

# FOR LEASE



MELVIN MARK

EST. 1945



## BROADWAY BUILDING

625 SW Broadway Portland, Oregon 97205

*Plug & Play space ready to occupy ASAP  
from 4,228 to 14,452 RSF*

**\$23.50/SF Full Service**

- Base rent of \$19.50/SF for "as-is" leases

**PAUL ANDREWS**

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OUR COVID BUILDING &  
TOURING PROTOCOL ▶

Melvin Mark Brokerage Co.

111 Southwest Columbia

Portland, Oregon 97201

P: 503.223.9203 | [melvinmark.com](http://melvinmark.com)

# BROADWAY BUILDING FOR LEASE



## BUILDING HIGHLIGHTS

- Adjacent to Pioneer Square, Portland's "Living Room" and TriMet MAX line
- New carpet, ceiling tile, LED lighting and restrooms
- Bicycle locker access
- On-site shower facility
- Customer parking nearby

At the epicenter of Portland's business and financial districts, the 5-story, historic building sets the standard of excellence in high performance work environments.



PROFESSIONAL SERVICES



RETAIL SPACE AVAILABLE



SUSTAINABLE PRACTICES



BIKE ACCESSIBILITY



COFFEE SHOP(S) NEARBY



DINING NEARBY



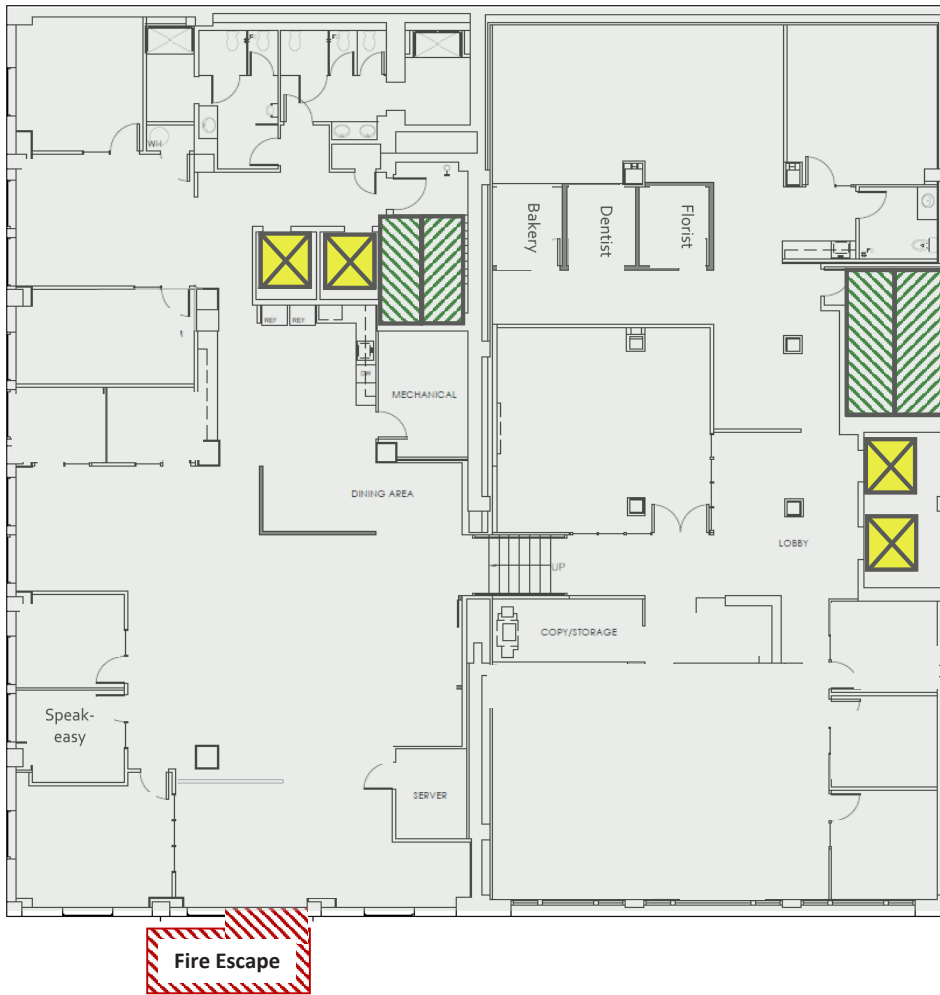
CREATIVE WORK SPACE AVAILABLE



CENTRAL LOCATION







## FLOOR 3 9,904 RSF (approx.)

Available Now

\$23.50/SF Full Service

\$23.50/SF and 14,452 RSF for the combined space

EXPLORE THE SPACE  
WITH A VIRTUAL TOUR

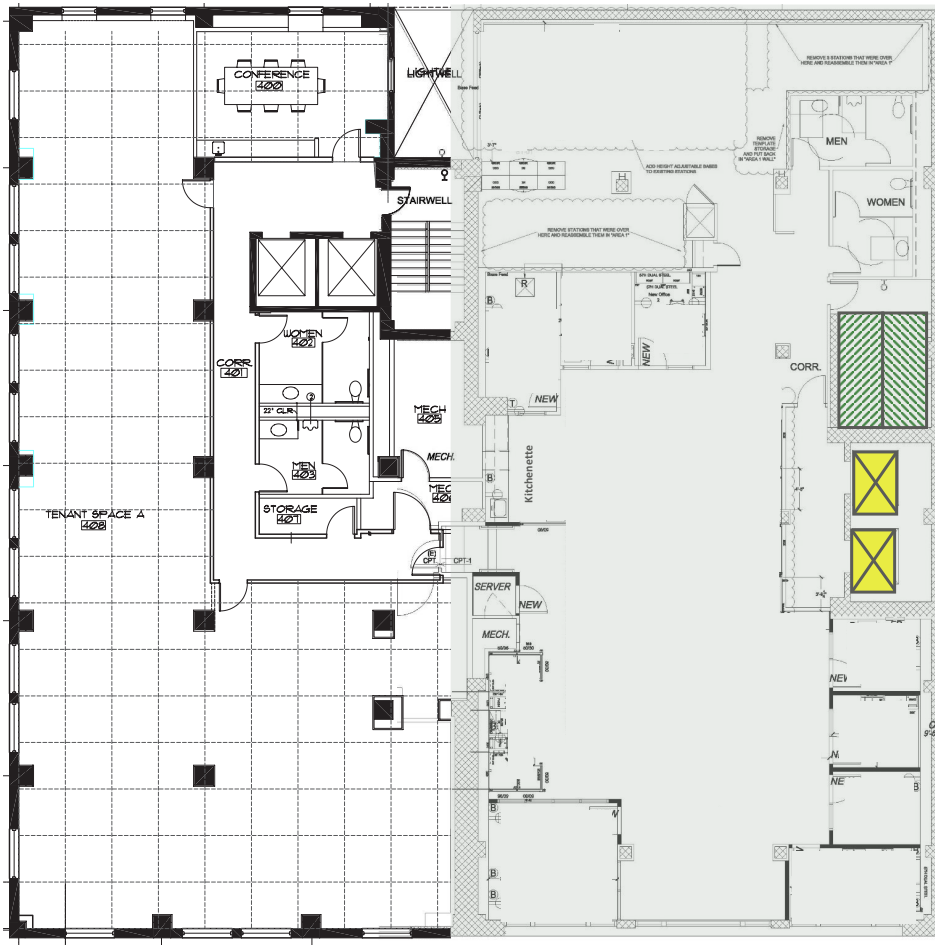
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# BROADWAY BUILDING AVAILABILITY

625 SW Broadway  
Portland, OR 97205



## FLOOR 4 5,281 RSF (approx.)

Available Now

\$23.50/SF Full Service

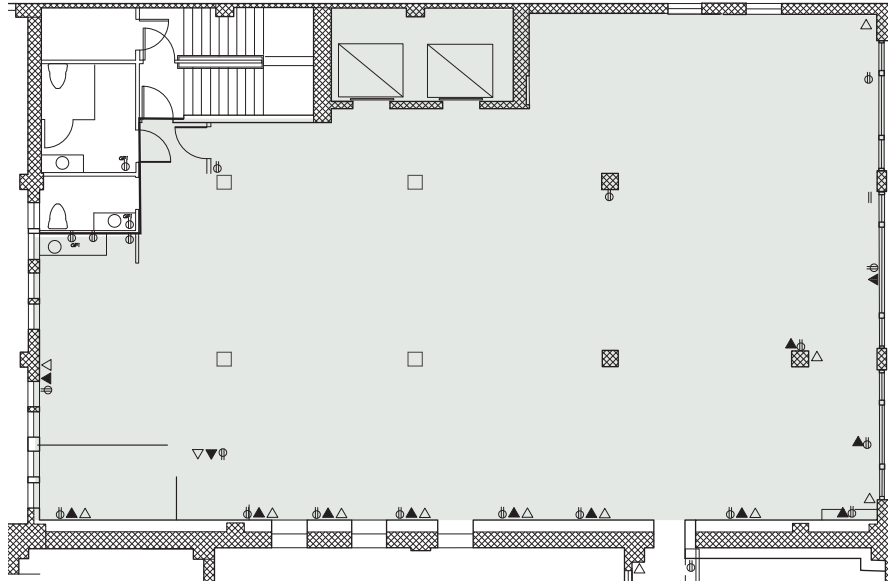
EXPLORE THE SPACE  
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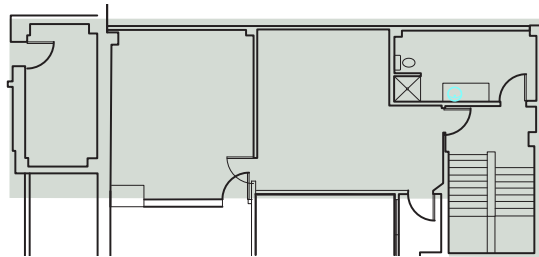
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## SUITE 500 4,228 RSF



## 6TH FLOOR PENTHOUSE 910 SF



## FLOOR 5 & 6 Up to 4,228 RSF (approx.)

Available Now

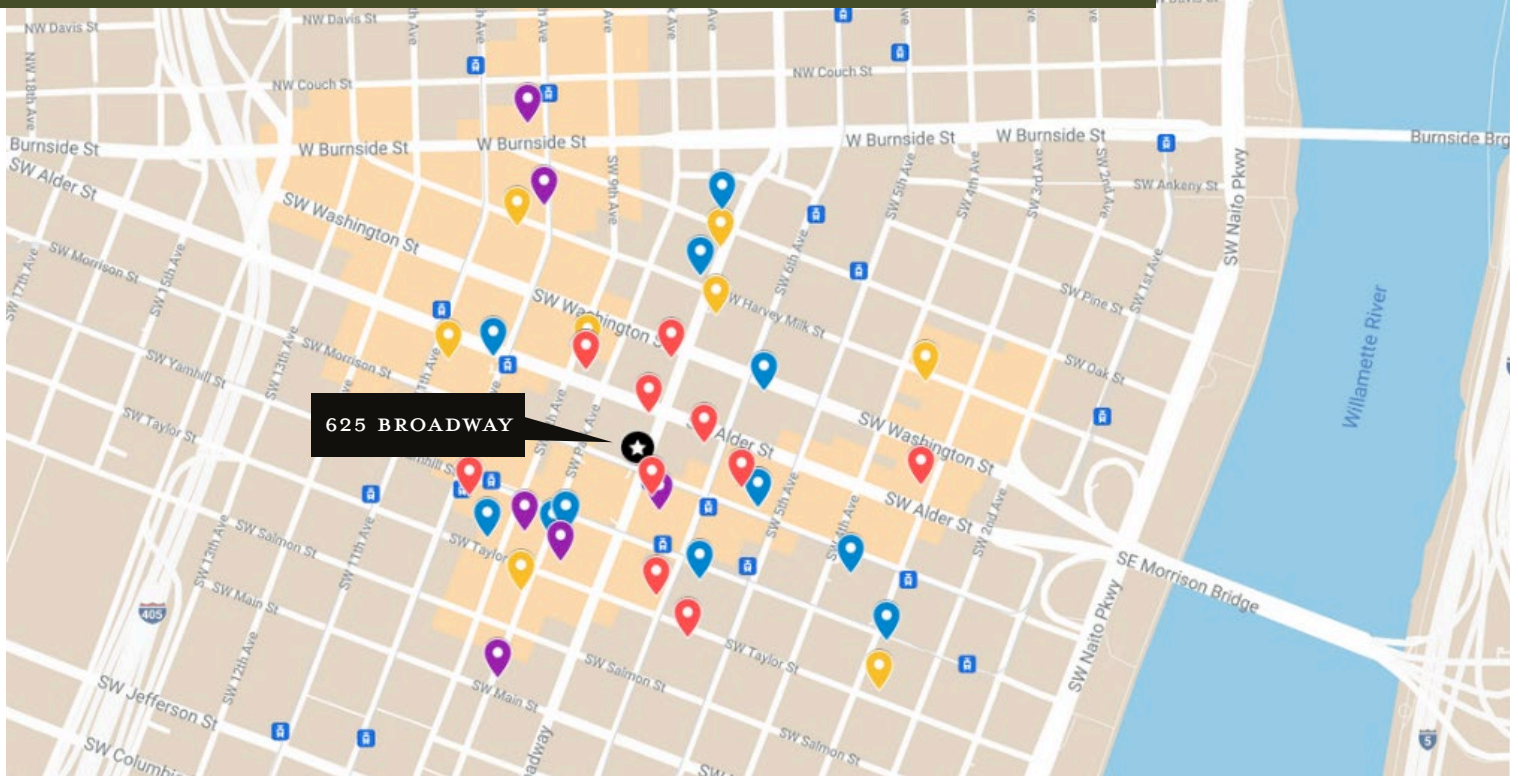
\$23.50/SF Full Service

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# BROADWAY BUILDING FOR LEASE



## HOTELS

- Woodlark
- Ace Hotel
- The Nines Hotel
- Hi-Lo Hotel
- Paramont Hotel
- Hotel Lucia
- The Sentinel Hotel
- Benson Hotel
- AC by Marriott

## CAFES

- Moonstuck Chocolate Cafe
- Starbucks
- Upper Left Roasters
- Good Coffee
- St. Honoré Bakery
- Case Study Coffee Roasters
- Water Avenue Coffee
- Kure Juice Bar
- Barista

## ATTRACTIONS

- Pioneer Square
- Director Park
- Fox Tower Cinemas
- Portland Art Museum
- Arlene Schnitzer Concert Hall
- Oregon Historical Society
- Park Blocks
- Powell's Books

## RESTAURANTS

- Bullard
- Departure Restaurant + Lounge
- Swine Bar
- Jake's Grill
- Flying Elephants at Fox Tower
- Ben & Jerry's
- The Independent Sports Bar & Grill
- El Gaucho
- Punch Bowl Social
- Chipotle Mexican Grill
- Pastini Pastaria



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



**98**  
BIKE SCORE  
*"Biker's Paradise"*



**96**  
TRANSIT SCORE  
*"Rider's Paradise"*

## IN GOOD COMPANY



**STUMPTOWN**  
COFFEE ROASTERS



**POWELL'S**  
CITY of BOOKS





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