

# 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 - \$36.00 Full Service

**TOM BECIC**

503.546.4513

[tbecic@melvinmark.com](mailto:tbecic@melvinmark.com)

Licensed in OR

**PAUL ANDREWS**

503.546.4542

[pmandrews@melvinmark.com](mailto:pmandrews@melvinmark.com)

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Melvin Mark Brokerage Co.

111 Southwest Columbia

Portland, Oregon 97201

P: 503.223.9203 | [melvinmark.com](http://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	\$36.00
13th	1320	1,805	\$32.00
11th	1180	4,860*	\$31.00
	1100	5,011*	\$32.50
10th	1030	5,741	\$32.00
	1090	1,271	\$33.00
9th	950	5,888*	\$32.50
	945	2,706*	\$31.00
	940	3,715*	\$31.00
	900	4,948*	\$32.50
8th	895	1,771	\$33.00
	715	1,155	\$31.50
7th	710	1,548*	\$31.50
	705	1,963*	\$31.50
6th	650	12,000	\$29.95
5th	550	14,339	\$29.95
3rd & 4th		21,000	\$29.95

\*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



THE PORTER HOTEL



NEW RESTAURANT SPACE  
W/ OUTDOOR SEATING



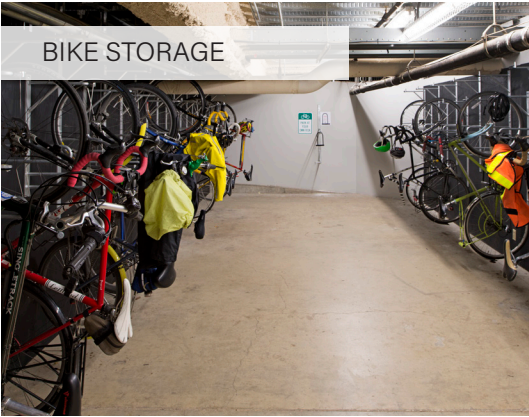
8TH FLOOR  
CONFERENCE ROOM



FITNESS CENTER



BIKE STORAGE



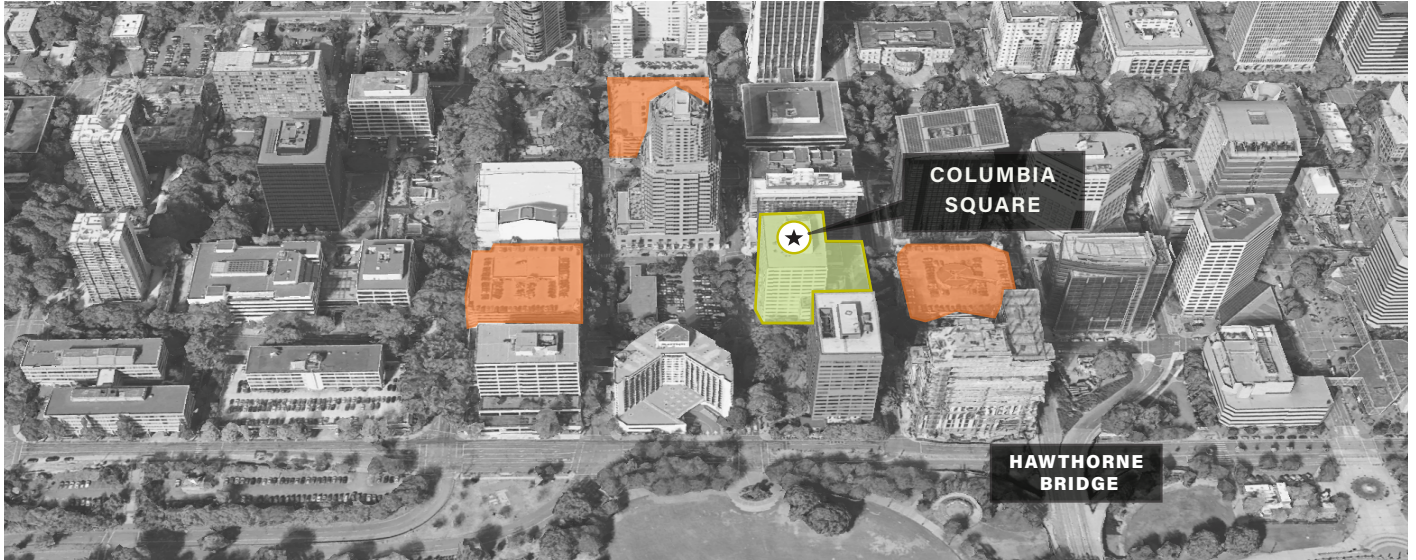
14TH & 15TH  
FLOOR AVAILABILITY



# COLUMBIA SQUARE NEIGHBORHOOD

## PARKING GUARANTEED

1:1,000 RSF on-site with 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

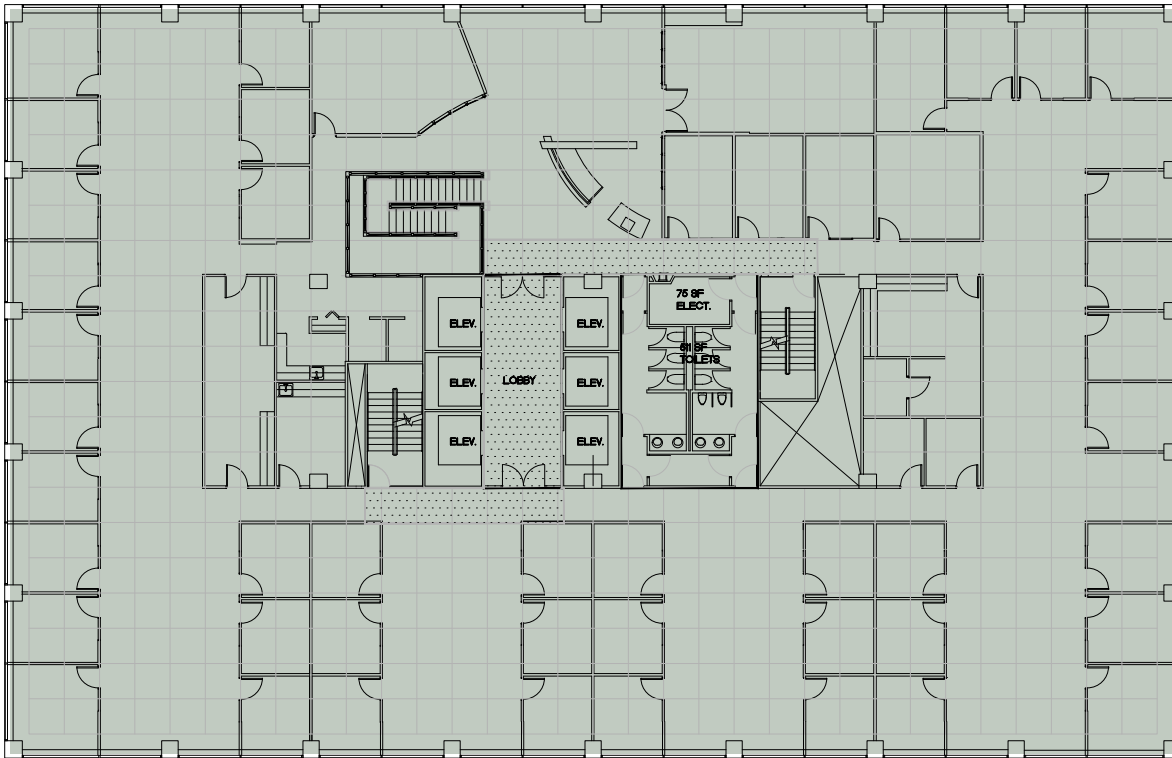
**WATERFRONT PARK**  
1 Minute



**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



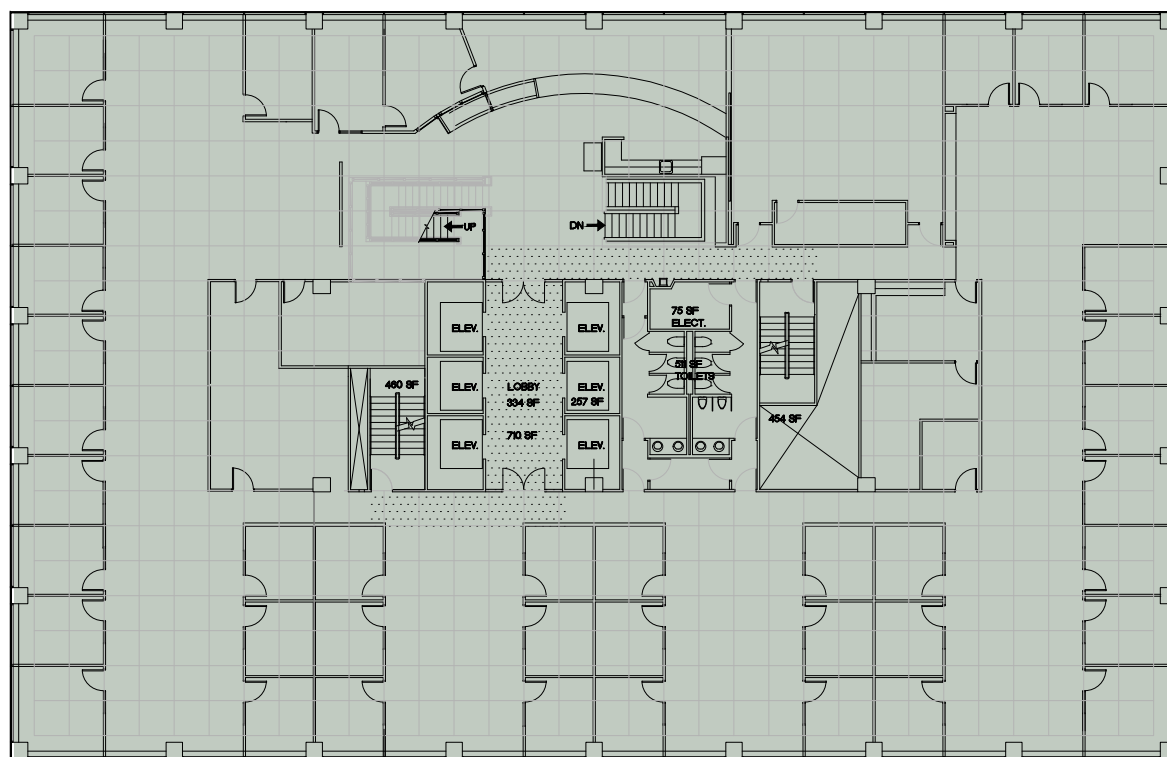
## 15<sup>TH</sup> FLOOR UP TO 36,500 RSF (approx.)

\$36.00 Full Service

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- Outstanding, panoramic views
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## 14<sup>TH</sup> FLOOR UP TO 36,500 RSF (approx.)

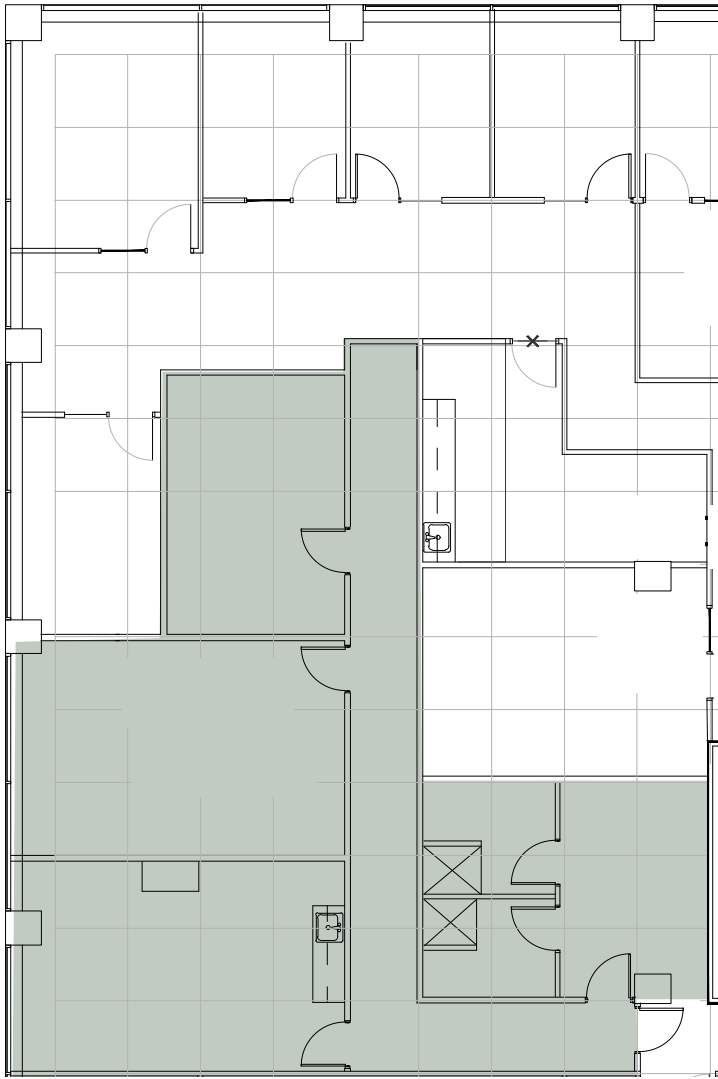
\$36.00 Full Service

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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

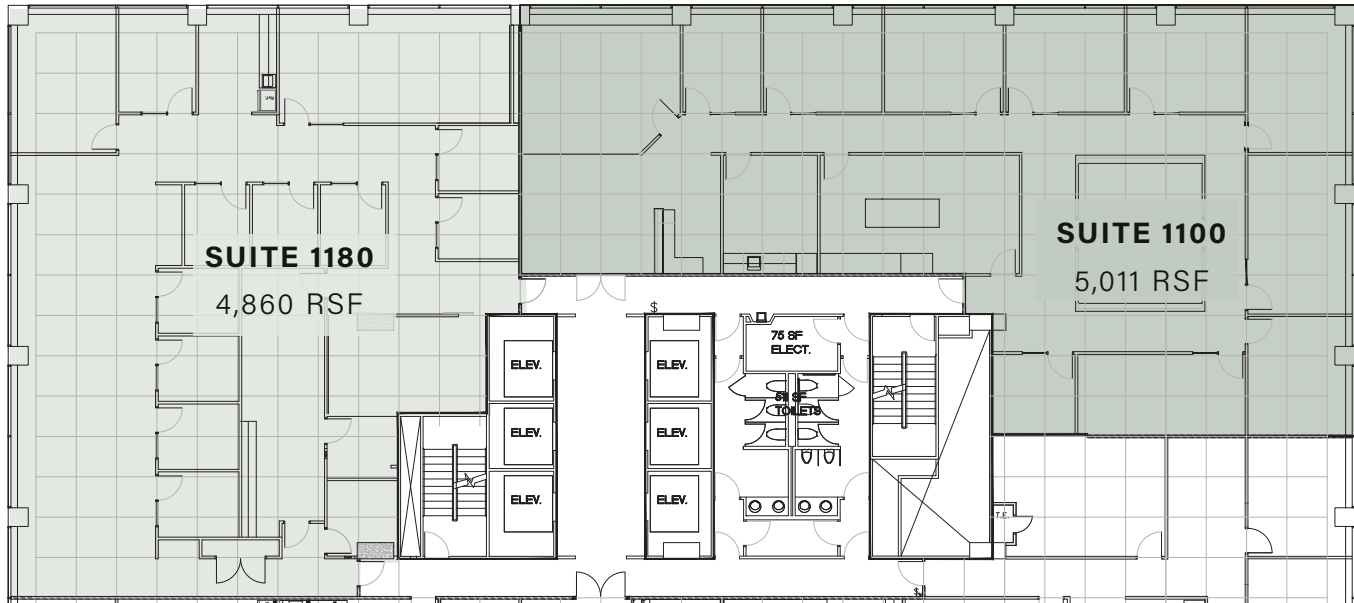
## SUITE 1320 1,805 RSF (approx.)

\$32.00 Full Service

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## SUITE 1180 - \$31.00/FS

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

## SUITE 1100 - \$32.50/FS

- 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



## 11<sup>TH</sup> FLOOR 4,860-9,871 RSF (approx.)

\$31.00-\$32.50 Full Service

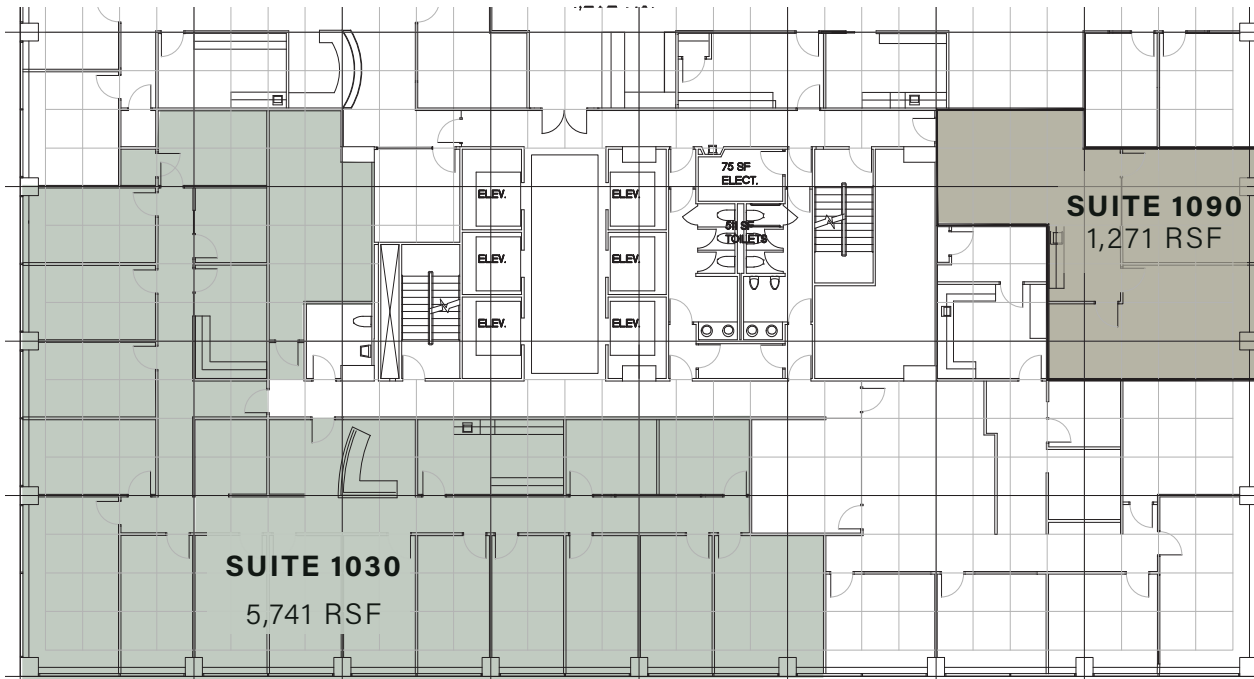
EXPLORE SUITE 1100  
WITH A VIRTUAL TOUR

EXPLORE SUITE 1180  
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## SUITE 1030

- \$32.00/FS
- SW corner views
- Divisible to suit

## SUITE 1090

- \$33.00/FS
- View of the Willamette River
- Ready for move-in



## 10<sup>TH</sup> FLOOR 1,271-5,741 RSF (approx.)

Available Now

\$32.00-\$33.00 Full Service

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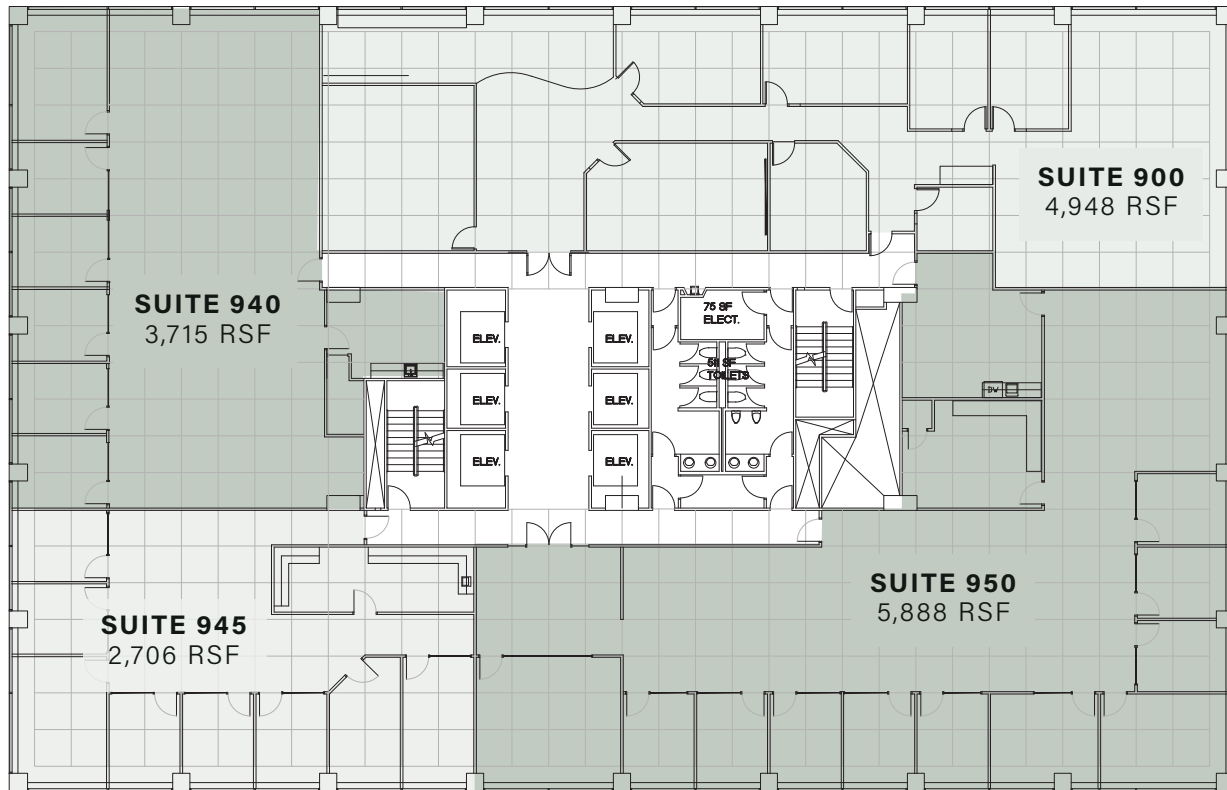
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- Elevator lobby entrances
- Built-out for professional services firm
- Divisible to suit
- Outstanding views including Mt. Hood, St. Helens and Willamette River

## 9<sup>TH</sup> FLOOR Up to 17,500 RSF (approx.)

\$31.00-\$32.50 Full Service

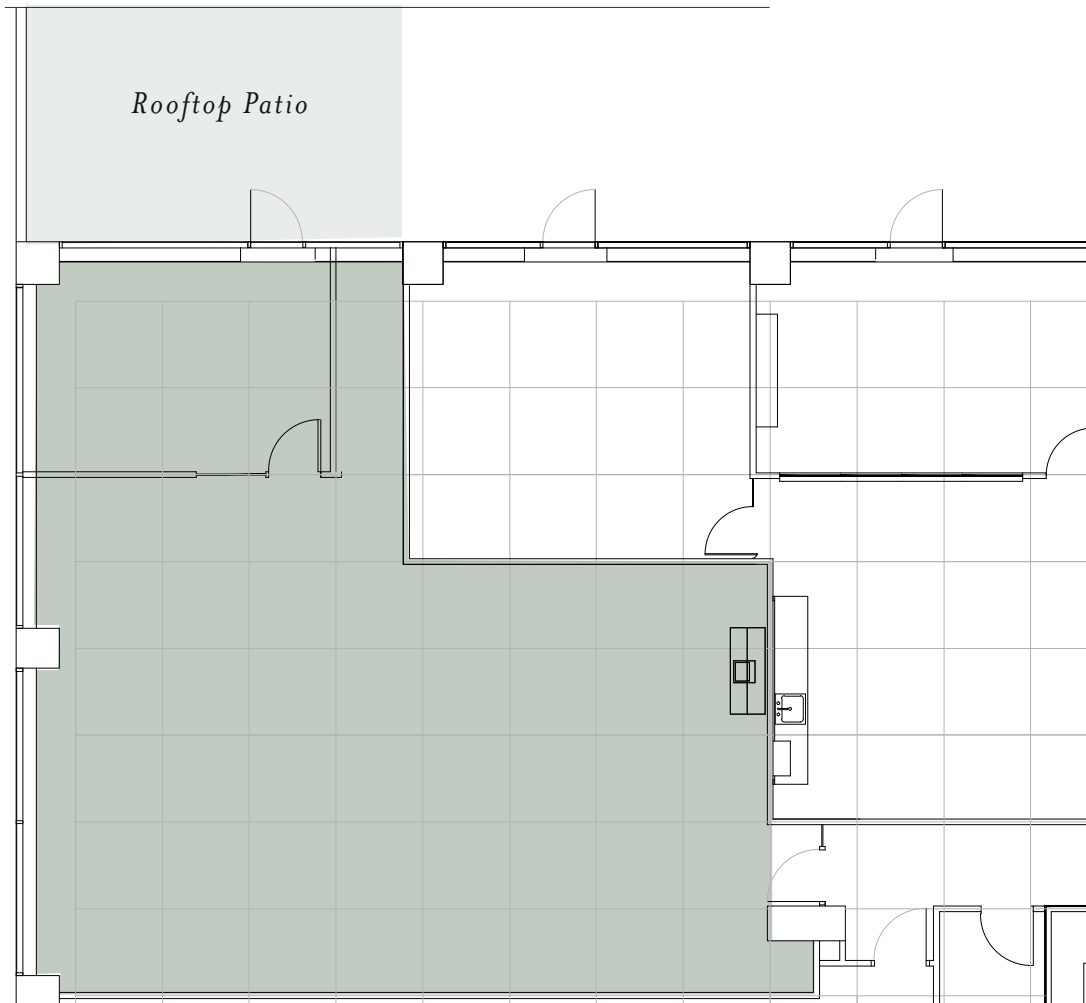
\$31.00 - Suites 945 & 940

\$32.50 - Suites 950 & 900:

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

## SUITE 895 1,771 RSF (approx.)

Available Now

\$33.00 Full Service

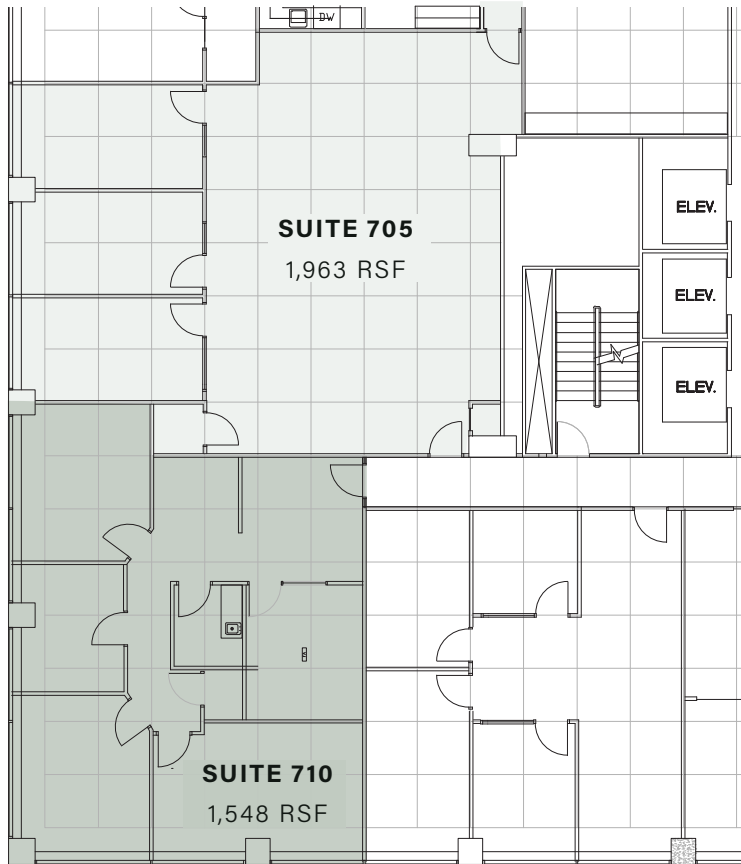
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- Ideal for professional services firm
- SW corner office
- Access to the roof top patio and private showers on the floor



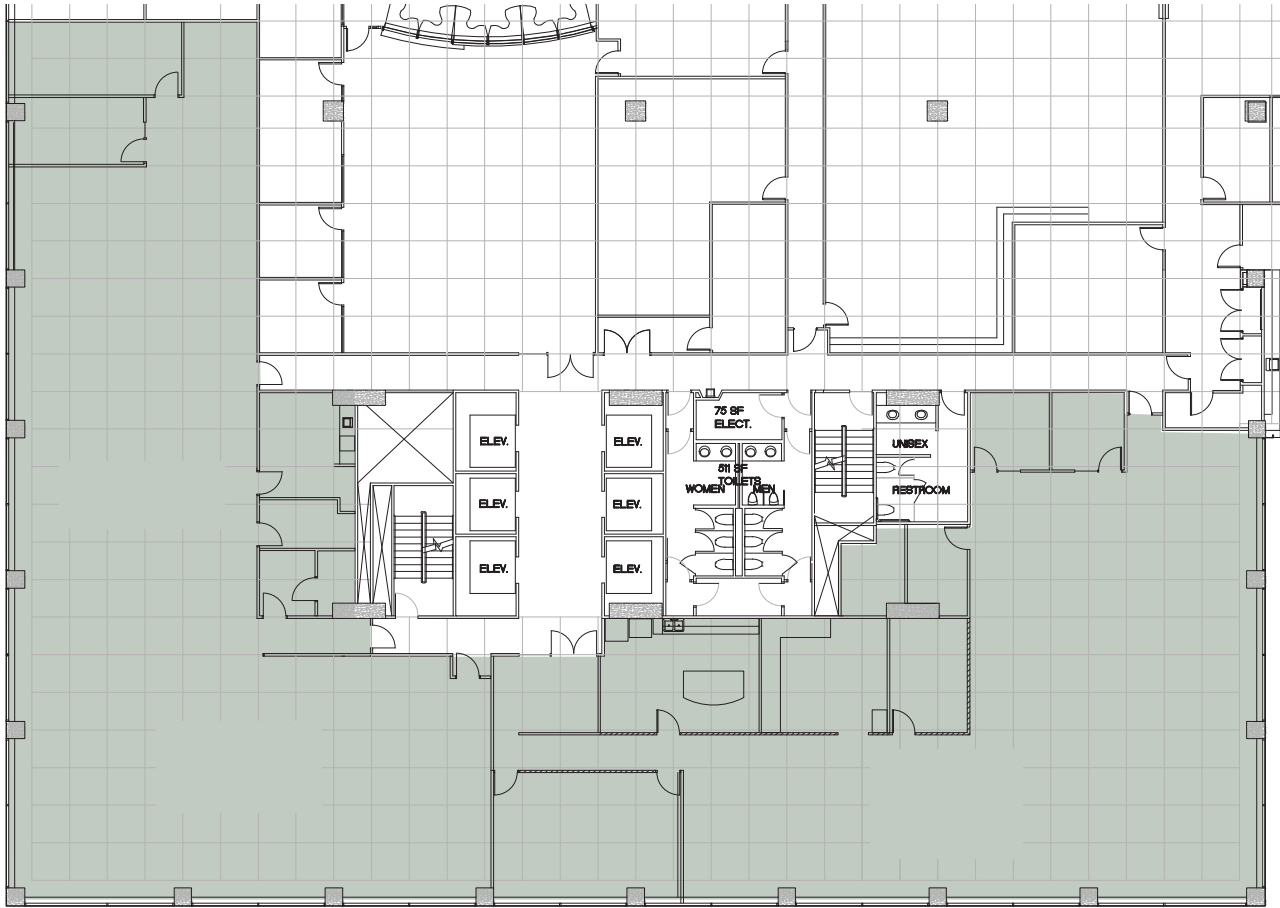
## 7<sup>TH</sup> FLOOR 1,548-3,511 RSF (approx.)

\$31.50 Full Service

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## SUITE 650 12,000 RSF (approx.)

*Divisible to 5,000 RSF*

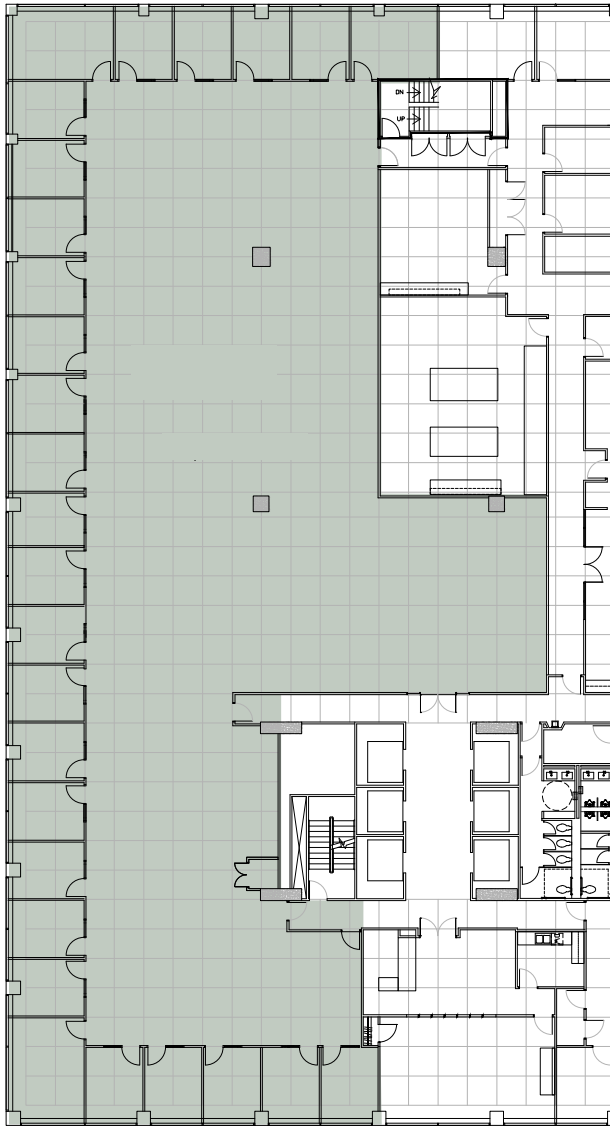
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## FLOOR 5

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



## SUITE 550 14,339 RSF (approx.)

*Divisible to 10,000 RSF*

*\$29.95 Full Service*

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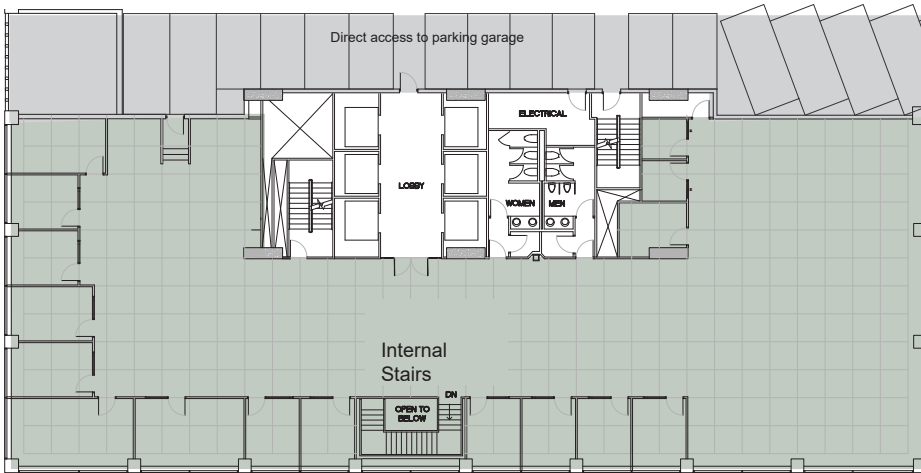
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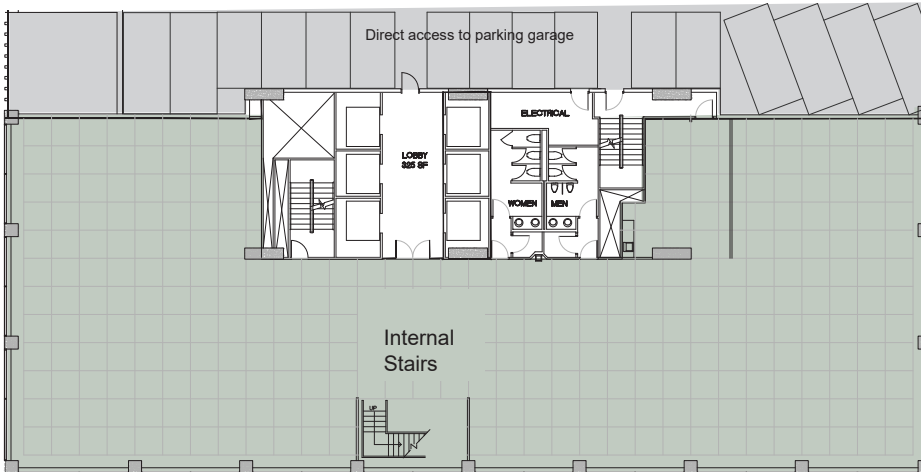
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## 4TH FLOOR

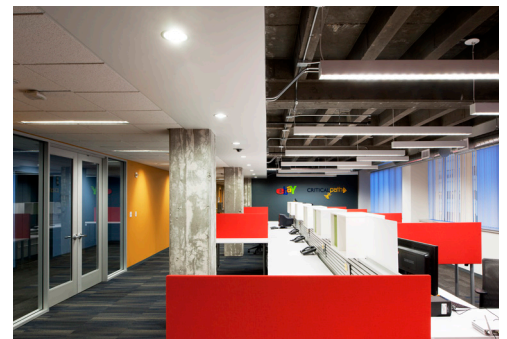
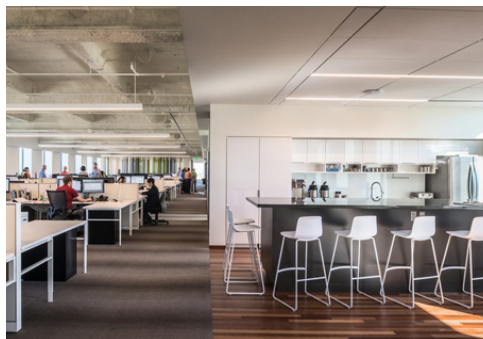


## 3RD FLOOR



- 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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