

FOR LEASE



MELVIN MARK

EST. 1945



PIONEER PARK

715 SW Morrison Street Portland, Oregon 97205

*Office Space Available Now
from 627-4,659 RSF*

\$24.00/SF Full Service

- Some spaces available \$19.50/SF for first 3 years of "as-is" leases

PAUL ANDREWS

503.546.4542

pmandrews@melvinmark.com

Licensed in OR

BRYN HOKKANEN

503.546.4534

bhokkanen@melvinmark.com

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EXPLORE THE SPACE
WITH A VIRTUAL TOUR ▶

OUR COVID BUILDING &
TOURING PROTOCOL ▶

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

PIONEER PARK FOR LEASE



BUILDING HIGHLIGHTS

- Adjacent to Pioneer Square, Portland's "Living Room"
- Steps to 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 10-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

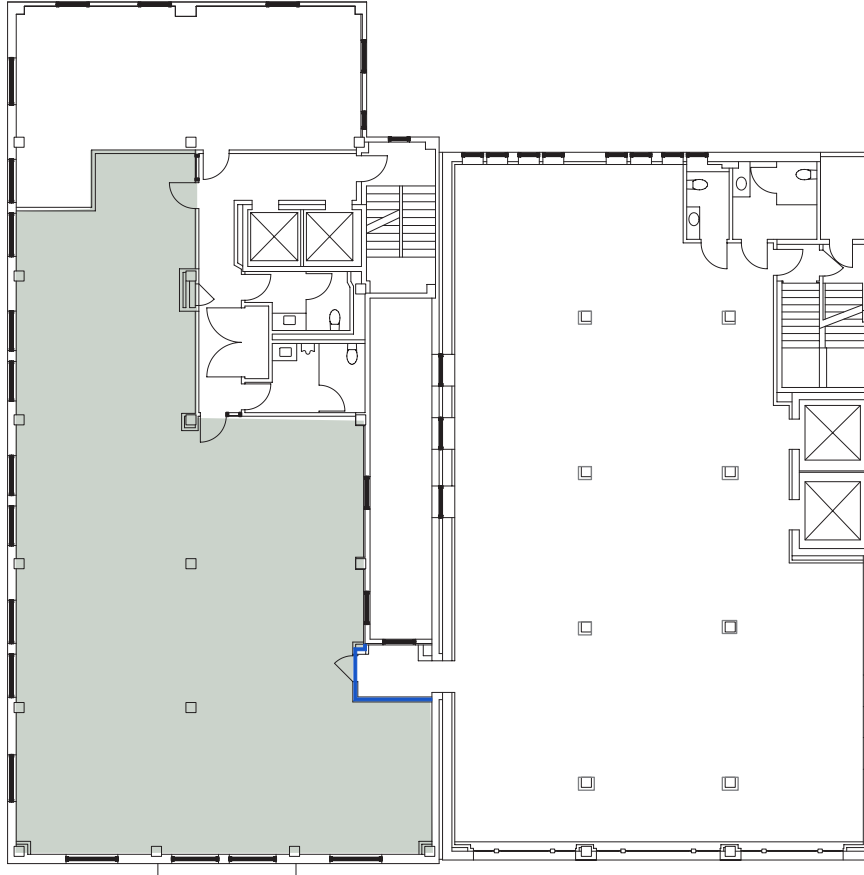


CREATIVE WORK SPACE AVAILABLE



CENTRAL LOCATION





SUITE 500 4,228 RSF (approx.)

Available Now

\$24.00/SF Full Service

Base rent of \$19.50/SF for first 3 years of "as-is" leases

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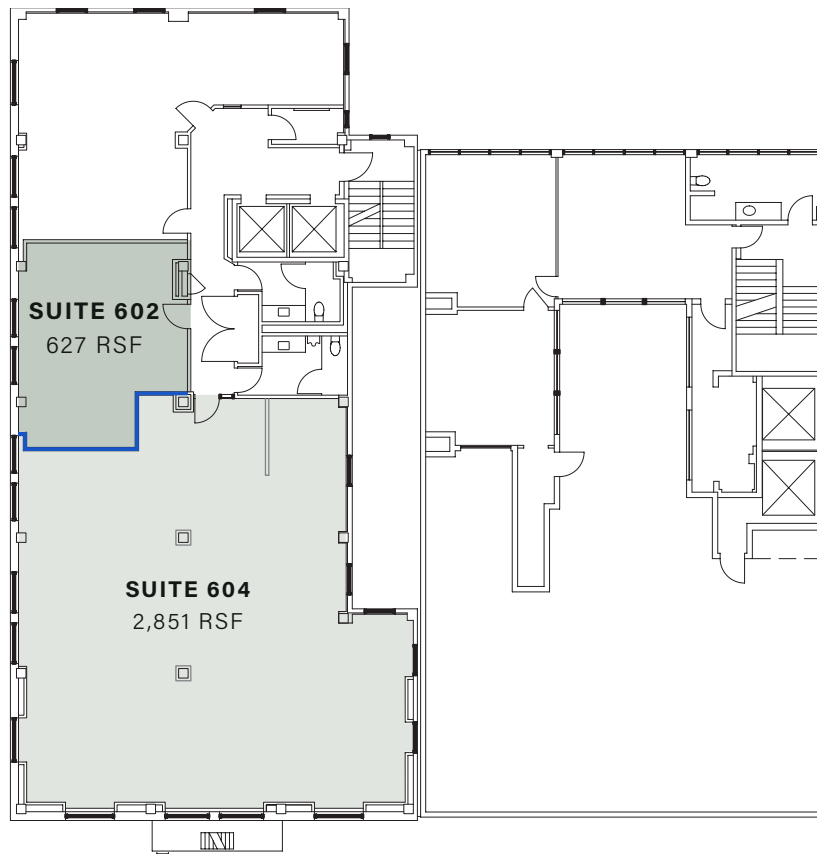
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*Suites 602 and 604 can be
combined to be **3,478 RSF***



SUITES 602 & 604 675-2,851 RSF (approx.)

Available Now

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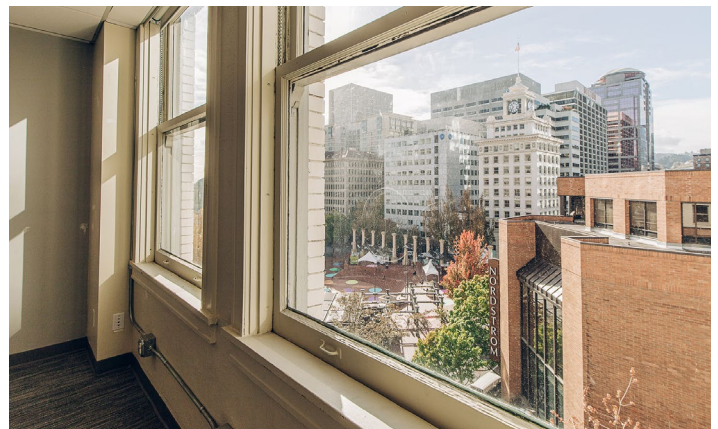
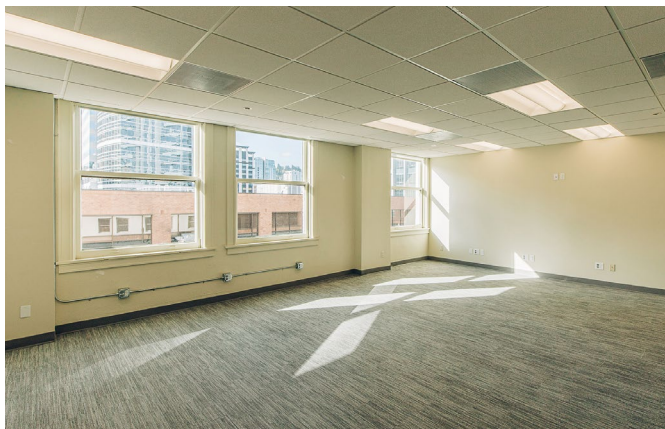
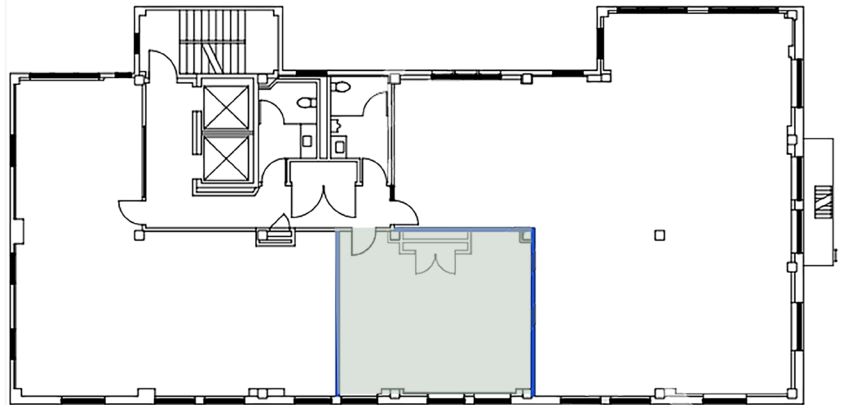
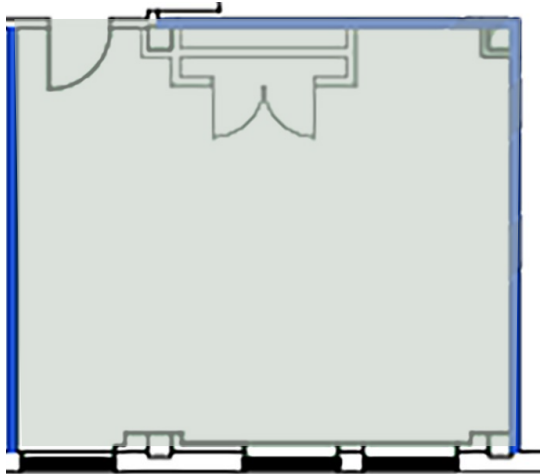
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SUITE 701 678 RSF (approx.)

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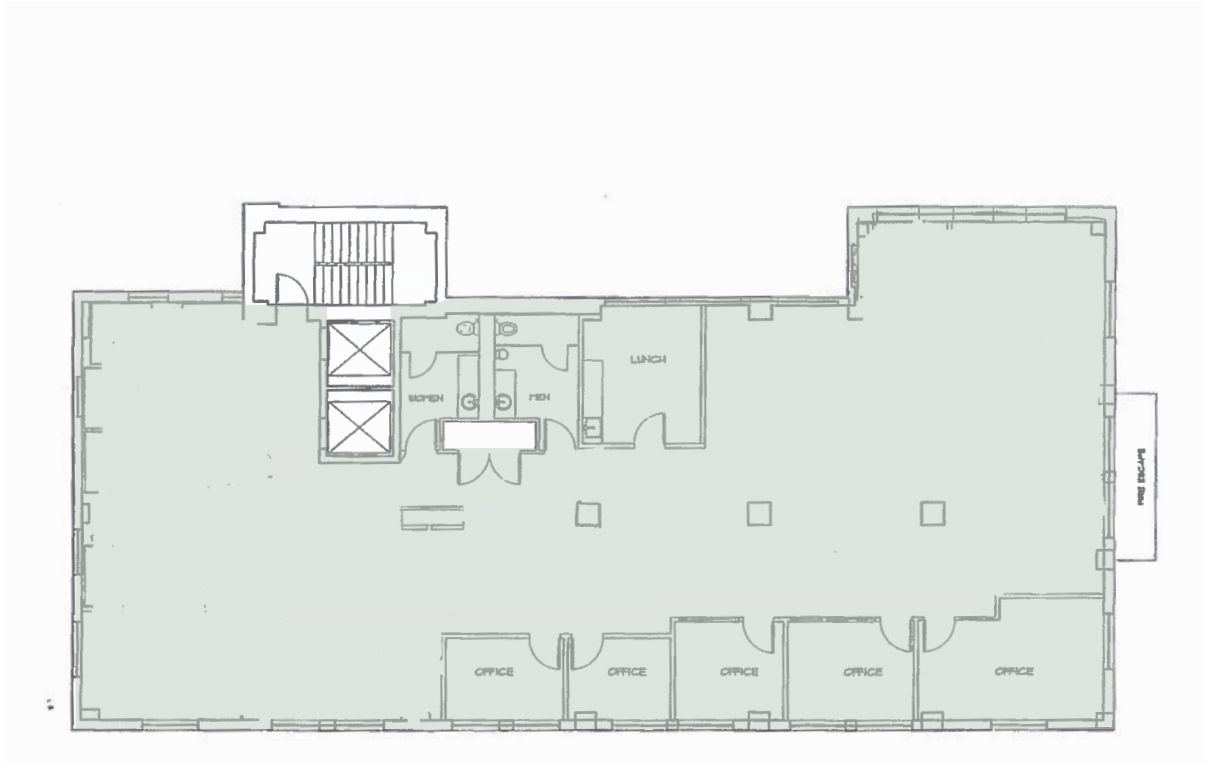
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SUITE 800 4,659 RSF (approx.)

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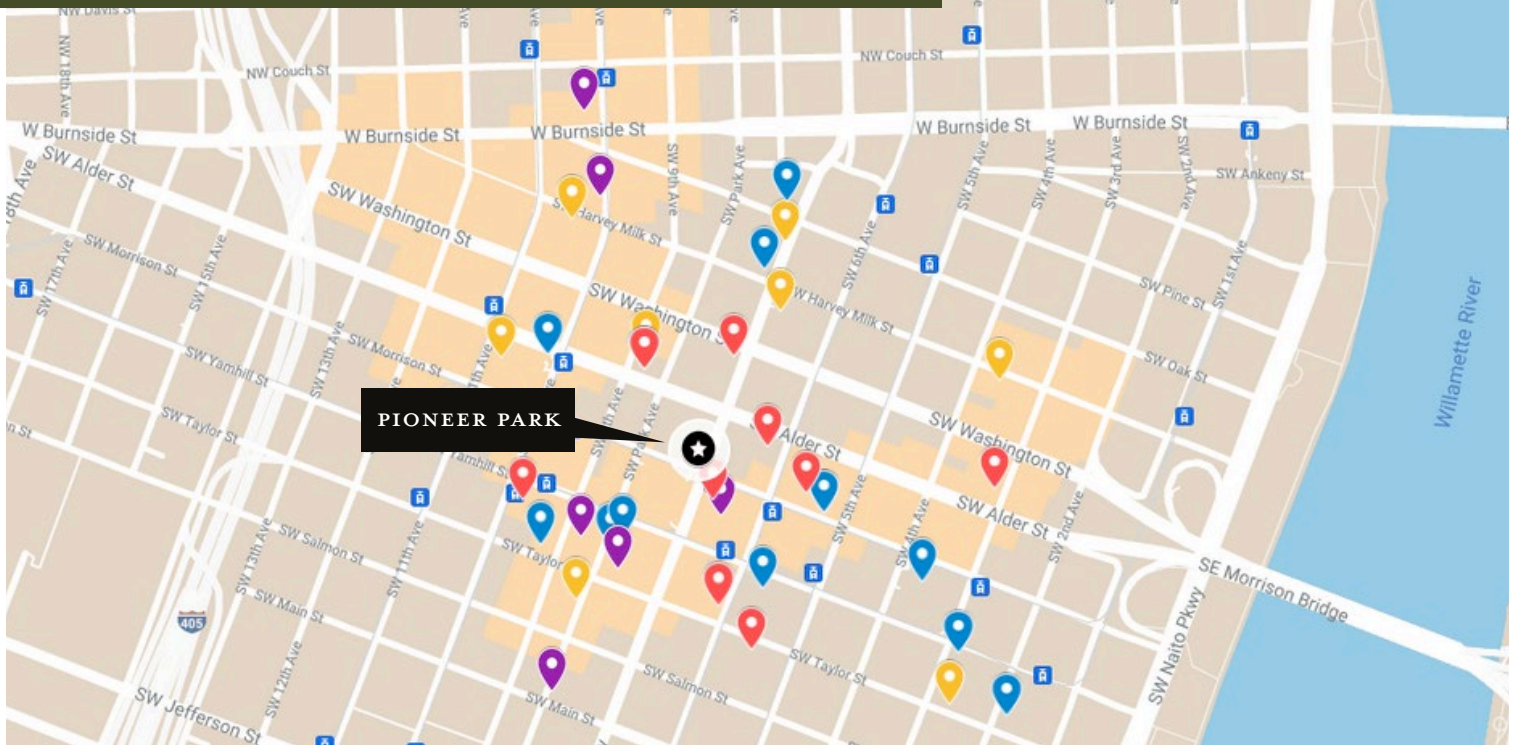
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PIONEER PARK FOR LEASE



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
- Q Restaurant & Bar



98
WALK SCORE
"Walker's Paradise"



93
BIKE SCORE
"Biker's Paradise"

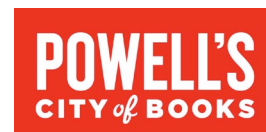


95
TRANSIT SCORE
"Rider's Paradise"

IN GOOD COMPANY



**STUMPTOWN
COFFEE ROASTERS**





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