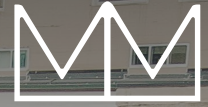


FOR LEASE



MELVIN MARK
EST. 1945



ALDERWAY

705-711 SW Alder Street Portland, Oregon 97205

*Space Available Now
from 1,917-25,000 RSF*

\$24.00-28.00/SF Full Service

PAUL ANDREWS

503.546.4542
pmandrews@melvinmark.com
Licensed in OR

BRYN HOKKANEN

503.546.4534
bhokkanen@melvinmark.com
Licensed in OR

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

ALDERWAY FOR LEASE



BUILDING HIGHLIGHTS

- Portland-based property owner/manager
- Adjacent to Pioneer Square, Portland's "Living Room"
- Steps to TriMet MAX line
- Bicycle parking
- On-site common area showers
- Guaranteed Parking Available Nearby
- 24/7 Secured Entry

The Historic Alderway Building features creative office space with efficient floor plates and plenty of character, including exposed ceilings and large windows.



PROFESSIONAL
SERVICES



RETAIL SPACE
AVAILABLE



MANAGED BY
MELVIN MARK



BIKE
ACCESSIBILITY



COFFEE
SHOP(S)
NEARBY



DINING
NEARBY



CREATIVE
WORK SPACE
AVAILABLE

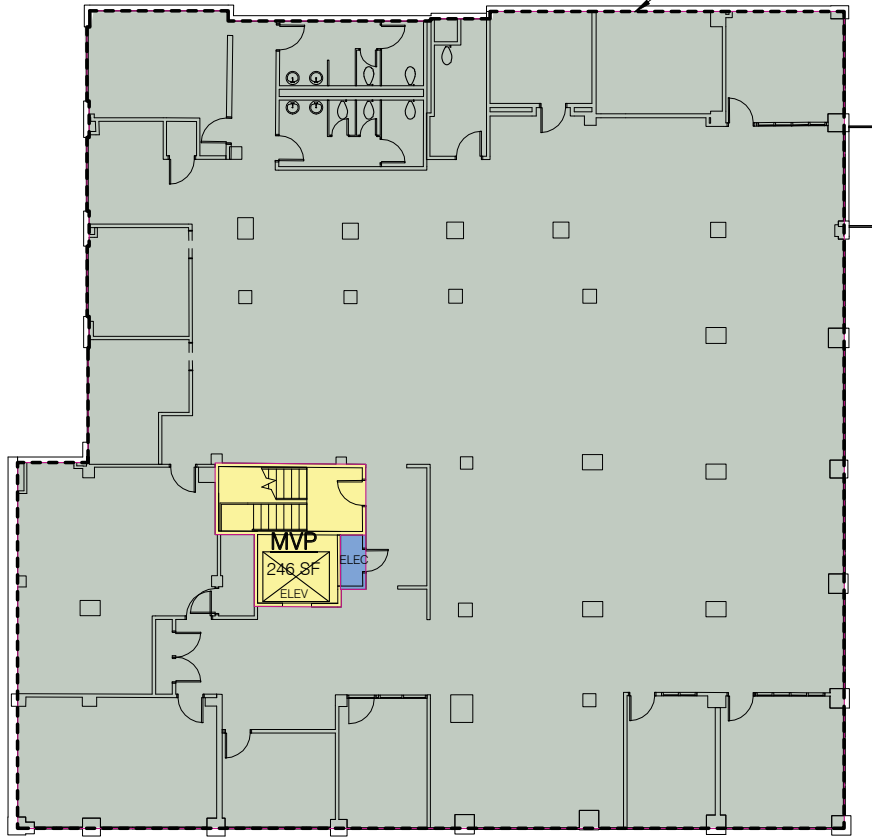


CENTRAL
LOCATION



ALDERWAY AVAILABILITY

705-711 SW Alder St
Portland, OR 97205



SUITE 200 7,000-10,557 RSF (approx.)

Available Now

\$24.00/SF Full Service

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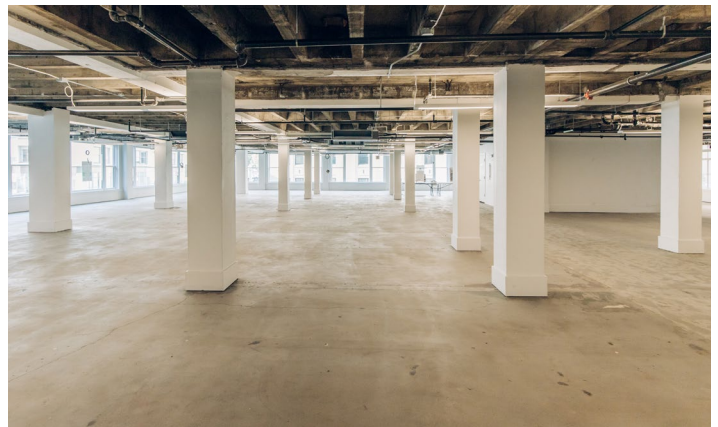
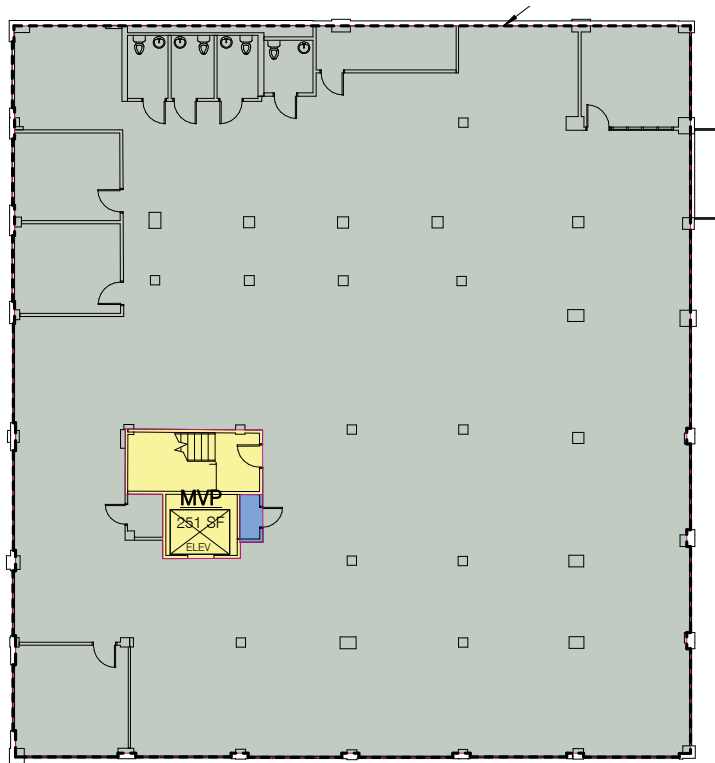
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ALDERWAY AVAILABILITY

705-711 SW Alder St
Portland, OR 97205



SUITE 300 7,000-10,149 RSF (approx.)

Available Now

\$28.00/SF Full Service

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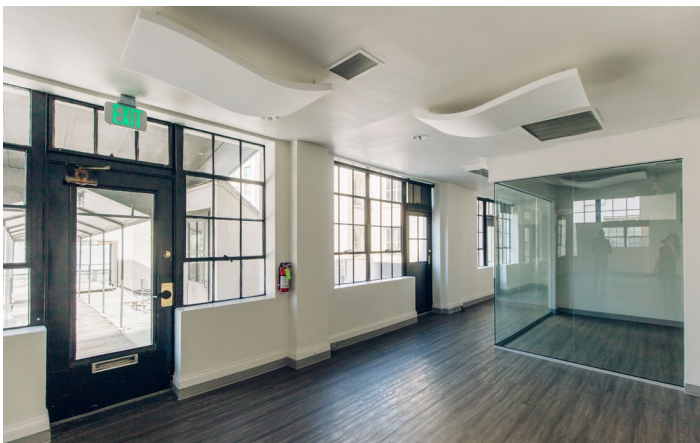
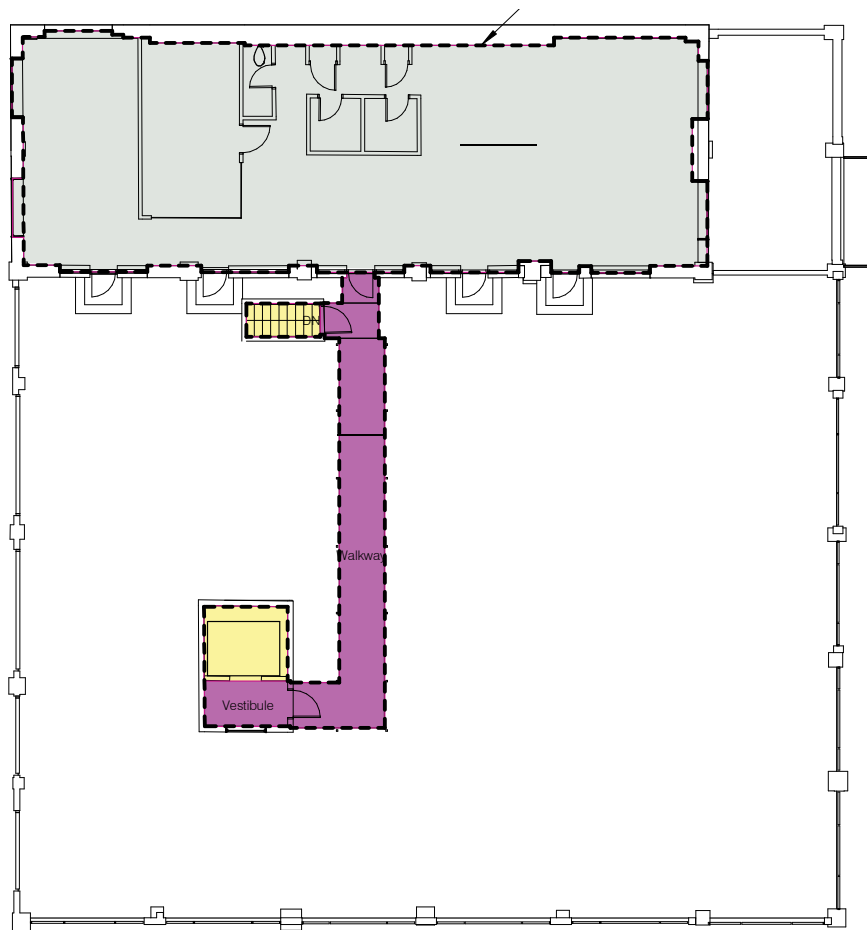
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ALDERWAY AVAILABILITY

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Portland, OR 97205



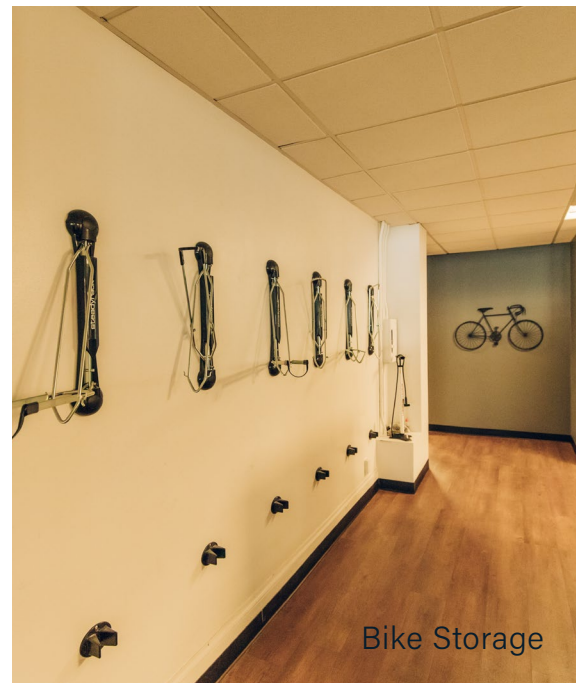
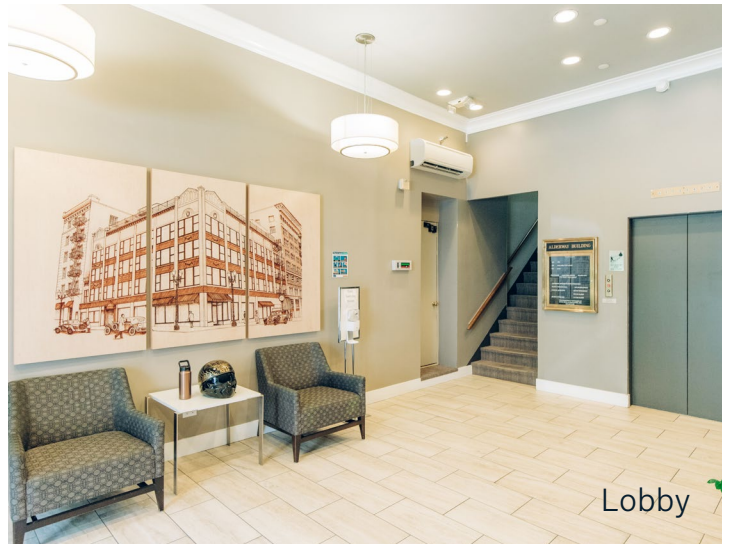
PENTHOUSE 2,623 RSF (approx.)

Available Now

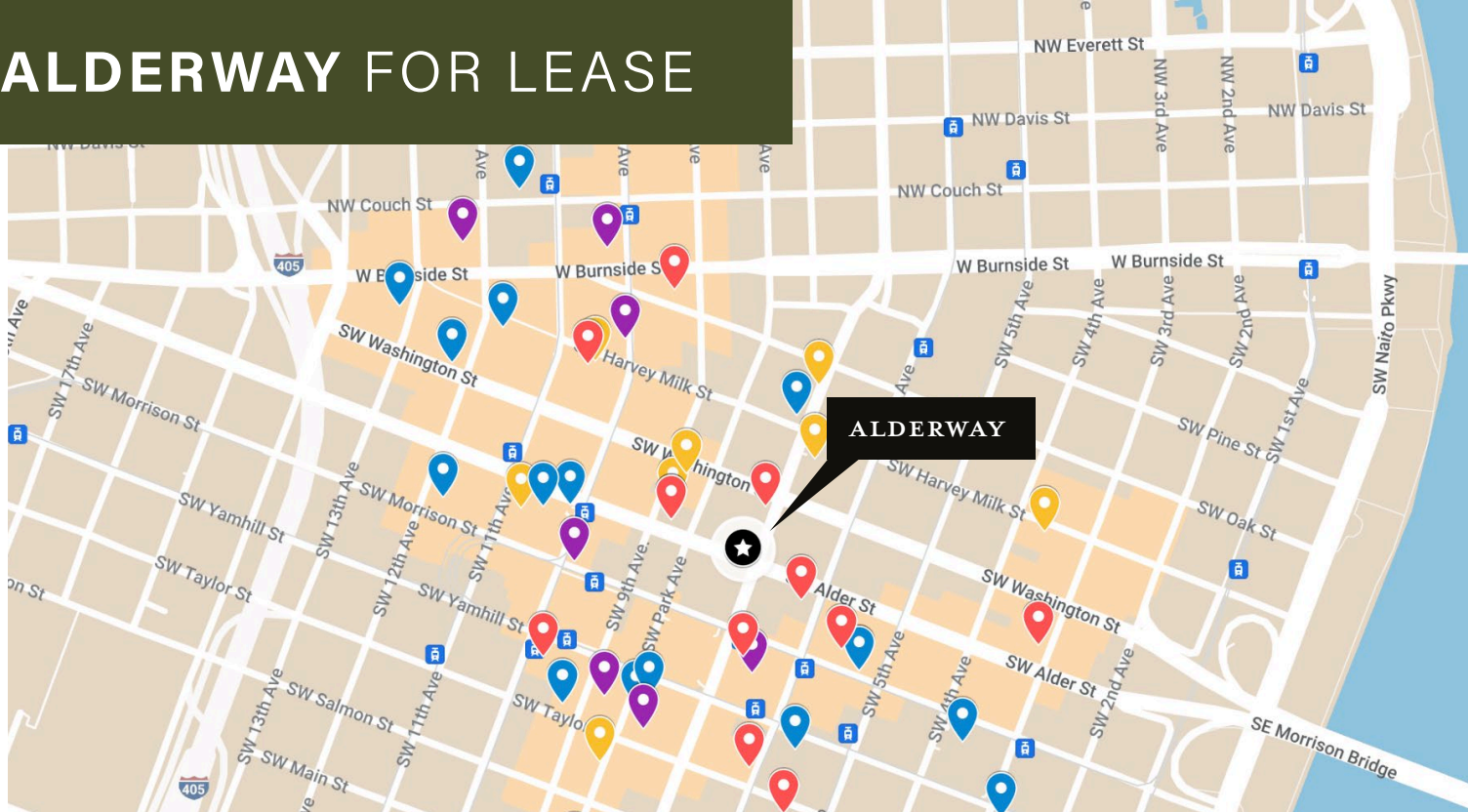
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ALDERWAY FOR LEASE



HOTELS

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

CAFES

Stumptown Coffee
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
Target
Whole Foods Market

RESTAURANTS

Bullard
Bamboo Sushi
Grassa
Screen Door
TANAKA
Departure Restaurant + Lounge
Jake's Grill
Flying Elephants at Fox Tower
Q Restaurant & Bar



100
WALK SCORE
"Walker's Paradise"



97
BIKE SCORE
"Biker's Paradise"

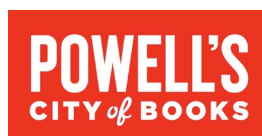


97
TRANSIT SCORE
"Rider's Paradise"

IN GOOD COMPANY



**STUMPTOWN
COFFEE ROASTERS**



THE RITZ-CARLTON





MELVIN MARK

EST. 1945

FOR LEASE **ALDERWAY**

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We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.