

FOR LEASE



MELVIN MARK

EST. 1945

UNION BANK BUILDING

707 SW Washington Portland, Oregon 97205

*Office Space Available
from 640 to 7,098 RSF*

\$32.00 Full Service

1.5/1000 PER
SF PARKING

OUR COVID BUILDING &
TOURING PROTOCOL ▶

PAUL ANDREWS

503.546.4542
pmandrews@melvinmark.com
Licensed in OR

TOM BECIC

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

UNION BANK BUILDING FOR LEASE



BUILDING HIGHLIGHTS

- Picturesque views of the city, mountains and river
- 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
- 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



COFFEESHOP(S)
NEARBY



DINING
NEARBY



MANAGED BY
MELVIN MARK

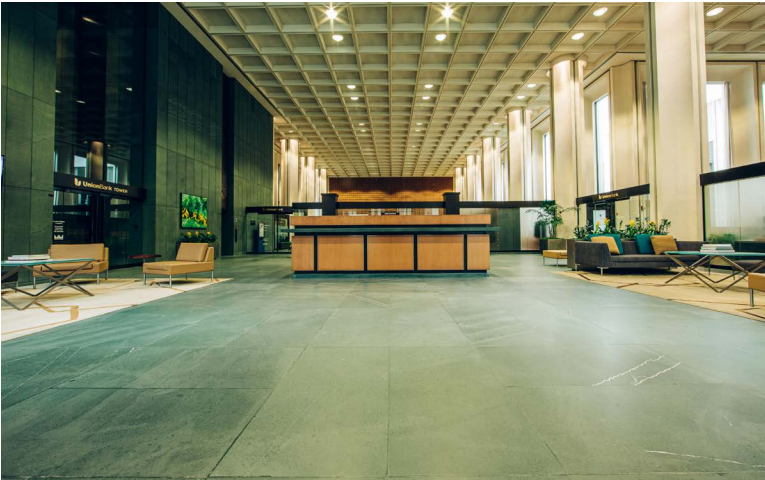


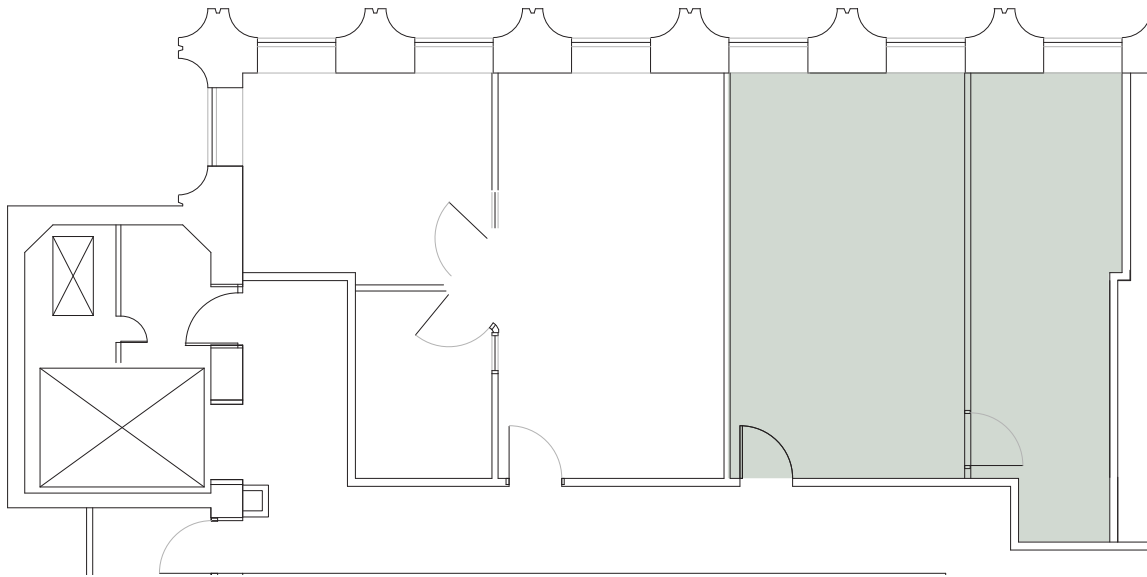
CENTRAL
LOCATION



PARKING
AVAILABLE







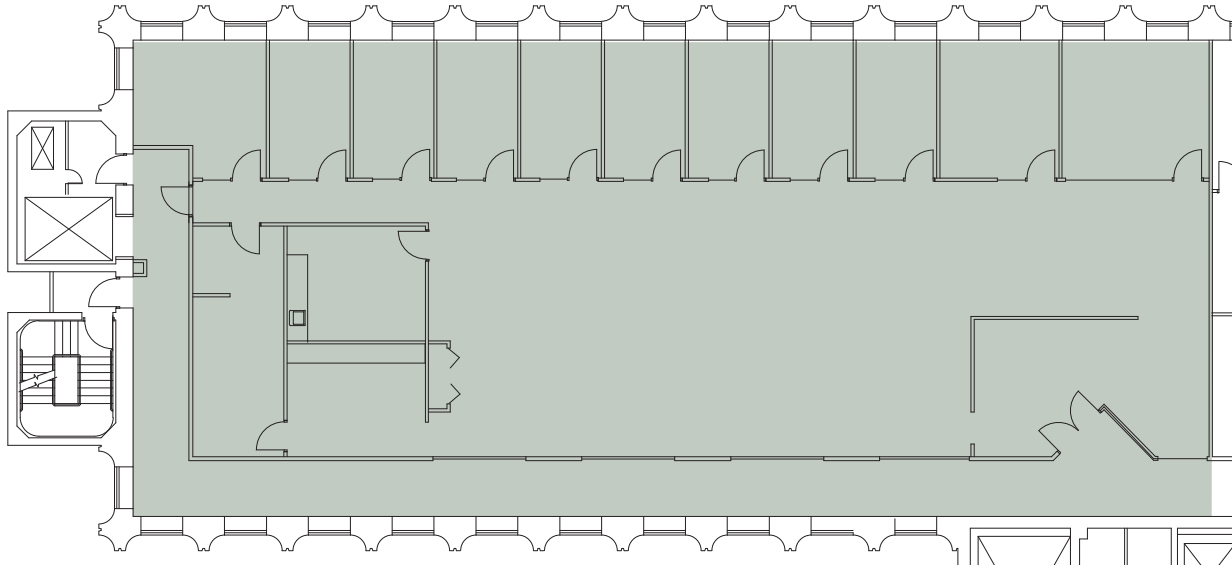
SUITE 320 669 RSF (approx.)

\$32.00 Full Service

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SUITE 625 5,952 RSF (approx.)

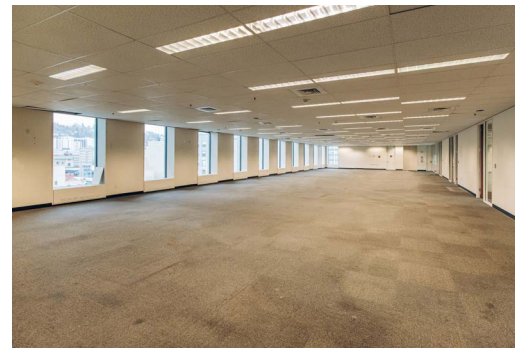
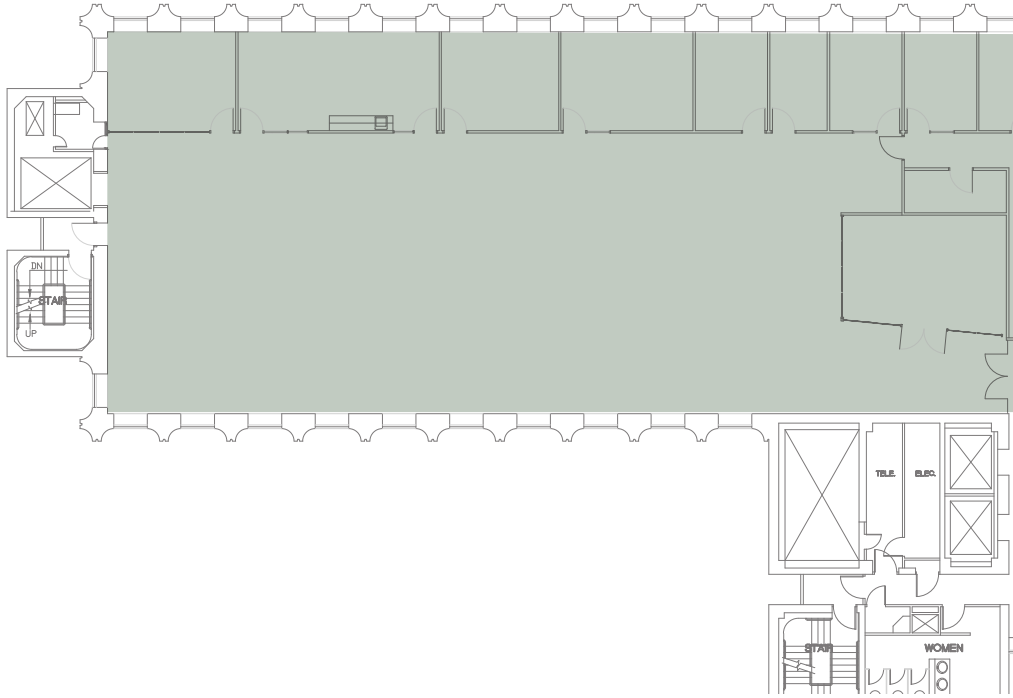
\$32.00 Full Service

EXPLORE THE SPACE
WITH A VIRTUAL TOUR ▶

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SUITE 800 7,098 RSF (approx.)

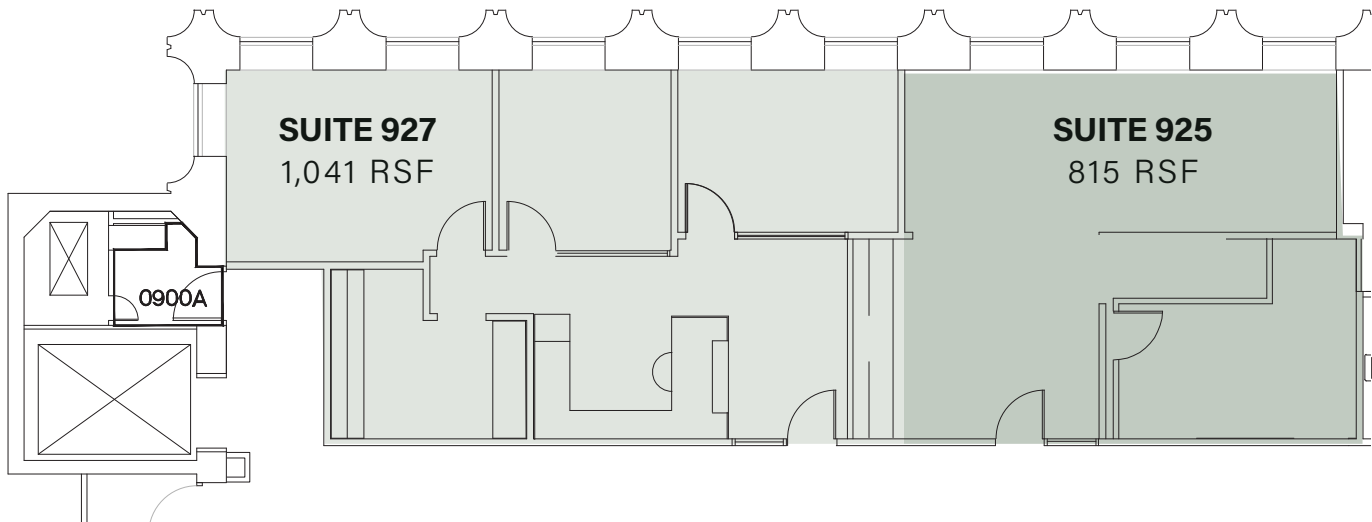
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- Can be combined with Suite 927



SUITE 925 815 RSF (approx.)

\$32.00 Full Service

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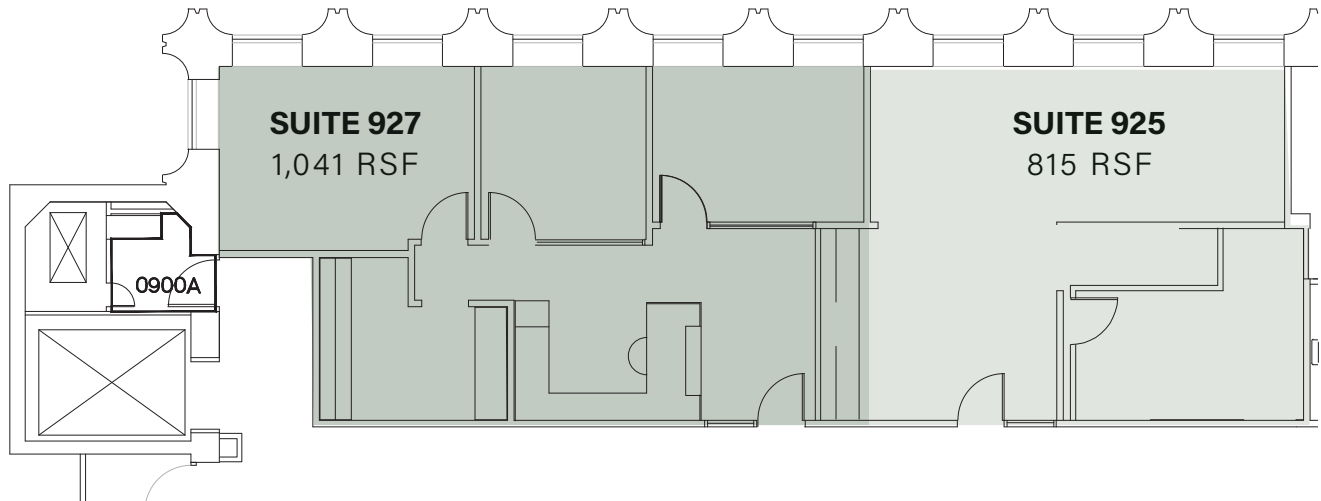
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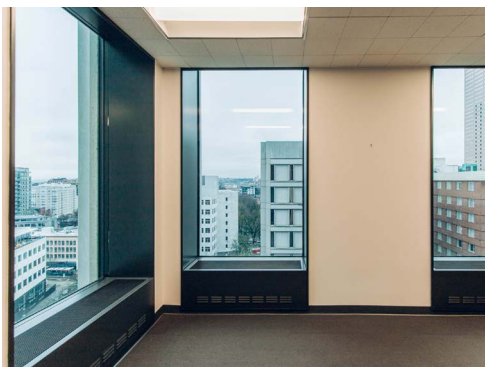
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- Can be combined with Suite 925



SUITE 927 1,041 RSF (approx.)

\$32.00 Full Service

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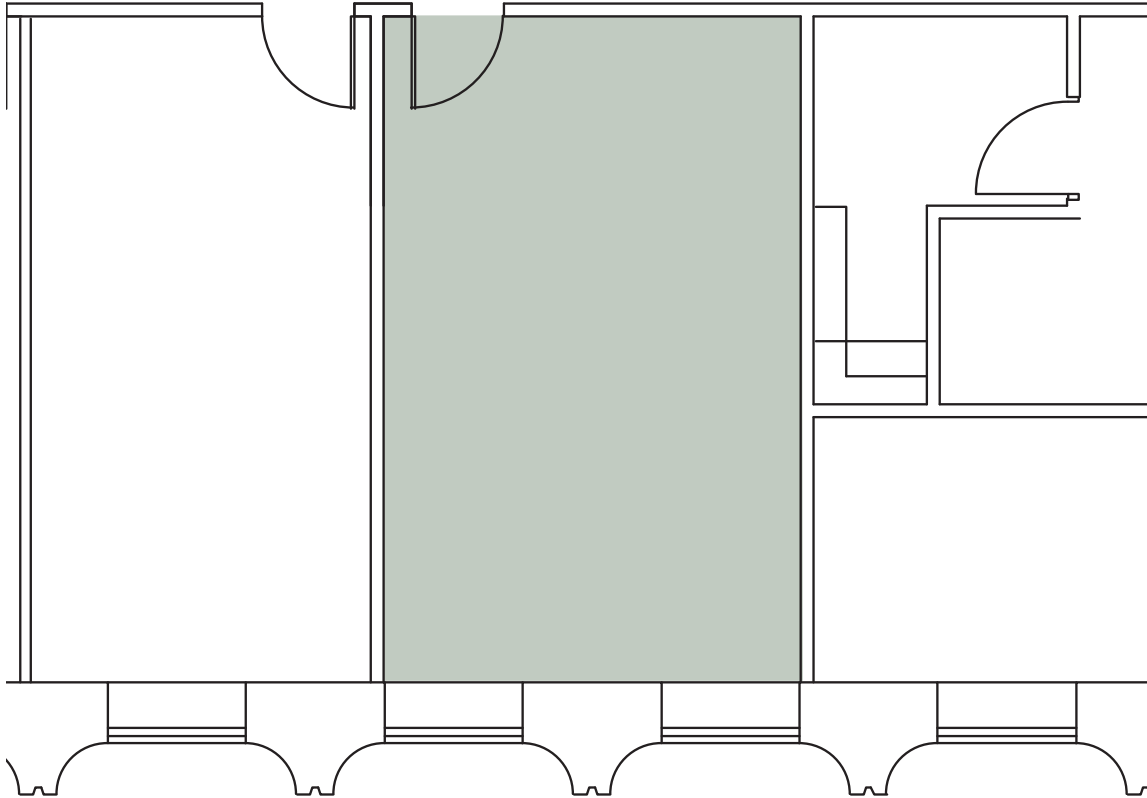
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SUITE 933 375 RSF (approx.)

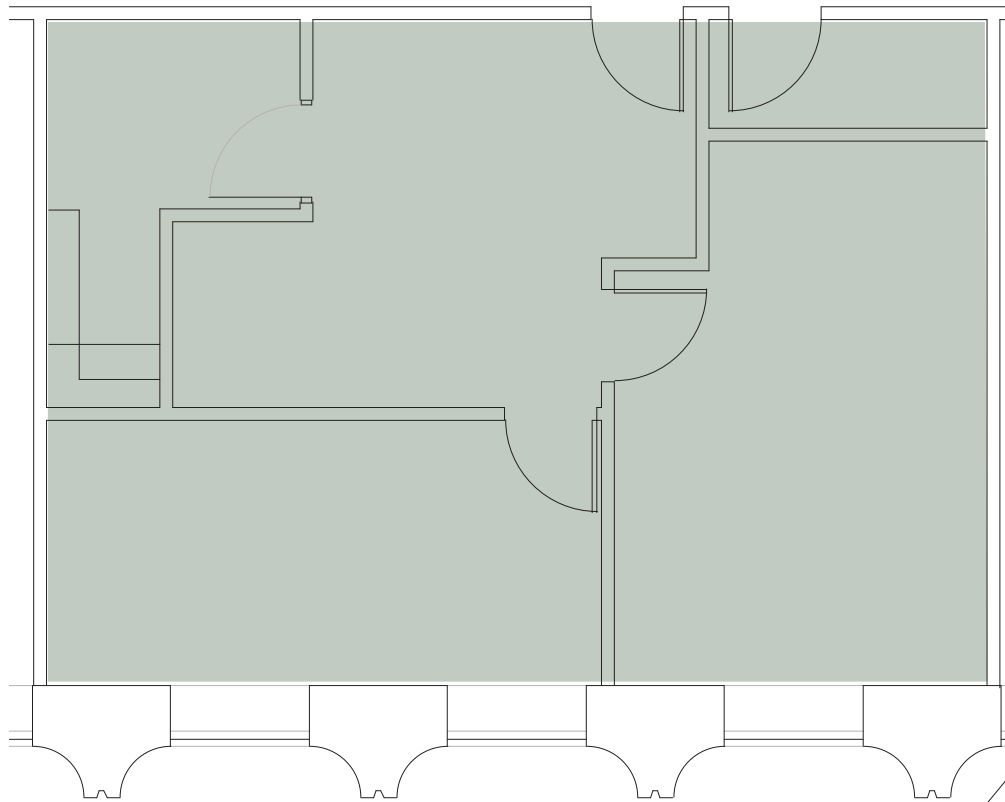
\$32.00 Full Service

Available July 1, 2022

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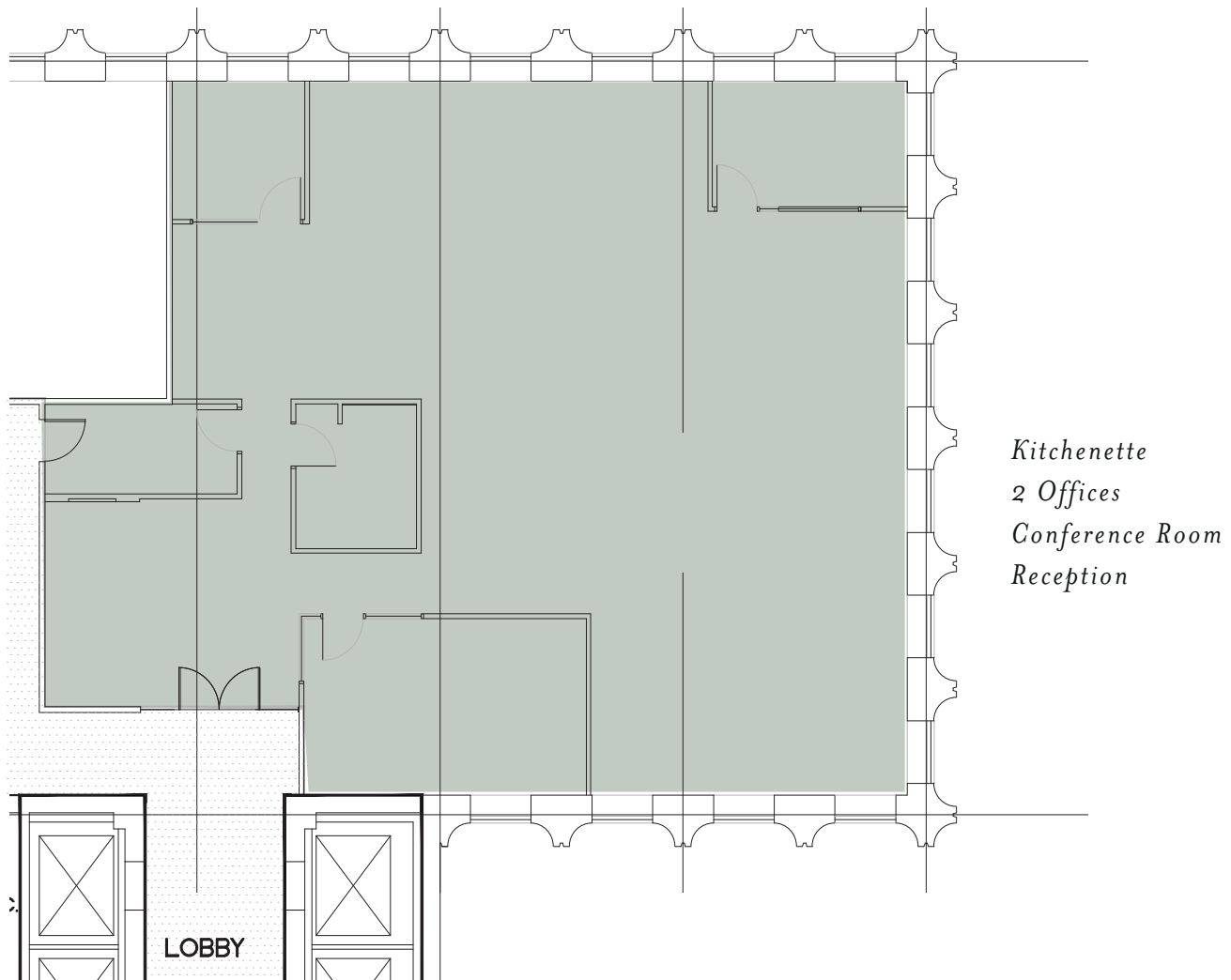
SUITE 934 819 RSF (approx.)

\$32.00 Full Service

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SUITE 1000 3,611 RSF (approx.)

\$32.00 Full Service

Available December 12, 2022

EXPLORE THE SPACE
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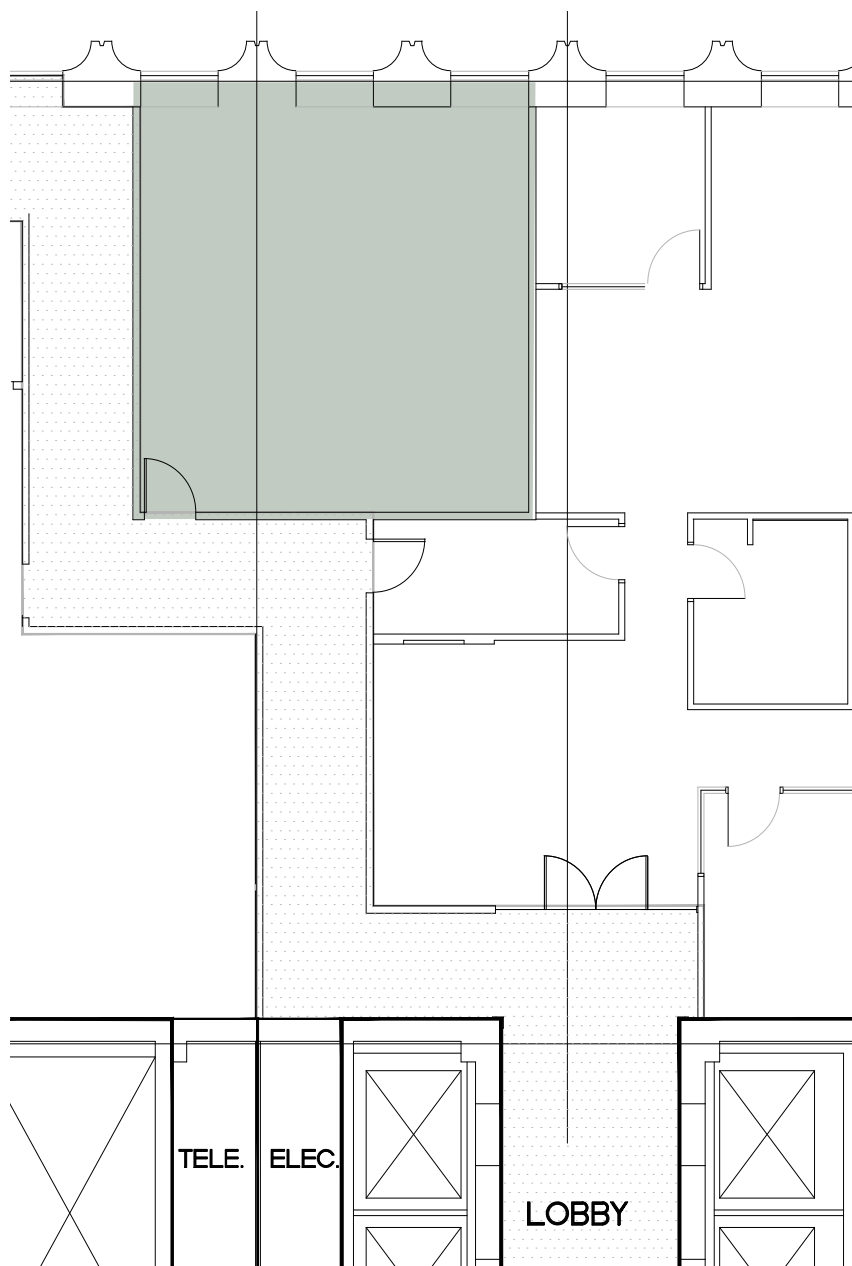
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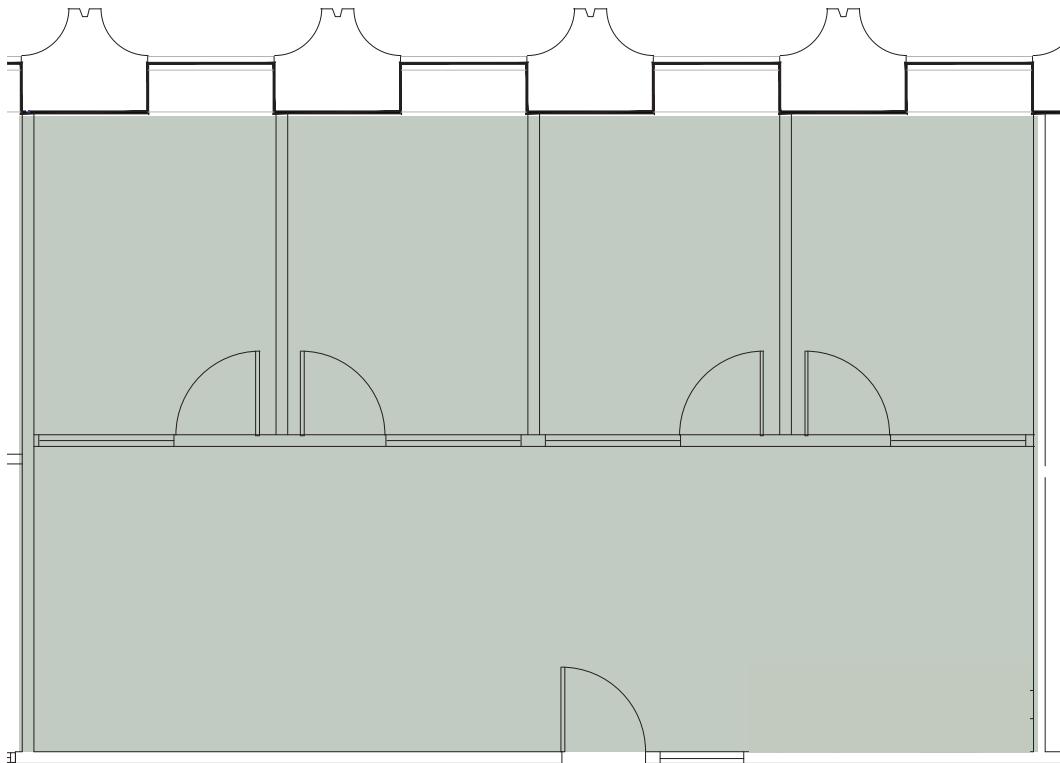
SUITE 1040 640 RSF (approx.)

\$32.00 Full Service

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4 Private Offices

SUITE 1415 1,003 RSF (approx.)

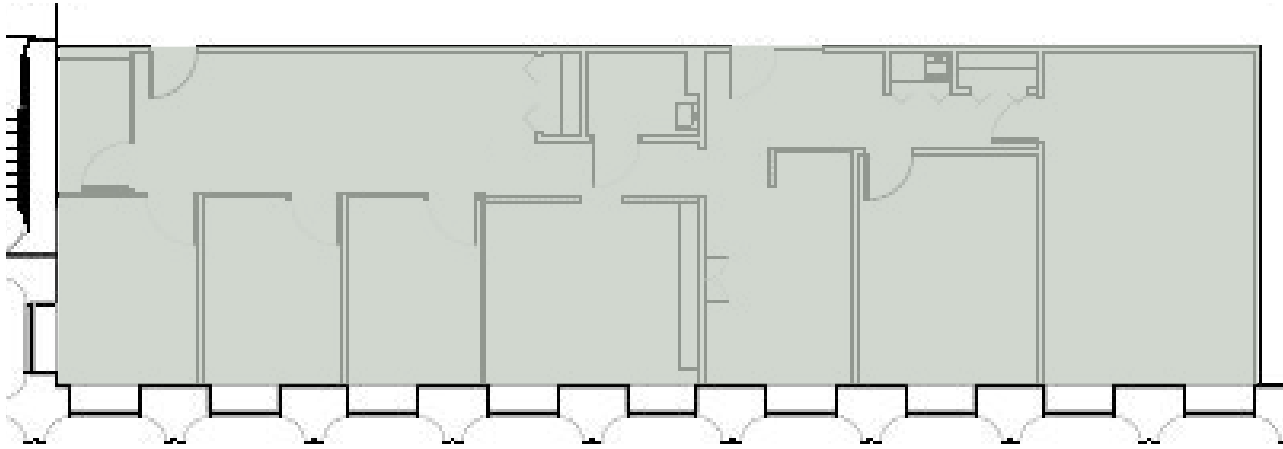
\$32.00 Full Service

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3 Offices
Kitchen
Conference Room

SUITE 1510 2,067 RSF (approx.)

\$32.00 Full Service

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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

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 Hardware

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
- Located across Waterfront Park, host to all-season activities, events and walking/biking paths
- Technology companies in the neighborhood include **New Relic**, **Puppet Labs**, **Survey Monkey**





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