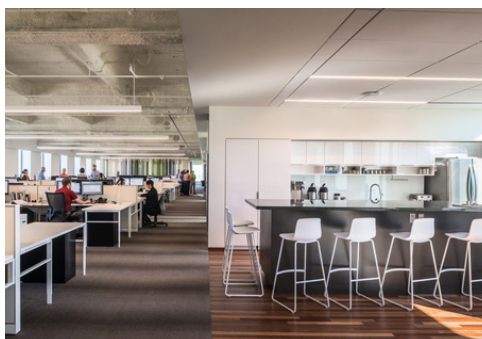


3RD FLOOR



- 21,000 RSF on two floors with connecting stairway
- Large, efficient floor plan with extensive window line
- Expansion space available on 5th floor
- Direct access to parking

Potential Creative Concepts



FLOORS 3 & 4 21,000 RSF (approx.)

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